

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

14 July 2017

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 17 JULY 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. **FULMAL1700384 - Land Adjacent 67 Queen Street Southminster** (Pages 3 - 6)
7. **FULMAL1700437 - White Horse Hotel 20 North Street Southminster** (Pages 7 - 8)
8. **FULMAL1700439 - Units 6-8 and 9-10 Hall Road Industrial Estate Hall Road Southminster** (Pages 9 - 12)
11. **Other Area Planning and Related Matters** (Pages 13 - 20)

Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, loopy circular flourish.

Chief Executive

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**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
17th JULY 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/17/00384
Location	Land Adjacent 67 Queen Street Southminster
Proposal	2 residential two bed cottages with associated car parking, landscaping and demolition of the existing garage.
Applicant	Mr Levy - Countryside Style Ltd
Agent	Mr C Wragg - Arcady Architects Ltd
Target Decision Date	23.06.2017 EOT 18.07.2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Parish Trigger

8. Additional Proposed Conditions

5. No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
Reason: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy BE1 of the Maldon District Replacement Local Plan.
6. No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter.
Reason: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy BE1 of the Maldon District Replacement Local Plan.

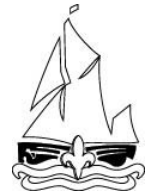
Prior to commencement of the proposed development, details showing the proposed means of preventing the discharge of surface water from the development onto the



highway shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.

7. No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.
Reason: To protect the site which is of archaeological interest in accordance with policy BE17 of the adopted Maldon District Replacement Local Plan.
8. Prior to the first occupation of the proposed dwelling, the proposed vehicular access to serve both dwellings shall be constructed to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.
Reason: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access. In accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.
9. Prior to the proposed access being brought into use, vehicular visibility splays of 83m by 2.4m by 83m as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.
Reason: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access. In accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.



10. Notwithstanding the provisions of Part 1 of 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 or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.

Reason: In the interests of the amenity of the area in accordance with policies BE1 of the Maldon District Replacement Local Plan.

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**REPORT of
CHIEF EXECUTIVE**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
17th JULY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/00437
Location	White Horse Hotel, 20 North Street, Southminster
Proposal	Proposed replacement of barn and outbuildings with 2 Motel Style Rooms and 1 Manager's flat linked to the Public House
Applicant	Mr. V Heron
Agent	Ms. Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	16.06.2017 – EOT agreed until 21.07.2017
Case Officer	Julia Sargeant - TEL: 01621 875851
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Member Call In Major Application

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Economic Development	No Objection Subject to the rooms being used as overnight accommodation only. Ancillary to the use of the existing public house and that they are not permanently or independently occupied by persons as their main or sole residence.	The comments of the Economic Development Officer are noted and have been addressed within 5.7 of the report and within the recommended conditions

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**CIRCULATED
BEFORE THE
MEETING**



REPORT of CHIEF EXECUTIVE

to
SOUTH EASTERN AREA PLANNING COMMITTEE
17 JULY 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/17/00439
Location	Units 6-8 and 9-10 Hall Road Industrial Estate, Hall Road, Southminster
Proposal	Proposed replacement of light industrial/business buildings with 10 dwelling houses
Applicant	Mr Paul Laycock - Hall Road Developments Ltd
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	21.07.2017
Case Officer	Julia Sargeant, TEL: 01621 875851
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Member Call In Major Application

Additional Information

A draft Section 106 legal agreement has been submitted in support of this application offering 30% of the units as affordable housing. Following the receipt of this draft legal agreement the following sections of the main report require updating.

3 SUMMARY

3.2 Conclusion

The following paragraph should be updated to read as follows:

- 3.2.3** In terms of the social dimension of sustainable development the application is offering 30% of the units as affordable housing which weighs in its favour, however it would result in adverse impacts upon the occupiers of neighbouring dwellings and would potentially result in future occupiers being subject to unacceptable levels of noise which would be detrimentally harmful to their residential amenity.

5 MAIN CONSIDERATIONS

5.5 Housing Need, Mix and Affordable Housing

Following the publication of the committee report within the main agenda the agent has submitted a draft S106 agreement offering 30% of the units as affordable housing. This meets the requirements of emerging LDP policy H1. Strategic Housing has been consulted on the additional information and is now in support of the application. As the development is now offering 3 affordable housing units which is in line with emerging LD Policy H1 no objection is now raised to the development in relation to the provision of affordable housing. A draft S106 agreement has been submitted which would secure the affordable housing units and discussions are ongoing between strategic housing and the agent in terms of finalising the wording of the agreement.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Housing	The Agent/Applicant have confirmed their intention to provide 3 affordable units on site which meets the Policy requirement of 30%. Strategic Housing Services supports this application.	Please see updated section 5.5 above.

7.4 Representations received from Interested Parties

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

- Mr Croud 1 Ravenstor Cottages, Main Road, St Lawrence

Supporting Comment	Officer Response
Desperate for family houses in this area and looking through the plans it's refreshing to see decent homes with nice gardens and parking.	Please see sections 5.9 and 5.10 of main report
Benefit of being near the station.	Noted.
Site being described as a busy industrial estate could not create a more false image.	Please see section 5.3 of main report.

8 PROPOSED REASONS FOR REFUSAL

Proposed reason for refusal number 2 should be removed from the recommendation as 30% affordable housing is now being offered. All other reasons for refusal still stand as per the main agenda.

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**Town and Country Planning Act 1990
Monthly List Of Delegated Planning Decisions
Committee Date 17 July 2017**



FUL/MAL/17/00468 Althorne

Demolition of existing bungalow and construction of a new residential dwelling
Redbraes Summerhill Althorne Essex
Mr P Collins

REFUSE

Dated : 22/06/2017

HOUSE/MAL/17/00505 Althorne

Proposed new cart lodge
Havengore Burnham Road Althorne Essex
Mr Mark Swinge

REFUSE

Dated : 04/07/2017

LDP/MAL/17/00514 Althorne

Claim for lawful development certificate for proposed a single storey rear extension and porch infill and to replace render with weatherboard.
Twin Trees Summerhill Althorne Essex
Mrs E GIBBS

REFUSE

Dated : 03/07/2017

LDE/MAL/17/00526 Althorne

Claim for a lawful development certificate for the existing use of mobile home as permanent residence
Willows Reach 144A Smugglers Club Ground Bridgemarsh Lane Althorne
Mr S P Calver

APPROVE

Dated : 05/07/2017

FUL/MAL/17/00409 Bradwell-on-Sea

Application for two dwellings
Land Adjacent 9 St Peters Court Bradwell-On-Sea Essex
Great Canney Developments Ltd

REFUSE

Dated : 22/06/2017

HOUSE/MAL/17/00263 Burnham North

Construction of 2 car carport
Marbles Stoney Hills Burnham-On-Crouch Essex
Mr Nick Wood

APPROVE

Dated : 10/07/2017

HOUSE/MAL/17/00344 Burnham North

Erection of studio outbuilding, comprising studio room, wc, shower & storage loft. Alterations to existing parking arrangements.
The School Room Creeksea Lane Burnham-On-Crouch Essex
Mr Roger Barcroft

REFUSE

Dated : 21/06/2017

RES/MAL/17/00434 Burnham North

Reserved matters application for the approval of appearance, landscaping and scale on approved planning application OUT/MAL/16/01357 (Erection of a two-storey detached dwelling and detached double garage with associated access from Stoney Hills)
Land West Of The Hollies Stoney Hills Burnham-On-Crouch Essex
Cosy New Homes

APPROVE

Dated : 23/06/2017

HOUSE/MAL/17/00471 Burnham North

Single storey rear extension, with existing pitched roof over garage extended to abut main house

9 The Leas Burnham-On-Crouch Essex CM0 8NH

Mr David Percival

APPROVE

Dated : 03/07/2017

HOUSE/MAL/17/00485 Burnham North

Conversion of garage & single storey rear extension to form an annex linked to the house, to provide additional accommodation for a family member as part of a single C3 residential use

Glenfarne Southminster Road Burnham-On-Crouch Essex

Mr & Mrs Chapman

REFUSE

Dated : 03/07/2017

OUT/MAL/17/00499 Burnham North

Outline planning permission with some matters reserved for the erection of 2 x One bedroom bungalows, the provision of car parking spaces and alterations to the existing access

Land Rear Of 11 Church Road Burnham-On-Crouch Essex

Mr D Haley

REFUSE

Dated : 30/06/2017

PDE/MAL/17/00521 Burnham North

Single storey rear extension which would extend beyond the rear wall of the original house by 3m, height to the eaves would be 2.5m and the maximum height would be 2.9m

Finbarrs Cottage 40 Green Lane Burnham-On-Crouch Essex

Mr Simon Gough

REFUSE

Dated : 20/06/2017

HOUSE/MAL/17/00559 Burnham North

Proposed front porch extension
23 The Cobbins Burnham-On-Crouch Essex CM0 8QL
Mr & Mrs Devono

APPROVE

Dated : 10/07/2017

HOUSE/MAL/17/00455 Burnham South

Side and rear two storey extension
27 Queens Road Burnham-On-Crouch Essex CM0 8DY
Mr D Rogers

REFUSE

Dated : 20/06/2017

PDE/MAL/17/00512 Burnham South

Single storey rear extension with flat roof which would extend beyond the rear wall of the original house by 6m, height to the eaves would be 2.95m and the maximum height would be 3.1m
2 Mildmay Road Burnham-On-Crouch Essex CM0 8ED
Mr Scott Mallion

PRIOR APPRIVAL NOT REQUIRED

Dated : 19/06/2017

HOUSE/MAL/17/00529 Burnham South

Single storey rear extension to existing dwelling house
84 High Street Burnham-On-Crouch Essex CM0 8AA
Mrs Susan Butler

APPROVE

Dated : 03/07/2017

TCA/MAL/17/00594 Burnham South
T1 - Pine - Fell
9A Silver Road Burnham-On-Crouch Essex CM0 8LA
Ms Bernadette Kerr

ALLOWED TO PROCEED

Dated : 07/07/2017

LDP/MAL/17/00493 Mayland
Claim for lawful development certificate for proposed replacement of existing outbuilding with a timber framed outbuilding to be used as a home gym, home music/hobbies studio and a games room.
Mayfield Farm Green Lane Mayland Essex
Mr K Scollard

REFUSE

Dated : 28/06/2017

LDP/MAL/17/00506 Mayland
Claim for lawful development certificate for proposed single storey side extension
103 Bramley Way Mayland Essex CM3 6ES
Mr & Mrs Ayodele

APPROVE

Dated : 03/07/2017

PDE/MAL/17/00542 Mayland
Rear extension which would extend beyond the rear wall of the original house by 8m, height to the eaves would be 3.3m and the maximum height would be 3.3m
87 Imperial Avenue Mayland Essex CM3 6AJ
Mr Floyd Clowser

REFUSED

Dated : 04/07/2017

HOUSE/MAL/17/00544 Mayland

Single-storey extension to side of dwelling to replace existing lean-to conservatory and dilapidated utility room. First floor extension over existing single-storey rear element

60 Nipsells Chase Mayland Essex CM3 6EJ

Mrs Janet Wyard

APPROVE

Dated : 12/07/2017

FUL/MAL/17/00441 Mundon

Proposed 20 x 40m domestic equestrian arena and 2no. replacement stables

Land North Of Sparrow Wycke Farm Main Road Mundon Essex

Jackie Sawtell

APPROVE

Dated : 28/06/2017

ADV/MAL/17/00458 Southminster

Application for advertisement consent for 1 x Hanging Sign, 3 x Sets of sign written text, 2 x Chalkboards, 1 x Amenity Board, 1 x Car park Entrance sign & 2 x Car park disclaimers

The Kings Head Public House 2 High Street Southminster Essex

Enterprise Inns

APPROVE

Dated : 21/06/2017

FUL/MAL/17/00419 Steeple

Variation of condition 2 on approved application COUPA/MAL/16/00308 (Conversion of an agricultural building to one new residential dwelling.)

Barn Little Ashtree Farm Steeple Road Mayland

Mr Francis Wiffen

REFUSE

Dated : 27/06/2017

FUL/MAL/17/00343 St Lawrence

Install panorama telescope in concrete base in churchyard
Church Of St Lawrence St Lawrence Hill St Lawrence Essex
Mrs Jane Pudney

APPROVE

Dated : 12/07/2017

TELPN/MAL/17/00552 St Lawrence

Prior notification for the installation of 1No. 15m Elara pole with 3No. shrouded
antennas and 1No. proposed equipment cabinet, with 1No. future equipment
cabinet (2No. overall equipment cabinet) and 1No. 0.3m diameter dish with
ancillary development there to.
Radio Base Station Main Road St Lawrence Essex
CTIL & Telefonica UK Ltd

PRIOR APPROVAL IS REQUIRED AND GRANTED

Dated : 07/07/2017

HOUSE/MAL/17/00573 St Lawrence

Integral garage conversion
Stoney Creek Tinnocks Lane St Lawrence Essex
Mr & Mrs Smith

APPROVE

Dated : 13/07/2017

FUL/MAL/17/00520 Tillingham

Proposed erection of an agricultural barn
Hereford Farm Grange Road Tillingham Essex
Mr Paul Reeve

APPROVE

Dated : 10/07/2017

PDE/MAL/17/00602 Tillingham

Proposed single storey rear conservatory which would extend beyond the rear wall of the original house 6m, height to the eaves would be 2.35m and the maximum height would be 3.35m

5 Marlborough Avenue Tillingham Essex CM0 7TN

Mr Freeman

PRIOR APPROVAL NOT REQUIRED

Dated : 13/07/2017
