

**Town and Country Planning Act 1990**  
**Weekly List Of Decisions**  
**Week Ending 28 April 2023**



**VARM/MAL/22/01139 Burnham North**

Variation of condition 1 (drawings), condition 3 (boundary treatments), condition 4 (details of soft landscaping), condition 7 (external materials), condition 14 (waste management/refuse points) and condition 18 (external plant/machinery) of reserved matters approval reference 22/00703/VARM (Variation of condition 7 (phasing plan) on reserved matters approval 20/00846/RES (Reserved matters application for the approval of appearance, scale & landscaping on approved planning application 18/00443/OUT (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping))) to accommodate amendment to site access, revised external materials and enclosures for refuse storage and external plant/machinery.

Land North West Of 2 Maldon Road Burnham-On-Crouch Essex  
(UPRN - 010013994764)

Mr Ian Holloway

**APPROVE** subject to the following conditions:-

1 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 6765-S-1101-PL2 - Site Location Plan;
- 6765-S-1102-P5 - Proposed Site Plan - Ground Floor;
- 6765-S-1103-P5 - Proposed Site Plan - Roof Plan;
- 6765-S-1104-P5 - Layout Mix Plan;
- 6765-S-1105-P5 - Site Plan - Refuse Plan;
- 6765-S-1110-P2 - Proposed Site Plan Q1-4;
- 6765-S-1111-P2 - Proposed Site Plan Q2-4;
- 6765-S-1112-P2 - Proposed Site Plan Q3-4;
- 6765-S-1113-P2 - Proposed Site Plan Q4-4;
- 6765-S-1120-P2 - Ground Floor Site Plan Independent Living
- 6765-S-1121-P1 - Ground Floor Site Plan - Shops & Northern Lake;
- 6765-S-1122-P1 - Ground Floor Site Plan - Care Home;
- 6765-S-1123-P1 - Ground Floor Site Plan - Community Hub;

- 6765-S-1124-P4 - Ground Floor Site Plan - Site Office;
- 6765-B-1201-P2 - Bungalow Type 1-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1202-P2 - Bungalow Type 1-B-P Floor and Roof Plans & 3D Views;
- 6765-B-1203-P2 - Bungalow Type 2-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1204-P2 - Bungalow Type 2-B-P Floor and Roof Plans & 3D Views;
- 6765-B-1205-P2 - Bungalow Type 3-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1301-P2 - Bungalow Type 1-A-P Elevations;
- 6765-B-1302-P2 - Bungalow Type 1-B-P Elevations;
- 6765-B-1303-P2 - Bungalow Type 2-A-P Elevations;
- 6765-B-1304-P2 - Bungalow Type 3-B-P Elevations;
- 6765-B-1305-P2 - Bungalow Type 3-A-P Elevations;
- 6765-CH-1201-P1 - Care Home - Proposed Ground Floor Plan;
- 6765-CH-1202-P1 - Care Home - Proposed First Floor Plan;
- 6765-CH-1203-P1 - Care Home - Proposed Roof Plan;
- 6765-CH-1301-P1 - Care Home - Proposed Elevations 1-3;
- 6765-CH-1302-P1 - Care Home - Proposed Elevations 2-3;
- 6765-CH-1303-P1 - Care Home - Proposed Elevations 3-3;
- 6765-CH-1304-P1 - Care Home - Proposed Elevation Treatment;
- 6765-CO-1201-P1 - Community Hub - Proposed Floor Plans;
- 6765-CO-1301-P1 - Community Hub - Proposed Elevations 1-2;
- 6765-CO-1302-P1 - Community Hub - Proposed Elevations 2-2;
- 6765-IL-1201-P1 - Independent Living - Proposed Ground Floor Plan;
- 6765-IL-1202-P1 - Independent Living - Proposed First Floor Plan;
- 6765-IL-1203-P1 - Independent Living - Proposed Roof Plan;
- 6765-IL-1301-P1 - IL-Block 1 Elevations (1 & 2);
- 6765-IL-1302-P1 - IL-Block 1 Elevations (3 & 4);
- 6765-IL-1303-P1 - IL-Block 2 Elevations (1 & 2);
- 6765-IL-1304-P1 - IL-Block 2 Elevations (3 & 4);
- 6765-IL-1305-P1 - IL-Block 3 Elevations (1 & 2);
- 6765-IL-1306-P1 - IL-Block 3 Elevations (3 & 4);
- 6765-IL-1307-P1 - IL-Blocks 1, 2, 3 Street Elevations;
- 6765-M-1201-P1 - Medical Centre - Proposed Floor Plans;
- 6765-M-1301-P1 - Medical Centre - Proposed Elevations;
- 6765-O-1201-P1 - Site Office - Plans and Elevations;
- 6765-O-1202-P1 - Maintenance Shed - Floor Plans;
- 6765-O-1203-P1 - Security Office - Plans and Elevations;
- 6765-O-1302-P1 - Maintenance Shed - Proposed Elevations;
- 461 P01 Rev H - Shops and Apartments Plans and Elevations;
- 461 P02 Rev F - Shops and Apartments Site Plan;
- 191450-003 Site Layout Swept Paths.
- 1925\_WWA\_XX-RP\_L-0601 - Landscape Specification and Management Plan;
- 1925\_WWA\_XX-XX-DR-L-0100 PL06 - Landscape Masterplan;

- 1925\_WWA\_XX-XX-DR-L-0101 PL02 - NW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0102 PL04 - N Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0103 PL03 - NE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0104 PL03 - W Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0105 PL03 - Central Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0106 PL04 - E Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0107 PL02 - SW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0108 PL05 - S Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0109 PL07 - SE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0111 PL02 -Landscape Reference Plan;
- 1925\_WWA\_XX-XX-DR-L-0300 PL04 - NW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0301 PL06 - N Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0302 PL05 - NE Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0303 PL05 - W Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0304 PL05 - Central Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0305 PL05 - E Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0306 PL04 - SW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0307 PL08- S Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0308 PL09 - SE Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0700 PL02 - Tree Protection Plan;
- Construction Phase Arboricultural Method Statement (AMS) (April 2022)

and the additional details approved as part of application reference 21/05060/DET: Energy and CO2 Calculations Assessment (March 2022) by Quinn Ross Consultants Ltd.

### REASON

To ensure that the development is carried out in accordance with the details as approved.

## 2 CONDITION

The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

Market housing:

- 30 No. one-bedroom bungalows
- 52 No. two-bedroom bungalows
- 21 No. three-bedroom bungalows
- 8 No. two-bedroom flats
- A mixture of 5No. one and two-bedroom independent living units

Affordable housing:

- A mixture of 50 one and two-bedroom independent living units

### REASON

In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community contained in Policy H1 of the approved Maldon District Development Local Plan and the guidance contained in the National Planning Policy Framework.

3 CONDITION

The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on plans listed below prior to the occupation of any of the dwellings and shall be retained as approved thereafter:

- 1925\_WWA\_XX-RP\_L-0601 - Landscape Specification and Management Plan;
- 1925\_WWA\_XX-XX-DR-L-0100 PL06 - Landscape Masterplan;
- 1925\_WWA\_XX-XX-DR-L-0101 PL02 - NW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0102 PL04 - N Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0103 PL03 - NE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0104 PL03 - W Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR\_L-0105 PL03 - Central Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0106 PL04 - E Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0107 PL02 - SW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0108 PL05 - S Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0109 PL07 - SE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0111 PL02 -Landscape Reference Plan;
- 1925\_WWA\_XX-XX-DR-L-0300 PL04 - NW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0301 PL06 - N Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0302 PL05 - NE Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0303 PL05 - W Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0304 PL05 - Central Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0305 PL05 - E Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0306 PL04 - SW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0307 PL08- S Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0308 PL09 - SE Planting Plan;

REASON

To protect the amenity of the neighbouring residential properties and the character of the area in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan

4 CONDITION

The hard and soft landscape works shall be carried out in accordance with the details contained within approved plans listed below (which include the revised/additional details approved as part of application reference 21/05060/DET), prior to the occupation of any of the dwellings

or prior to the first use of the buildings hereby approved within the relevant phase of development:

- 1925\_WWA\_XX-RP\_L-0601 - Landscape Specification and Management Plan;
- 1925\_WWA\_XX-XX-DR-L-0100 PL06 - Landscape Masterplan;
- 1925\_WWA\_XX-XX-DR-L-0101 PL02 - NW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0102 PL04 - N Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0103 PL03 - NE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0104 PL03 - W Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR\_L-0105 PL03 - Central Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0106 PL04 - E Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0107 PL02 - SW Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0108 PL05 - S Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0109 PL07 - SE Landscape Layout Plan;
- 1925\_WWA\_XX-XX-DR-L-0111 PL02 -Landscape Reference Plan;
- 1925\_WWA\_XX-XX-DR-L-0300 PL04 - NW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0301 PL06 - N Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0302 PL05 - NE Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0303 PL05 - W Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0304 PL05 - Central Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0305 PL05 - E Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0306 PL04 - SW Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0307 PL08- S Planting Plan;
- 1925\_WWA\_XX-XX-DR-L-0308 PL09 - SE Planting Plan;
- 1925\_WWA\_XX-XX-DR-LP-0500-PL01 - Tree Pit Details;
- ReRoot 600 Product Brochure.

If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

#### REASON

To protect the character of the area in accordance with policy D1 of the Maldon District Approved Local Development Plan.

#### 5 CONDITION

The development shall be undertaken in accordance with the terms and specifications contained within the Landscape Specification and Management Plan (Wynee Williams Associates, December 2019).

#### REASON

To ensure appropriate protection to protected species and appropriate levels of soft landscaping is provided in accordance with the guidance of the National Planning Policy Framework and Policies S1, D1 and N2 of the Maldon District Local Development Plan.

6 CONDITION

Phasing of the development shall be undertaken in accordance with the Phasing Plan Rev.6 (May 2022) hereby approved or in accordance with any later Phasing Plan subsequently submitted to and agreed in writing by the District Council pursuant to this condition.

REASON

To ensure that development is completed in accordance with an agreed phasing of development having regard to the provisions and guidance of the National Planning Policy Framework, and the Approved Maldon District Local Development Plan policies D1 and N2.

7 CONDITION

The external finishing materials to be used for Phase 1a of the previously approved Phasing Plan document (RSH7 Consultancy, Rev.9 dated 12 October 2022) shall be implemented in accordance with the details previously approved (reference 22/05050/DET). No other development above ground level relating to each individual phase of the development, as agreed as required by condition 6, shall take place until samples of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity.

REASON

In the interest of the character and appearance of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

8 CONDITION

Notwithstanding the provisions of Class A, B, C, D, E and F of Part 1 of Schedule 2 and Class A of Part 2 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions, separate buildings, gates, walls, fencing or hardstanding shall be erected within the site without planning permission having been obtained from the local planning authority.

REASON

In the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

9 CONDITION

Prior to the occupation of the dwellings or buildings hereby permitted relating to each individual phase of the development, as agreed as required by condition 6, the vehicle parking relating to that phase shall be hard surfaced, sealed and marked out in parking bays in accordance with the plans and details hereby approved. The vehicle parking areas shall be retained in this form in perpetuity. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policies D1 and T2 of the approved Local Development Plan.

10 CONDITION

The uses hereby permitted shall only be undertaken between the following hours:

- E(a) Display or retail sale of good, other than hot food 07:30 hours - 21:00 hours Monday to Saturday, 08:00 hours - 18:00 hours Sundays and Bank Holidays
- E(b) Sale of food and drink for consumption (mostly) on the premises - 07:30 hours - 23:00 hours Monday to Saturday, 08:00 hours - 22:00 hours Sundays and Bank Holidays
- Sui Generis Hot Food takeaways 11:00 hours - 22:00 hours Monday to Saturday, 11:00 hours - 22:00 hours Sundays and Bank Holidays
- Community Centre - 07:30 hours - 23:00 hours Monday to Saturday, 08:00 hours - 22:00 hours Sundays and Bank Holidays

No customers or visitors shall be present upon the premises outside the permitted hours.

REASON

In the interests of neighbouring amenity in accordance with Policies S1, D1 and D2 of the approved Local Development Plan.

11 CONDITION

No goods, materials, plant, machinery, skips, containers, packaging or other similar items shall be stored or kept outside of the maintenance building hereby approved.

REASON

In the interests of neighbouring amenity and visual amenity in accordance with Policies S1 and D1 of the approved Local Development Plan.

12 CONDITION

No repairs or maintenance works relating to the maintenance building shall be undertaken outside of the building.

REASON

In the interests of neighbouring amenity in accordance with Policies S1, D1 and D2 of the approved Local Development Plan.

13 CONDITION

The maintenance building shall be used for purposes ancillary to the wider retirement community hereby approved and for no other purpose.

REASON

In the interests of neighbouring amenity in accordance with Policies S1, D1 and D2 of the approved Local Development Plan.

14 CONDITION

Prior to the first occupation of the dwellings or the first use of the buildings hereby approved relating to each individual phase of the development, as agreed as required by condition 6, the detail relating to waste management contained within the submitted Planning Statement (19th August 2020) and the refuse points as shown on plans 6765-S-1105-P1 and 191450-003 shall be fully implemented and retained. Prior to the occupation of any bungalow, details of any external refuse store to be provided shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON

To ensure that adequate refuse facilities are provided and in the interest of the visual amenity of the area in accordance with the requirements of policy D1 of the Maldon District Local Development Plan and the



provision and guidance as contained within the Maldon District Design Guide.

15 CONDITION

Details of the number, location and design of cycle parking spaces, vehicle charging points and mobility scooter storage shall be submitted to and agreed in writing by the local planning authority. The cycle parking spaces, vehicle charging points and mobility scooter storage shall be provided in accordance with the approved details before the associated phase of the development, as agreed as required by condition 6, is occupied and retained as such thereafter.

REASON

To ensure appropriate parking is provided in accordance with the Council's adopted Vehicle Parking Standards (2018) and to ensure that provision for sustainable modes of transport is made in accordance with Policies S1 and T2 of the approved Local Development Plan.

16 CONDITION

The public's rights and ease of passage over public footpath no 1 (Burnham-on- Crouch) shall be maintained free and unobstructed at all times. Any works, maintenance or improvements to the footpath shall be pre-agreed with the Highway Authority, Essex County Council.

REASON

To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies D4, N3 T1, and T2 of the approved Maldon District Local Development Plan.

17 CONDITION

No more than one Master Antenna/satellite dish shall be provided on the roof of each of the three blocks making up the Independent Living Unit to serve the 55 units. No individual satellite dishes or antenna shall be provided per flat.

REASON

In order to protect the character and appearance of the area in accordance with Policy D1 of the approved Maldon District Local Development Plan.

18 CONDITION

No external plant or machinery shall be used unless and until details of the equipment, including any means of enclosure, have been submitted to and approved by the Local Planning Authority. Any measures required by the Local Planning Authority to reduce noise from the plant or equipment shall be completed prior to the plant being operational and retained as such at all times thereafter.

REASON

To ensure the appropriate use of the site and to protect nearby residential amenities in accordance with Policies D1 and D2 of the Maldon District Approved Local Development Plan, the provisions and guidance of the National Planning Policy Framework.

19 CONDITION

The window in the southern side elevation of the dwelling hereby permitted on Plot 11 shall be provided with obscure glazing and be fixed closed below a height of 1.7m above internal finished floor level prior to the occupation of Plot 11 and retained as such thereafter.

REASON

In the interests of the amenity of the occupiers of Plots 1 and 11, in accordance with Policy D1 of the Maldon District Approved Local Development Plan, and the provisions and guidance of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT**

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Kathryn Mathews  
Dated : 21/04/2023

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**FUL/MAL/23/00209      Burnham North**  
Replacement of existing bungalow with new dwelling house  
Claremont 47 Mill Road Burnham-On-Crouch Essex  
(UPRN - 100090553397)  
Ms Lisa Filtress

**APPROVE** subject to the following conditions:-

1 **CONDITION**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**

To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

2312.01 Site and Location Plan  
2312.05 Existing Plans and Elevations  
2312.06 Proposed Street Elevations  
2312.02 Proposed Ground Floor Plan  
2312.03 Proposed First Floor Plan  
2312.04 Proposed Elevations  
Design and access statement

**REASON**

To ensure that the development is carried out in accordance with the details as approved.

3 **CONDITION**

The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application and on the approved drawings.

**REASON**

To ensure the development is visually in keeping with the existing buildings within the vicinity of the site, in accordance with PolicyD1 of the Maldon District Local Development Plan and the NPPF.

4 **CONDITION**

Prior to the first occupation of the dwelling hereby permitted, the first-floor roof lights in the southern elevation shall be glazed with opaque glass or shall be made obscure and shall be retained as such thereafter.

**REASON**

In the interest of the residential amenity of occupiers of neighbouring properties, to ensure that no overlooking or sense of overlooking occurs, in accordance with Policy D1 of the adopted Local Plan.

5 CONDITION

Any gate provided at the vehicular access shall be inward opening only and shall be set back a maximum of 0.5 metres from the back-edge of the carriageway.

REASON

In the interest of highway safety in accordance with policy DM1 of the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Policy T2 of the adopted Local Plan.

6 CONDITION

Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

REASON

To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1 of the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

7 CONDITION

No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON

To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policy T1 of the Local Plan.

8 CONDITION

The public's rights and ease of passage over public footpath no.14 (Burnham-On-Crouch) shall be maintained free and unobstructed at all times.

### REASON

To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policy T1 of the Local Plan.

### INFORMATIVES

- There shall be no discharge of surface water from the development onto the Highway.
- All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works. The applicant should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org)

### POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Jonathan Doe  
Dated : 24/04/2023

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**TCA/MAL/23/00276**      **Burnham South**  
T1 Eucalyptus Gunni - Crown reduction by 3m. Reduction of new growth by 2m (back to main branches).  
Florence Cottage 8 Riverside Road Burnham-On-Crouch Essex  
(UPRN - 200000910787)  
Martin Walker

**ALLOWED TO PROCEED**

Officer: Hayley Sadler

Dated : 27/04/2023