

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

31 May 2017

Dear Councillor

CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 31 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.

6. **FUL/MAL/16/01252 - Mobile Car Wash in Car Park Blackwater Leisure Centre, Park Drive, Maldon** (Pages 3 - 4)

To consider the planning application and recommendations of the Chief Executive copy enclosed, Members' Update to be circulated)*.

7. **FUL/MAL/17/00067 - Millennium Wood, Park Drive, Maldon** (Pages 5 - 8)

To consider the planning application and recommendations of the Chief Executive copy enclosed, Members' Update to be circulated)*.

8. **HOUSE/MAL/17/00183 - 32 Ridgeway, Maldon** (Pages 9 - 10)

To consider the planning application and recommendations of the Chief Executive copy enclosed, Members' Update to be circulated)*.

9. **FUL/MAL/17/00216 - Topsail Charters Limited, Cooks Boatyard, The Hythe, Maldon** (Pages 11 - 12)

To consider the planning application and recommendations of the Chief Executive copy enclosed, Members' Update to be circulated)*.

10. **OUT/MAL/17/00359 - Land Rear of 183 Fambridge Road, Maldon** (Pages 13 - 14)

To consider the planning application and recommendations of the Chief Executive copy enclosed, Members' Update to be circulated)*.

12. **FUL/MAL/17/00449 and LBC/MAL/17/00450 - The Limes Guest House, 21 Market Hill, Maldon** (Pages 15 - 18)

To consider the planning application and recommendations of the Chief Executive

Page 1

copy enclosed, Members' Update to be circulated)*.

13. **Other Area and Planning Related Matters** (Pages 19 - 20)

To consider the report of the Chief Executive on the following matters:

- (i) Appeals Lodged
- (ii) Appeal Decisions

Yours faithfully

A handwritten signature in black ink, appearing to read "F. R. Marshall". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval.

Chief Executive

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
**CENTRAL AREA PLANNING COMMITTEE
31 MAY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/16/01252
Location	Mobile Car Wash In Car Park Blackwater Leisure Centre Park Drive Maldon Essex
Proposal	Retrospective - Change of use of 3No. parking bays for use as mobile car wash
Applicant	Mr Mark Taylor - Places For People Leisure Ltd
Agent	-
Target Decision Date	06.06.2017
Case Officer	Spyros Mouratidis
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council Owned Land

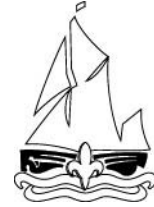
RECOMMENDATION

REFUSE for the reason as detailed in Section 8 of the agenda.

To the Council: This application falls to be considered by the Area Planning Committee, but under its terms of reference if the Committee is minded to refuse permission the application will need to be determined by the Council and the Committee will recommend accordingly.

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MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/00067
Location	Millennium Wood, Park Drive, Maldon
Proposal	Place a 20 foot x 10 foot converted metal container in the promenade park for use as a booking in suite, office and storage. Fence off the surrounding area for change of use for outdoor activity centre.
Applicant	Mr Ian Dobney - KI Combat Limited
Agent	-
Target Decision Date	29 May 2015
Case Officer	Hilary Baldwin
Parish	Maldon Ease
Reason for Referral to the Committee / Council	Council Owned Land

RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of the agenda.

To the Council: This application falls to be considered by the Area Planning Committee, but under its terms of reference if the Committee is minded to refuse permission the application will need to be determined by the Council and the Committee will recommend accordingly

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Economic Development Officer	No objections to the application.	Noted
Tree Officer	<u>Observation:-</u> <ul style="list-style-type: none"> Millennium Wood contains diversity in character with various 	Noted

Name of Internal Consultee	Comment	Officer Response
	<p>levels and vegetation type</p> <ul style="list-style-type: none"> • The proposal will reduce the habitat/species diversity and therefore undermine the future potential of the wood to become a local beauty spot and support its full potential of species • The area has not been regularly monitored for ecological improvement so it is difficult to estimate the detrimental effect of the proposal on the potential of the wood. • The author of the tree report appears to be aware of BS5837 and has made reference, but the report is wholly inadequate and does not provide the required level of detail • In recent years, the wood has begun to mature and therefore will offer more diverse species and habitat value. • The loss of the application area and its future potential should be balanced against the financial gain. 	

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 Steven Craven - 56 Poulton Close Maldon CM9 6GB
- Mrs A Sandison – Longlea Esplanade Maylandsea CM3 6AW
- Thomas Kelly – Iona 2 Midguard Way Maldon CM9 6UP
- Philip Luke - Box Lodge Manse Chase Maldon CM9 5EA

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Fencing off the site would mean the wood becomes a private space and no longer be for free information recreation • The site will no longer be a suitable wildlife habitat / ecology • The container will change the natural environment • Loss of a natural recreational area • Impact on the character and appearance of the area, contrary to policies • This is for financial gain • Local Essex Wildlife Trust volunteers has recently planted a number of Buckthorn trees in the wood for Brimstone butterflies • An alternative site for such activity would be more sustainable than Millennium Wood 	<p>The comments have been noted and addressed within the report</p>

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MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	HOUSE/MAL/17/00183
Location	32 Ridgeway Maldon
Proposal	Single storey rear extension, loft conversion & garage
Applicant	Mr Allan Taylor - Blue Door Solutions Ltd
Agent	Mr & Mrs M Chapman
Target Decision Date	17.04.2017 EOT 01.06.2017
Case Officer	Hannah Bowles
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

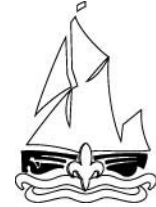
7.2 Representations received from Interested Parties (*summarised*)

7.2.1 List of names and addresses of persons not detailed in the agenda

- Mr & Mrs P Moss 36 Ridgeway Maldon Essex
- Ms L J Hammersley 31 Blythe Way Maldon Essex
- Vicki Skidmore On Behalf Of Mrs Maud Sheen 34 Ridgeway Maldon Essex
- Mrs Maud Sheen 34 Ridgeway Maldon Essex

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AGENDA ITEM NO. 9

Application Number	FUL/MAL/17/00216
Location	Topsail Charters Limited Cooks Boatyard The Hythe Maldon
Proposal	Change of use of existing lease to allow the following for three years:- <ul style="list-style-type: none"> • For mooring of historic barge on camp shed as public tearoom and daytime meeting room • Evening use as an Arts Venue • Erection of safety stanchions and link chain along riverside of path
Applicant	Ms Stephanie Valentine
Agent	-
Target Decision Date	20 April 2017
Case Officer	Yee Cheung
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council Owned Land

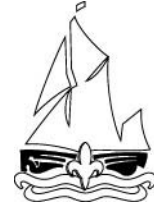
RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of the agenda.

To the Council: This application falls to be considered by the Area Planning Committee, but under its terms of reference if the Committee is minded to refuse permission the application will need to be determined by the Council and the Committee will recommend accordingly.

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MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	OUT/MAL/17/00359
Location	Land Rear Of 183 Fambridge Road, Maldon
Proposal	Outline planning permission with all matters reserved for a single storey dwelling
Applicant	Mr. Nigel Harmer
Agent	-
Target Decision Date	16 June 2017
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

REASONS FOR REFUSAL

There is a typographical error on Page 79 - Reason for Refusal 3. It should read:-

The proposed development by way of the restricted width of the access would result in the intensification of on-street parking to the detriment of highway and pedestrian safety resulting in an unacceptable degree of hazard to potential future occupiers and existing road users, contrary to policy T2 of the adopted Maldon District Replacement Local Plan and policy T2 of the submission version of the Local Development Plan.

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MEMBERS' UPDATE

AGENDA ITEM NO. 12

Application Number	FUL/MAL/ 17/00449
Location	The Limes Guest House 21 Market Hill Maldon Essex
Proposal	Resubmission of planning application FUL/MAL/16/01496 following a recent refusal to construct a single storey extension to the existing annexe.
Applicant	Mr James Mann
Agent	Mr Mark Morgan - Petro Designs Limited
Target Decision Date	21 June 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Town Council	MALDON NORTH
Reason for Referral to the Committee / Council	Previous Committee Decision

Application Number	LBC/MAL/17/00450
Location	The Limes Guest House 21 Market Hill Maldon Essex
Proposal	Resubmission of Listed Building Consent LBC/MAL/16/01497 following a recent refusal to construct a single storey extension to the existing annexe.
Applicant	Mr James Mann
Agent	Mr Mark Morgan - Petro Designs Limited
Target Decision Date	21 June 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Town Council	MALDON NORTH
Reason for Referral to the Committee / Council	Previous Committee Decision

Since the publication of the agenda, the following consultation response and letters of representation have been received by the Council:-

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

(Summary of comments received which are only relevant planning matters that are to be taken into account).

7.1 Representations received from Town Council

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	The Town Council recommends refusal of both these applications on the grounds that the development proposal would result in overdevelopment of the site contrary to policy BE1 of the Maldon District RLP, policy D1 of the Maldon District LDP and government advice contained within the National Planning Policy Framework.	The design and the footprint of the development is addressed in Section 5.2.2 and 5.2.3 of the report

7.4 Representations received from Interested Parties *(summarised)*

Letters were received **objecting** to the application 17/00449/FUL from the following and the reasons for objection are summarised as set out in the table below:

- Mr Scott Linsley 1 Hill House Hill House Park Maldon
- Mr F.F McMahon Hill House Park Market Hill Maldon
- Margaret & Stan Staines 2 Hill House Mews Hill House Park Maldon
- Val & Roger Wilson 11 Cromwell Court Hill House Park Maldon
- Hill House Park (Freehold) Ltd 5 Hill House Mews Hill House Park Maldon
- David Pickles 5 Hill House Mews Hill House Park Maldon
- Michael & Susan Frederick 3 Hill House Mews Hill House Park Maldon
- Mr & Mrs Silk 15 Cromwell Court Hill House Park Maldon
- A Pitt The Coach House Hill House Park Maldon
- D Whitehead Cromwell Mews Cromwell Hill Maldon
- Jennifer & John Salisbury 4 Hill House Mews Hill House Park Maldon
- C B Rawley Cromwell House Cromwell Hill Maldon
- Mr Declan Wyatt 3 Hill House Hill House Park Maldon

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Overdevelopment of the site • Cramped appearance • Contrary to policies • The Council should refer to the appeal for 13/00163/FUL • Impact on the conservation area • The development would compromise the wall • The land is unstable • The development would result in increase in parking on site • The building would reduce the number of parking available on site • Problems / nuisance affecting the residents at Hill House Park • Structural engineer report has been ignored by the Applicant 	<p>These issues are discussed in Sections 5.2, 5.4 and 5.5 of the report</p>

7.4 Representations received from Interested Parties (*summarised*)

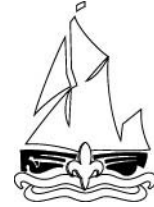
Letters were received **objecting** to the Listed Building Consent 17/00450/LBC from the following and the reasons for objection are summarised as set out in the table below:

- Hill House Park (Freehold) Ltd 5 Hill House Mews Hill House Park Maldon
- David Pickles 5 Hill House Mews Hill House Park Maldon
- Margaret & Stan Staines 2 Hill House Mews Hill House Park Maldon
- Val & Roger Wilson 11 Cromwell Court Hill House Park Maldon
- C B Rawley Cromwell House Cromwell Hill Maldon
- Mr Declan Wyatt 3 Hill House Hill House Park Maldon
- D Whitehead Cromwell Mews Cromwell Hill Maldon
- Jennifer & John Salisbury 4 Hill House Mews Hill House Park Maldon

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Overdevelopment of the site • Cramped appearance • Contrary to policies • The Council should refer to the appeal for 13/00163/FUL • Impact on the conservation area • The development would impact the wall and boundary • The land is unstable • The development would result in increase in parking on site • The building would reduce the number of parking available on site 	<p>These issues are discussed in Sections 5.2, 5.4 and 5.5 of the report</p>

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MEMBERS' UPDATE

AGENDA ITEM NO.13

ITEM 1 APPEALS LODGED

Appeal Start Date: 25/05/2017

Application Number: ADV/MAL/16/01137 (APP/X1545/Z/17/3169073)

Site: TFP Financial Planning Limited - Left Front Office - 65B High Street - Maldon

Proposal: Replace the existing hanging and fascia signs

Appeal by: TFP Financial Planning Limited

Appeal against: Refusal

Appeal procedure requested: Commercial Appeals Service (CAS)

ITEM 2 APPEAL DECISIONS

FUL/MAL/16/00649 (Appeal Ref: APP/X1545/W/17/3168381)

Proposal: Vary condition 15 (delivery hours) of approved planning application

FUL/MAL/15/00567 (Planning application for the demolition of existing buildings and the construction of a foodstore (Class A1) together with access, car-parking (100 spaces), landscaping and associated engineering works on land at Station Road/ Fullbridge, Maldon)
Vary delivery hours.

Address: Land At Corner Of Station Road, Maldon, Essex

Decision Level: Committee overturned Officer recommendation to approve

APPEAL ALLOWED – 22 May 2017

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