

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

19 May 2017

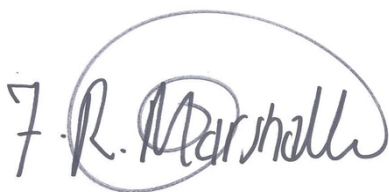
Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 22 MAY 2017

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. **FULMAL1600299 - Land North of Latchingdon Bowls Club, Burnham Road, Latchingdon** (Pages 3 - 4)
6. **FULMAL1700281 - Land West of High House, Green Lane, Burnham-on-Crouch** (Pages 5 - 6)
7. **Other Area Planning and Related Matters** (Pages 7 - 18)

Yours faithfully

A handwritten signature in black ink, appearing to read 'Fiona Marshall', enclosed within a large, hand-drawn oval.

Chief Executive

This page is intentionally left blank



**REPORT of
CHIEF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
22 MAY 2017**

MEMBERS' UPDATE

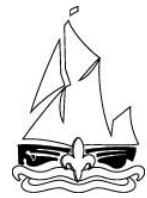
AGENDA ITEM NO. 5

Application Number	FUL/MAL/16/00299
Location	Land North of Latchingdon Bowls Club, Burnham Road, Latchingdon
Proposal	Full application for (1) the development of 41 homes, amenity space and a revised vehicular access from the Burnham Road, and (2) a new village hall and associated infrastructure, (no change is proposed to the existing village hall access
Applicant	Latchingdon South Ltd
Agent	Mr David Barker – Evolution Town Planning LLP
Target Decision Date	15 December 2016
Case Officer	Joy Thomas, TEL: 01621 875879
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Amendment to Officer Report on a major application

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED
(Summary of comments received which are only relevant planning matters that are to be taken into account).**

7.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Housing Department	There is an error in Paragraph 3.1.7.2 of the report. AB2 (Bungalow) should be 2 bedrooms per unit not 4. Also, the S106 legal agreement should specify the following on all the affordable units:- <ul style="list-style-type: none"> • 1 bed – 2 person 	Noted



	<ul style="list-style-type: none"> • 2 bed – 4 person • 3 bed – 5 person 	
--	--	--

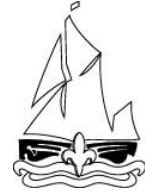
7.4 Representations received from Interested Parties (summarised)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- David and Suzanne Thornton, 3 Crouch Vale Court, Latchingdon, Essex
- Mr Peter Perryman, 2 Crouch Vale Court, Latchingdon, Essex

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Lack of notice and time to prepare for this committee meeting • Neighbour’s concerns are not taken into account / given little thought • To demonstrate impartiality and fairness, the Council should delay this application to allow the neighbours more time to prepare objections 	<p>Noted</p>

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
22 MAY 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/17/00281
Location	Land West Of High House Green Lane Burnham-On-Crouch Essex
Proposal	Erection of a detached stable building to be used for residential in association with the equestrian use of the site.
Applicant	Mr. C. Baker
Agent	Raymond Stemp Associates Ltd.
Target Decision Date	24.05.2017
Case Officer	Spyros Mouratidis, TEL: 01621 875841
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Member Call In

Page 88

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mr Nigel Bridge Borchardts Green Lane Burnham-On-Crouch
- Mr & Mrs Gough Finbarrs Cottage 40 Green Lane Burnham-On-Crouch
- Mrs Jennie Smith 38 Green Lane Burnham-On-Crouch Essex

Objection Comment	Officer Response
Noise from the building activity	See paragraph 5.3.3 of the report
Noise and smell from equestrian use	See paragraph 5.3.3 of the report
The proposed dwelling will further spoil Green Lane	See section 5 of the report
The site is part of the unspoilt countryside and shall remain as such	See section 5 of the report
The proposed dwelling is too close to the adjoining residential property	See section 5 of the report
The style of the building is not in keeping with the area	See section 5 of the report

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Sharon Baker 8 Mill Green Station Road Burnham On Crouch
- Mr J Booth Oak Lodge Green Lane Burnham-On-Crouch
- Jade Clark 36 Beauchamps Burnham-On-Crouch Essex
- Marc & Mandy Ellis Watkins Lodge Green Lane Burnham-On-Crouch
- Miss J Gibbs Oak Lodge Green Lane Burnham-On-Crouch
- Karen Mardle 10 Ramblers Way Burnham-On-Crouch Essex
- Joanne Olliffe 10 Green Lane Burnham-On-Crouch Essex
- Kate Phillips 1 Hermes Drive Burnham-On-Crouch Essex
- Ann Sims 17 Mangapp Chase Burnham-On-Crouch Essex
- Donna Sims 17 Mangapp Chase Burnham-On-Crouch Essex
- Jema And David Smith Little Johns Farmhouse 44 Green Lane Burnham-On-Crouch
- Richard Swanborough 3 Springfield Road Burnham-On-Crouch Essex

Supporting Comment	Officer Response
The owner is a local businessman and resident, a decent and honourable person	Not a material planning consideration
The stable-like dwelling is appropriate in this locality, the design is unique, it will not be overdevelopment	Please see section 5 of the report
This development is not just for profit, it is a family home	Not a material planning consideration
The proposed dwelling will sustain the equestrian use	Not a material planning consideration
The highway agency has not objected to the proposal	Please see section 5 of the report
Other applications have been approved	Each application has to be determined on its own merits, please see section 5 of the report
The dwelling will have no impact on anyone	Please see section 5 of the report
There will be no increase in traffic as the land is already in use	Please see section 5 of the report
The neighbouring occupiers have not objected to the proposal	Some immediate neighbours have objected. However, whether someone objects or supports is not a material planning consideration. The matters raised within their comments are considered.
Burnham Town Council supports the application	Not a material planning consideration. The matters raised within comments are considered.



REPORT of CHIEF EXECUTIVE

to
SOUTH EASTERN AREA PLANNING COMMITTEE
22 MAY 2017

MEMBERS' UPDATE

PAGE 91 ITEM 1 APPEALS LODGED

Appeal Start Date: 10/05/2017

Application Number: FUL/MAL/16/01362 (APP/X1545/W/17/3172878)

Site: Fogs Folly, 289 Esplanade, Mayland, Essex, CM3 6AW

Proposal: Demolition of existing dwellinghouse and erection of 3 new dwellings with garages.

Appeal by: Mr D Stevens

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 17/05/2017

Application Number: HOUSE/MAL/16/01415 (APP/X1545/D/17/3173360)

Site: 7 Cedar Grove - Burnham On Crouch

Proposal: Proposed relocation of front entrance. Proposed internal re-configurations. Proposed pitched roof dormer to front elevation.

Appeal by: Ms Angelique Bell

Appeal against: Refusal

Appeal procedure requested: Householder Appeal Service (HAS)

PAGE 91 ITEM 2 APPEAL DECISIONS

OUT/MAL/16/00171 (Appeal Ref: APP/X1545/W/16/3152730)

Proposal: Demolition of all buildings on site (save for C19th former dairy building which is a non-designated heritage asset on the site frontage) and residential redevelopment for 48 dwellings, new access and associated works to include on site open space, sustainable urban drainage and associated strategic landscaping

Address: Mansion House - Burnham Road - Althorne

APPEAL DISMISSED – 8 May 2017

DECISION LEVEL: Delegated

FUL/MAL/16/00331 (Appeal Ref: APP/X1545/W/16/3165484)

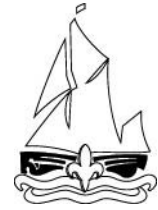
Proposal: Proposed construction of two chalet style houses and carport

Address: Land Adjacent The Bungalow, Southminster Road, Asheldham, Essex

APPEAL DISMISSED – 16 May 2017

DECISION LEVEL: Committee as per Officer recommendation to refuse

**CIRCULATED
BEFORE THE
MEETING**



FUL/MAL/16/00408 (Appeal Ref: APP/X1545/W/17/3161178)

Proposal: Erection of 3 dwellings on land to the north of The Hollies and associated access from Stoney Hills

Address: Land Rear Of The Hollies, Stoney Hills, Burnham-On-Crouch, Essex

APPEAL ALLOWED– 16 May 2017

DECISION LEVEL: Committee overturned Officer recommendation to approve

**Town and Country Planning Act 1990
Monthly List Of Delegated Planning Decisions
Committee Date 22 May 2017**



FUL/MAL/17/00100 Althorne

Relocation of existing site access and new vehicle crossover.
Crouch View Fambridge Road Althorne Essex
Mr Leonard Lewis

APPROVE

Dated : 16/05/2017

HOUSE/MAL/17/00134 Althorne

Replacement side extension
The Nook The Endway Althorne Essex
Mr & Mrs N Murray

APPROVE

Dated : 10/04/2017

LDP/MAL/17/00187 Althorne

Claim for lawful development certificate for proposed conversion of existing attic space to bedrooms and shower room. 4 Velux windows and rear facing windows and to existing gable wall.
Lavender House Summerhill Althorne Essex
Mr Daniel Jaggard

APPROVE

Dated : 10/04/2017

HOUSE/MAL/17/00189 Althorne

Two storey side & single storey rear and front porch
4 Railway Cottages Station Road Althorne Essex
Mr J Woods & Ms T Connolly

APPROVE

Dated : 10/04/2017

LDE/MAL/17/00197 Althorne

Claim for lawful development certificate for: the residential mobile home has been occupied continuously for more than 10 years. Class B open storage on test of site for more than 10 years.

Back Field The Willows Bridgemarsh Lane Althorne Essex
Mr John Walker - FWJ Walker & Sons (Metals Ltd)

REFUSE

Dated : 11/04/2017

HOUSE/MAL/17/00200 Althorne

Proposed single storey oak framed pitched roof extension with glazed lantern
Barnes Farm Barnes Farm Drive Althorne Essex
Mr & Mrs Dennis Freeman

APPROVE

Dated : 27/04/2017

LDP/MAL/17/00247 Althorne

Claim for lawful development certificate for proposed construction of a single-storey rear extension under permitted development.

Little Foxes Summerhill Althorne Essex
Mr & Mrs East

APPROVE

Dated : 27/04/2017

HOUSE/MAL/17/00330 Althorne

Side extension and front porch
Taggia Summerhill Althorne Essex
Mr & Mrs C White

APPROVE

Dated : 18/05/2017

HOUSE/MAL/17/00268 Asheldham

Proposed attached annexe
Bell House Tillingham Road Asheldham Essex
Mr Kevin Champion

REFUSE

Dated : 28/04/2017

ESS/MAL/17/00564 Asheldham

Extension of time to existing quarry for an additional 15 years to 31st December 2029 and amendments to existing operation to allow for the importation of inert waste material for restoration. Condition 18 - Noise monitoring
Asheldham Quarry Tillingham Road Asheldham Southminster
Shelley Bailey - Essex County Council

NO OBJECTIONS

Dated : 18/05/2017

FUL/MAL/17/00131 Bradwell-on-Sea

Demolish existing single storey side extension containing utility room.
Construct a new side extension & a self contained annexe
The Holt Bacons Chase Bradwell-On-Sea Essex
Mr Neil Fulcher

REFUSE

Dated : 20/04/2017

FUL/MAL/17/00193 Bradwell-on-Sea

Formation of an archery range comprising single storey shelter, fencing, retractable screening and storage container.
Archery Range Bradwell Outdoor Education Centre Waterside Road Bradwell-On-Sea
Essex Outdoors Bradwell - ECC

REFUSE

Dated : 20/04/2017

HOUSE/MAL/17/00205 Bradwell-on-Sea

Single storey rear extension
4 Caidge Row East End Road Bradwell-On-Sea Essex
Mr Steven Davidson

APPROVE

Dated : 19/04/2017

LBC/MAL/17/00206 Bradwell-on-Sea

Single storey rear extension
4 Caidge Row East End Road Bradwell-On-Sea Essex
Mr Steven Davidson

APPROVE

Dated : 19/04/2017

TCA/MAL/17/00267 Bradwell-on-Sea

T1 - Poplar - Remove
Tudor Cottage 22 High Street Bradwell-On-Sea Essex
Mr & Mrs Wood

ALLOWED TO PROCEED

Dated : 13/04/2017

HOUSE/MAL/17/00283 Bradwell-on-Sea

Two storey side extension
2 East Hall Cottages East End Road Bradwell-On-Sea Essex
Ms Maryanne Peters

APPROVE

Dated : 05/05/2017

ESS/MAL/17/00491 Bradwell-on-Sea

Continuation of use of building B until 31st December 2019 without compliance with condition 9 (usage of buildings) of planning permission ESS/41/07/MAL
Bradwell Power Station Downhall Beach Bradwell-On-Sea Essex
Richard Greaves - Essex County Council

NO OBJECTIONS

Dated : 18/05/2017

FUL/MAL/16/01487 Burnham North

Removal of Condition 4 on approved planning permission FUL/MAL/15/01335
(7 chimneys for local exhaust and ventilation)
Units 18 To 21 Burnham Business Park Burnham-On-Crouch Essex
Mr K Nash

APPROVE

Dated : 15/05/2017

HOUSE/MAL/17/00147 Burnham North

Replace 1 metre close boarded fence with 2 metres close boarded fence.
80 Maldon Road Burnham-On-Crouch Essex CM0 8NP
Mrs Lesley Sawyer

REFUSE

Dated : 02/05/2017

HOUSE/MAL/17/00265 Burnham North

Two storey rear extension and loft conversion
113 Maldon Road Burnham-On-Crouch Essex CM0 8DB
Mr & Mrs K Smith

APPROVE

Dated : 02/05/2017

HOUSE/MAL/17/00317 Burnham North

Front & rear single storey extension

25 King Edward Avenue Burnham-On-Crouch Essex CM0 8PB

Mr Pamment

APPROVE

Dated : 15/05/2017

HOUSE/MAL/17/00173 Burnham South

Proposed ground and first floor rear extensions.

21 Mildmay Road Burnham-On-Crouch Essex CM0 8ED

Mr S. Green

APPROVE

Dated : 12/04/2017

HOUSE/MAL/17/00251 Burnham South

Single storey orangery extension to rear and redevelopment of existing garage space to create additional accommodation with extension to front

17 Hillside Road Burnham-On-Crouch Essex CM0 8EY

Mr & Mrs A Fowler

APPROVE

Dated : 05/05/2017

NMA/MAL/17/00294 Burnham South

Application for non-material amendment following grant of Planning Permission of FUL/MAL/15/00078 (Proposed new two storey, two bedroom private residential dwelling with integral parking on land to rear of 19 Providence, fronting onto Ship Road.) Amendment sought: Revised fenestration and elevation treatment.

19 Providence Burnham-On-Crouch Essex CM0 8JU

Mr David Taylor - AFT Design

REFUSED

Dated : 10/04/2017

TCA/MAL/17/00315 Burnham South
T1 Leylandi - Cut back to boundary by 0.9m
4A Silver Road Burnham-On-Crouch Essex CM0 8LA
H B Bird

ALLOWED TO PROCEED

Dated : 10/05/2017

TCA/MAL/17/00323 Burnham South
T1 Bay Tree - Remove. T2 Cherry Tree - Remove
38 Chapel Road Burnham-On-Crouch Essex CM0 8JA
Ms Martine Wilson

ALLOWED TO PROCEED

Dated : 03/05/2017

AGR/MAL/17/00448 Latchingdon
Prior notification for a farm track, isolation area and hard standing.
Land Adjacent To St Michaels Lower Burnham Road Latchingdon Essex
Miss Harley Laver - Churchfield Alpacas

PRIOR APPROVAL NOT REQUIRED

Dated : 18/05/2017

HOUSE/MAL/17/00194 Mayland
Proposed amended residential parking
4 & 4A Wembley Avenue Mayland Essex CM3 6AY
Mr Robert Wright & Colin Stokes

REFUSE

Dated : 13/04/2017

HOUSE/MAL/17/00222 Mayland

Single storey side extension, single storey rear extension, single storey attached side garage.

Aspens 132 Imperial Avenue Mayland Essex

Mr & Mrs L Bevington

APPROVE

Dated : 21/04/2017

HOUSE/MAL/17/00228 Mayland

Demolition of rear conservatory and new front and rear extensions

72 Bramley Way Mayland Essex CM3 6ET

Mr & Mrs Owocki

REFUSE

Dated : 28/04/2017

FUL/MAL/17/00241 Mayland

Resubmission of approved application FUL/MAL/16/00794 for a replacement dwelling. Application now takes into account findings of Flood Risk Assessment and seeks approval for some matters previously the subject of condition (materials and landscaping).

Osea View Esplanade Mayland Essex

Mr & Mrs Crease

APPROVE

Dated : 15/05/2017

HOUSE/MAL/16/01509 Southminster

Single storey extension to the rear

Hillside Scotts Hill Southminster Essex

Mrs K Orrey

APPROVE

Dated : 02/05/2017

NMA/MAL/17/00066 Southminster

Application for non-material amendment following grant of Planning Permission FUL/MAL/10/00004 allowed on appeal APP/X1545/A/10/2140423. Amendments sought: Remove condition 11 or amend.

Land Between Middlewick Farm And Wraywick Farm The Marshes
Southminster Essex
Middlewick Wind Farm Limited

APPROVED

Dated : 26/04/2017

LDE/MAL/17/00280 Southminster

Claim for a Lawful Development Certificate for the existing use of a wood yard and the storage and repair of vehicle and machinery in connection with a timber business.

Land Adjacent High House Farm Old Heath Road Southminster Essex
Mr P Grimes

REFUSE

Dated : 04/05/2017

HOUSE/MAL/17/00139 Tillingham

Replace wooden cladding with like - for - like and paint white. Replace back and side windows with white double glazed uvpc windows. Replace front windows with double glazed wooden like - for - like windows, painted white.

10 Marsh Road Tillingham Essex CM0 7SZ
Mrs Susan Watmough

APPROVE

Dated : 08/05/2017

This page is intentionally left blank