



MALDON DISTRICT  
COUNCIL

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY,  
PERFORMANCE AND GOVERNANCE  
Paul Dodson

25 May 2023

Dear Councillor

### SOUTH EASTERN AREA PLANNING COMMITTEE - THURSDAY 25 MAY 2023

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **23/00076/FUL - Land North West of Riversleigh, Nipsells Chase, Mayland**(Pages 3 - 4)
6. **23/00079/FUL - Land between 45 Steeple Road and 1 Mill Road, Mayland**(Pages 5 - 6)
7. **23/00080/FUL - Land between 45 Steeple Road and 1 Mill Road, Mayland**(Pages 7 - 8)
8. **23/00266/VAR - Paton Place, Nipsells Chase, Mayland**(Pages 9 - 10)

Yours faithfully

Director of Strategy, Performance and Governance



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**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
25 May 2023**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>23/00076/FUL</b>
<b>Location</b>	Land North West of Riversleigh, Nipsells Chase, Mayland
<b>Proposal</b>	Change of use from agricultural building to 2 bedroom bungalow (C3 Use) and alterations to fenestration
<b>Applicant</b>	Mr & Mrs Kenny Paton
<b>Agent</b>	None
<b>Target Decision Date</b>	13.04.2023
<b>Case Officer</b>	Devan Hearnah
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member of the Council

The Council has received correspondence from the Applicant requesting that this item (23/00076/FUL) is deferred until the next Committee meeting to be held on the 28<sup>th</sup> June 2023. The reason for the request is that the Council have commenced enforcement action against the development as the Council believe that the building was constructed as a dwellinghouse and therefore, there has been a breach of planning control. In accordance with best practice the Council has been working with the Applicant in order to try and reach a resolution prior to issuing an Enforcement Notice. The Applicant is currently considering their options, whether to continue with the application as is and an Enforcement Notice to be served, or to withdraw the application and regularise the breach through other avenues, i.e. applying for full planning permission for an apple store and altering the building so that it is an apple store. Without this request Officers would be proceeding with the Enforcement Notice. Therefore, it is for the Members of the Committee to determine whether or not the application is deferred to the later meeting.

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**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**  
25 May 2023

**MEMBERS' UPDATE**

**AGENDA ITEM NOS. 6**

<b>Application Number</b>	<b>23/00079/FUL</b>
<b>Location</b>	Land between 45 Steeple Road and 1 Mill Road, Mayland
<b>Proposal</b>	Construction of a two storey 4 bedroom dwelling house
<b>Applicant</b>	Mr and Mrs Paul Lee
<b>Agent</b>	Mr Anthony Cussen
<b>Target Decision Date</b>	2 <sup>nd</sup> June 2023 (EOT agreed)
<b>Case Officer</b>	Lisa Greenwood
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member of the Council

**8. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**8.4 Representations received from Interested Parties**

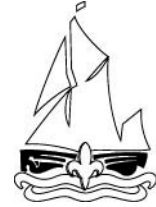
The Council has received an additional representation from a member of the public in relation to this application. The representation applies for both applications reference 23/00079/FUL and 23/00080/FUL.

The letter of representation objects to the proposals. This is on the basis that the trees around the plot have been unsympathetically felled and not carefully replaced. Mill Road is a private road and is in a state of disrepair. The increase in construction vehicles will further erode the road, and the maintenance would be at the existing resident's expense. Concerns are raised with regard to how rubbish at the site will be disposed of and that this type of development would set a precedent for vacant plots at Mill Road and within the surrounding area. Concern is also raised with regard to the impact on the habitats of local wildlife and the historic significance attached to Mill Road, being one of the oldest roads in Mayland. Lastly, the current infrastructure within Mayland cannot support the existing residents. Increasing housing in the area will only exacerbate this problem.

It is considered that the concerns raised have been largely addressed within the corresponding Officer's reports, and that conditions would be imposed to planning application reference 23/00079/FUL, with regard to the construction process and the impact on the natural environment and biodiversity.

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**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**  
25 May 2023

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>23/00080/FUL</b>
<b>Location</b>	Land between 45 Steeple Road and 1 Mill Road, Mayland
<b>Proposal</b>	Construction of a 1.5 storey chalet style 4 bedroom dwelling, access and landscaping.
<b>Applicant</b>	Mr and Mrs Paul Lee
<b>Agent</b>	Mr Anthony Cussen
<b>Target Decision Date</b>	2 <sup>nd</sup> June 2023 (EOT agreed)
<b>Case Officer</b>	Lisa Greenwood
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member of the Council

**8. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**8.4 Representations received from Interested Parties**

The Council has received an additional representation from a member of the public in relation to this application. The representation applies for both applications reference 23/00079/FUL and 23/00080/FUL.

The letter of representation objects to the proposals. This is on the basis that the trees around the plot have been unsympathetically felled and not carefully replaced. Mill Road is a private road and is in a state of disrepair. The increase in construction vehicles will further erode the road, and the maintenance would be at the existing resident's expense. Concerns are raised with regard to how rubbish at the site will be disposed of and that this type of development would set a precedent for vacant plots at Mill Road and within the surrounding area. Concern is also raised with regard to the impact on the habitats of local wildlife and the historic significance attached to Mill Road, being one of the oldest roads in Mayland. Lastly, the current infrastructure within Mayland cannot support the existing residents. Increasing housing in the area will only exacerbate this problem.

It is considered that the concerns raised have been largely addressed within the corresponding Officer's reports, and that conditions would be imposed to planning application reference 23/00079/FUL with regard to the construction process and the impact on the natural environment and biodiversity.

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**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
24 May 2023**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 8**

<b>Application Number</b>	<b>23/00266/VAR</b>
<b>Location</b>	Paton Place, Nipsells Chase, Mayland
<b>Proposal</b>	Variation of condition 2 (plans) and removal of condition 13 (dormer windows) on approved Planning Permission 21/01240/VAR (Variation on condition 2 and removal of condition 8 on approved planning application 21/00628/FUL (Proposed construction of a single storey self build live/work dwelling)).
<b>Applicant</b>	Mr and Mrs Kenny Paton
<b>Agent</b>	None
<b>Target Decision Date</b>	31.05.2023
<b>Case Officer</b>	Devan Hearnah
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

Following an email received from the Applicant on the 23<sup>rd</sup> May 2023, requesting the withdrawal of this application (23/00266/VAR), this application has been withdrawn from the Agenda and will no longer be presented to the committee for consideration.

**7. Consultations and representations received (page 74)**

**7.1 Representations received from Parish/Town Councils**

<b>Name of Parish/ Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Mayland Parish Council	<ul style="list-style-type: none"> <li>The original condition should be upheld. One of the reasons they were imposed were to prevent the building becoming two storey.</li> </ul>	<ul style="list-style-type: none"> <li>It is not relevant to address this matter at this stage because the application cannot be determined on the grounds outlined in the main report.</li> </ul>

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