

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

03 November 2017

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 6 NOVEMBER 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. **FUL/MAL/17/00860 - Barn Little Ashtree Farm, Steeple Road, Mayland, Essex** (Pages 3 - 6)

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

6. **RES/MAL/17/01004 - Pitt Cottages Hall Road Asheldham** (Pages 7 - 10)

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

7. **FUL/MAL/17/01010 - Land adjacent Fiddlers rest, The Endway, Althorne** (Pages 11 - 12)

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

8. **OUT/MAL/17/01099 - Land adjacent 13 Mill Road, Tillingham** (Pages 13 - 14)

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

10. **Delegated Planning Applications** (Pages 15 - 22)

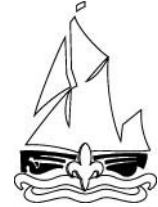
To receive and note the list of decisions on Planning Applications taken by the Chief Executive (to be circulated at the meeting).

Yours faithfully

A handwritten signature in black ink that reads "F. R. Marshall". The signature is written in a cursive style. The first letter "F" is large and distinct. The "R" and "M" are also prominent. The name "Marshall" is written in a fluid, connected script. The entire signature is enclosed within a large, hand-drawn oval.

Chief Executive

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
6 November 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/00860
Location	Barn Little Ashtree Farm, Steeple Road, Mayland
Proposal	Conversion of barn to residential. Alterations to existing openings, together with insertion of new windows and rooflights. Replacement of external wall and roof cladding.
Applicant	Mr Wiffen
Agent	Andy Hall - Tyburn Consulting Limited
Target Decision Date	6 December 2017
Case Officer	Anna Tastsoglou
Parish	STEEPLE
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017 Member Call In

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED

8.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highway Authority	Following the re-consultation for the above application, please be advised that the position of the Highway Authority remains unchanged and has no comments to make on the proposal.	Comment noted.

8.3 Internal consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	Additional comments have been received from the Environmental Health Team requesting a condition in relation to reporting any potential contamination to be imposed, as well as an informative regarding working hours.	Comments noted. Condition 10 is added as recommended. An informative to control nuisance during construction has alterably been added.

8.4 Representations received from Interested Parties

8.4.1 An additional letter was received by Mrs Sandra McClaren **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
Should planning permission be granted, the matter would become a legal redress.	The Local Planning Authority has no control on any legal or private matters in terms of compensation for damages.
Reference is made to the right of the neighbour to erect a 6ft high fence along the boundary which flushes with the south elevation of the barn.	Comment is noted. For that reason the applicant advised to relocate the bedroom windows to front and rear elevations, to avoid any possible blocking of light and outlook.
Concerns are raised regarding the foul drainage system.	It is noted that the waste water treatment has been shown to be located to the north of the building (plan no. 1084/101 Rev B).
Concerns were raised by the neighbour regarding the accuracy of the boundary line shown on the Council's Site Plan.	It is noted that the map within the Committee Report is only indicative in terms of the boundary line. The application is assessed on the basis of the plans submitted by the applicant; which have been now corrected to show only the land within the applicant's ownership. Nevertheless, this map has been amended and it is listed below.

9. PROPOSED CONDITIONS

Add condition 10

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.


REASON: To prevent the undue contamination of the site in accordance with policy D2 of the approved Maldon District Local Development Plan.

Other matters

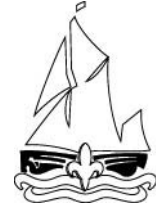
1. In response to the neighbour's concerns regarding the boundary line shown on the Council's Site Map, please see amended Site Map below
2. Please also note correction of the Target Decision Date, which following the validation of the application on the basis of the amended drawing, is the 6th December 2017.

Barn, Little Ashtree Farm, Steeple Road, Mayland
FUL/MAL/17/00860



 <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Maldon District Council 100018588 2014</p>	Scale:	1:2,500
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee 17/00860/FUL
	Date:	31/10/2017
www.maldon.gov.uk	MSA Number:	100018588

**CIRCULATED
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6 November 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	RES/MAL/17/01004
Location	Pitt Cottages Hall Road Asheldham
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/00993 (Proposed new two bedroom home)
Applicant	Robert Boyce & Nicola Bartlett
Agent	Mr Anthony Cussen - Cussen Construction Consultants
Target Decision Date	31 October 2017
Case Officer	Hannah Bowles
Parish	ASHELDHAM
Reason for Referral to the Committee / Council	Councillor / Member of Staff

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1.2 Statutory Consultees and Other Organisation

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex Highways	No objection subject to conditions.	Please see conditions 3, 4 and 5 and the Officer comments below.

8. PROPOSED CONDITIONS:

3. Prior to first occupation of the proposed development, the proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

REASON: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

4. No unbound materials shall be used in the surface treatment of the proposed vehicular access throughout.

REASON: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

5. The development shall not be occupied until such time as the car parking and turning area, has been provided in accord with the details shown in Drawing Numbered 1114/03. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

REASON: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

INFORMATIVES

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 applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO2 - Essex Highways,
Springfield Highways Depot,
Colchester Road,
Chelmsford.
CM2 5PU.

Officer Comments

Essex Highways suggested the below condition:

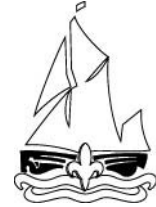
'Prior to the occupation of the proposed development, details of the provision for the storage of bicycles sufficient for all occupants of that dwelling, of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose thereafter.

Reason: To promote the use of sustainable means of transport in accordance with Policy DM 1 and 9 of the Highway Authority's Development Management Policies February 2011.'

However, this condition is considered to be unnecessary and unreasonable for this type of development and would therefore fail to meet the six tests.

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6 November 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	17/01010/FUL
Location	Land Adjacent Fiddlers Rest The Endway Althorne
Proposal	Demolition of existing sheds with road side frontage and development of a new, separate dwelling within the existing garden curtilage.
Applicant	Mr & Mrs Acevedo
Agent	Mrs Lynne Fornieles - Febo Designs
Target Decision Date	14 November 2017
Case Officer	Hannah Bowles
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Councillor / Member of Staff

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

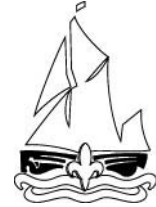
7.1.1 Statutory Consultees and Other Organisation

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex Highways	No objection subject to conditions.	Noted.

7.1.2 Representations received from Parish/Town Councils

Name of Parish/Town Council	Comment	Officer Response
Althorne Parish Council	Refuse for the following reasons: Outside of the village envelope. Unsustainable.	Noted.

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**SOUTH EASTERN AREA PLANNING COMMITTEE
6 NOVEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO 8.

Application Number	OUT/MAL/17/01099
Location	Land adjacent 13 Mill Road Tillingham
Proposal	Variation of condition 5 of planning permission OUT/MAL/16/00528 (Application for outline planning permission for two residential units and associated garages with access off Mill Road - Renewal of 13/00366/OUT) to allow the removal of one sycamore tree.
Applicant	Miss Christine Rook
Agent	None
Target Decision Date	8 November 2017
Case Officer	Kathryn Mathews
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In

7.3 Representations received from Interested Parties

7.3.1 A letter was received **objecting** to the application and the reasons for objection are summarized as set out in the table below:-

- Ron Hardwick, 11 Mill Road, Tillingham

Objection Comment	Officer Response
Congestion particularly with regard to vehicle access affecting the existing community's needs	Not material considerations in the determination of the current application and the principle of the development of the site for two dwellings has already been accepted through the granting of outline planning permission (reference 16/00528/OUT).

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Town and Country Planning Act 1990
Monthly List Of Delegated Planning Decisions
Committee Date 6 November 2017



FUL/MAL/17/00940 Althorne
Residential development comprising 8No. bungalows
Land At Former Maldon Fencing Co Burnham Road Althorne Essex
Great Canney Developments Ltd

REFUSE

Dated : 11/10/2017

FUL/MAL/17/00926 Asheldham
Construction of 2 no. 2 bedroom chalet style bungalows.
Land Adjacent To St Anns Southminster Road Asheldham Essex
Mr Richard Pond

APPROVE

Dated : 10/10/2017

ADV/MAL/17/00901 Bradwell-on-Sea
Advertisement stating "Your Bradwell Bay" which is a sign advertising the
military and science museum on the site.
C C Leisure Parks Eastland Meadows Country Park East End Road Bradwell-
On-Sea
James Harvard And Janice Gledhill - CC Leisure Parks Limited

REFUSE

Dated : 18/10/2017

OUT/MAL/17/00723 Burnham North
Erection of 2 dwellings (following demolition of existing stable).
Former Stables Mangapp Chase Burnham-On-Crouch Essex
Mr Clarke

REFUSE

Dated : 10/10/2017

HOUSE/MAL/17/00874 Burnham North

The erection of a single storey rear and side extension with associated internal alterations.

15 Poplar Grove Burnham-On-Crouch Essex CM0 8RJ
Mr & Mrs Harper

APPROVE

Dated : 18/10/2017

HOUSE/MAL/17/00942 Burnham North

Proposed two storey rear extension, change from flat to pitched roof on existing side extension, additional front bay window and addition of front porch. Installation of weatherboard cladding and slate roof tiles.

1 Princes Road Burnham-On-Crouch Essex CM0 8BX
Mr & Mrs P Roberts

APPROVE

Dated : 18/10/2017

FUL/MAL/17/00953 Burnham North

To extend existing car parking into land rear of Woodfords Garage creating 19No. parking spaces

Land Rear Of 38 Maldon Road Burnham-On-Crouch Essex

APPROVE

Dated : 26/10/2017

LDP/MAL/17/00904 Burnham South

Claim for lawful development certificate for proposed provision of a caravan within the rear garden of a residential property to provide additional accommodation for a family member as part of a single C3 residential use

24 Dunkirk Road Burnham-On-Crouch Essex CM0 8LF
Mr S Trower

APPROVE

Dated : 10/10/2017

FUL/MAL/17/00916 Burnham South

Subdivision of 1No. existing two storey apartment into 2No. apartments, subdivision of existing ground floor A3 cafe / restaurant to create B1 office usage.

22 High Street Burnham-On-Crouch Essex
Avet Ltd

APPROVE

Dated : 10/10/2017

TCA/MAL/17/00936 Burnham South

T1 Plum - Fell as close to ground as possible. T2 Thorn - Crown reduction by 2m. T3 Lilac - Prune by 1m and remove deadwood. T4 Rowan - Remove deadwood. T5 Creeper - Remove.

4 Queens Court Burnham-On-Crouch Essex CM0 8HW
Mr Albert Boniface

ALLOWED TO PROCEED

Dated : 02/11/2017

FUL/MAL/17/00902 Latchingdon

Change of use of Golf Centre Building (Class D2) to five dwellings (Class C3) with associated amenity space and off-street parking, infill south elevation and alter external elevation.

Swingfield Family Golf Centre Golf Centre Steeple Road Latchingdon
Pharoah Properties Ltd

REFUSE

Dated : 30/10/2017

HOUSE/MAL/17/00892 Mayland

Demolition of existing single storey garage and shed, and erection of new pitched roof double garage and rear single storey flat roof extension.

Walita 96 The Drive Mayland Essex
Mr & Mrs Alfred Puxley

APPROVE

Dated : 16/10/2017

FUL/MAL/17/00960 Mayland

Variation of condition 2 of FUL/MAL/14/00541 (2 No. new self build chalet bungalows on vacant site.)

Land South Of Bartlett Close Mayland Essex
Mr & Mrs David Lee

APPROVE

Dated : 30/10/2017

FUL/MAL/17/00991 Mayland

The retention of an ATM and two bollards to be installed in front of the ATM.

78 Imperial Avenue Mayland Essex CM3 6AH
Ms Jan Clark - Notemachine UK Ltd

APPROVE

Dated : 26/10/2017

ADV/MAL/17/00992 Mayland

1No. integral illumination and screen to the ATM fascia, 1No. Internally illuminated 'Free Cash Withdrawals' sign above the ATM fascia & 1No. blue LED halo illumination to the ATM surround.

78 Imperial Avenue Mayland Essex CM3 6AH
Ms Jan Clark - Notemachine UK Ltd

APPROVE

Dated : 26/10/2017

FUL/MAL/17/00895 Southminster

Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.

115 Tattersalls Chase Southminster Essex CM0 7EU
Mr Henry Reeves

APPROVE

Dated : 24/10/2017

FUL/MAL/17/00917 Southminster
Proposed development of 3No. 1 & 2 bedroom single storey homes
Land Rear Of 8 Kings Road Southminster Essex
Mr & Mrs John Newcombe

REFUSE

Dated : 09/10/2017

FUL/MAL/17/00927 Southminster
Extension to kitchen and tap room associated with micro-brewery.
Wibblers Brewery Goldsands Road Southminster Essex
Mr Ben Fisher - D J Fisher Farms Ltd

APPROVE

Dated : 30/10/2017

LBC/MAL/17/00928 Southminster
Extension to kitchen and tap room associated with micro-brewery.
Wibblers Brewery Goldsands Road Southminster Essex
Mr Ben Fisher - D J Fisher Farms Ltd

GRANT LISTED BUILDING CONSENT

Dated : 30/10/2017

HOUSE/MAL/17/00954 Southminster
Proposed outdoor menage for exercising horses
Three Wells Scalby Road Southminster Essex
Mr Michael Jennings And Ms Lisa Kuchnir

APPROVE

Dated : 30/10/2017

FUL/MAL/17/01020 Southminster

Variation of condition 10 of approved application FUL/MAL/17/00384 (2 residential two bed cottages with associated car parking, landscaping and demolition of the existing garage). Vary visibility splay to measure 43m by 2.4m by 43m in line with ECC Highways recommended condition.

Land Adjacent 67 Queen Street Southminster Essex
Mr Levy - Countryside Style Ltd

APPROVE

Dated : 18/10/2017

AGR/MAL/17/01131 Southminster

Prior notification for a general purpose building for storing machinery & hay.
Montsale Cottage The Marshes Dengie Southminster
Mr Paul King

REFUSE

Dated : 01/11/2017

FUL/MAL/17/00797 St Lawrence

Construct stable building.
Blackhouse Farm Bradwell Road St Lawrence Essex
Mr Jones

APPROVE

Dated : 31/10/2017

FUL/MAL/17/00855 St Lawrence

Demolish existing bungalow and erect a new two storey detached house (re-submission of 16/01217/FUL)

Yo Ho 505 - 506 Moorhen Avenue St Lawrence Essex
Mrs K Draper

REFUSE

Dated : 01/11/2017

WTPO/MAL/17/00952 St Lawrence

T1 - Willow Tree - Crown lift to 2.5 m from floor. Tree also impinges on electrical cables.

Willowdene 12 Main Road St Lawrence Essex

Mrs Deborah Harkness

APPROVE

Dated : 18/10/2017

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