

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

04 December 2017

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 4 DECEMBER 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/17/01010 - Land Adjacent Fiddlers Rest, The Endway, Althorne, Essex**
(Pages 3 - 4)

6. **FUL/MAL/17/01096 - Land Adjacent 101 Maldon Road, Burnham-on-Crouch, Essex** (Pages 5 - 6)

7. **OUT/MAL/17/01107 - Land South of Charwood, Stoney Hills, Burnham-on-Crouch, Essex** (Pages 7 - 8)

9. **OUT/MAL/17/01123 - Land to the Rear of 60A Maldon Road, Burnham-on-Crouch, Essex** (Pages 9 - 10)

11. **Any other items of business that the Chairman of the Committee decides are urgent** (Pages 11 - 18)

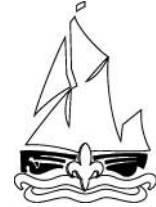
Yours faithfully

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

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
4 December 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/01010
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

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED

8.1. 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.

8.2 Statutory Consultees and Other Organisation

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

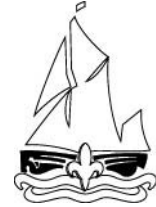
8.3 Representations received from Interested Parties (summarised)

8.3.1 Further 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:

- Eileen Downing - Oaktree Bungalow The Endway Althorne
- Alan Downing – Oaktree The Endway Althorne
- S E Grimes – Harmony The Endway Althorne
- Peter Grimes – Harmony The Endway Althorne
- Mr G Howard – Brownleaves The Endway Althorne
- Andrea Podevin – Clearview The Endway Althorne
- Susan Powl – Clearview The Endway Althorne
- Alen Powl - 3 Mill Road Mayland

Supporting Comment	Officer Response
<p>Good use of the plot. The road frontage makes it a perfect place to put a house. It will fit in well. The proposal would be on a much smaller footprint than there is at present. Visually attractive. Demolishing the two ugly rundown sheds and replacing with an attractive house would enhance the appearance of the area. I can see no reason that this application should be refused. Redevelopment of the old sheds as designed will be a positive use and positive for the area.</p>	<p>Noted.</p>

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**REPORT of
CHEIF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
4 DECEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/17/01096
Location	Land Adjacent 101 Maldon Road Burnham-On-Crouch
Proposal	Proposed new detached dwelling house
Applicant	Mr E J Dominic Savio
Agent	Greg Wiffen - Planman
Target Decision Date	22.11.2017
Case Officer	Hannah Bowles
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Chief Executive Call In

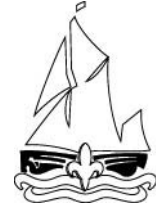
6.6 Land Ownership

The applicant has supplied the following information with regards to the land ownership issues referred to under 6.6 in the Officers report:

‘I can confirm that I have checked on site measurements myself with my architect and with my solicitor (Jacob and co solicitor who acted for the purchase of 101 Maldon Road Burnham on Crouch cm0 8dd). The measurements marked on the drawings are tight measurements taken on the site from fixed datum points to the existing fence and confirmed with my solicitor also. The site boundaries are to be defined by current fences, hedges etc. and we have no evidence to suggest the contrary and the neighbour has produced no evidence to say otherwise. I am not aware of any existing boundary dispute. We can only be guided by existing fences and hedges and the measurements and cannot consider hearsay into the matter.’

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**CIRCULATED
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**REPORT of
CHIEF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
4 DECEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	OUT/MAL/17/01107
Location	Land South Of Charwood Stoney Hills Burnham-On-Crouch Essex
Proposal	Proposed construction of 5 bungalows
Applicant	Think Green Energy Ltd
Agent	Cussen Construction Consultants
Target Decision Date	18 th December 2017
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017 Previous Committee Decision

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham On Crouch Town Council	<p>Object to the proposal for the following reasons:</p> <ul style="list-style-type: none"> • does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan & BTC's Approved Neighbourhood Development Plan • is outside the development envelope • represents back land 	Comments noted and addressed in section 5 of the report.

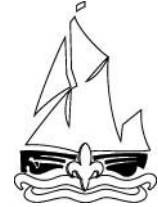
Name of Parish / Town Council	Comment	Officer Response
	development <ul style="list-style-type: none"> • represents a further reduction in the rural nature of this area • adds to the existing vehicle movement problems associated with this unmade unadopted highway and its feeder Mill Road. 	

7.4 Representations received from Interested Parties

7.4.1 An additional letter was received by Lynda Jackson, Anson, Stoney Hills Burnham-on-Crouch CM08QA **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
The proposed works would result in overlooking and loss of privacy	Please refer to section 5.3 of the officers' report. It is also noted that the impact of the development in the residential amenity would be fully assessed at a reserve matters stage.
Noise and disturbance during construction.	An informative has been added as a reminder that nuisance during construction should be controlled.
Concerns regarding the sale of the neighbouring dwellings.	Comments are noted; however, sales value of a property is not a material planning consideration.
Impact on the wildlife.	The presence of protected species on site was previously assessed as part of an appeal and it did not considered to be an appropriate reason for refusal.
Overdevelopment of Stoney Hills.	Please refer to section 5.1 of the officers' report.

**CIRCULATED
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**REPORT of
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**to
SOUTH EASTERN AREA PLANNING COMMITTEE
4 DECEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	OUT/17/01123
Location	Land To The Rear Of 60A Maldon Road, Burnham-On-Crouch, Essex
Proposal	Proposed erection of 6 residential dwellings and ancillary works with shared surface access off Green Lane and pedestrian/ cycle link to Maldon Road.
Applicant	Dr Hamid Latif
Agent	Mr David Devries
Target Decision Date	24 th November 2017
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham On Crouch Town Council	<p>Object to the proposal for the following reasons:</p> <ul style="list-style-type: none"> • does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan & BTC's Approved Neighbourhood Development Plan • is outside the 	<p>Comments noted and addressed in section 5 of the report.</p> <p>It is noted that the Highways Authority has been consulted and raised no objection to the proposal.</p>

Name of Parish / Town Council	Comment	Officer Response
	<p>development envelope</p> <ul style="list-style-type: none"> • represents back land development • represents a further reduction in the rural nature of this area • adds to the existing vehicle movement in the rural highway of Green Lane, contrary to previous advice from ECC Highways 	

7.4 Representations received from Interested Parties

7.4.1 An additional letter was received by Mr Derek William Allen, 11 Princes Close, Ostend, Burnham-on-Crouch **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
Comments in relation to previous applications on site and adjacent sites are made.	The background of the application is discussed in section 3.1.6. Reference to other recently approved applications within the wider area of the site is made in section 5.1 of the officers' report.
Highways safety concerns are raised in relation to the use of Green Lane.	The Highways Authority has been consulted and raised no objection in that respect.
Comments raised in relation to highways works undertaken on the site within the area under the applicant's ownership and other procedures in terms of purchasing or selling parts of land in the immediate area.	Comments are noted; however, these issues are not considered to be material planning considerations and they do not affect the decision-making of this application.

Town and Country Planning Act 1990
Monthly List Of Delegated Planning Decisions
Committee Date 4th December 2017



HOUSE/MAL/17/01097 Althorne

Front porch, rear garden room and first floor extensions and internal alterations to existing residence.

Gwalia Burnham Road Althorne Essex

Mr & Mrs Lee Foster

REFUSE

Dated : 22/11/2017

HOUSE/MAL/17/01080 Asheldham

Single and two storey extension

Asheldham Grange Barn Rushes Lane Asheldham Essex

Mr N Kelly

APPROVE

Dated : 16/11/2017

WTPO/MAL/17/00852 Bradwell-on-Sea

T1 Laurel Shrub - Reduce to 5ft above ground level below rip. T2 & T3 Hazel - Re-coppice to 1-2ft above ground level. T4 Cherry - Fell to ground. T5 Prunus - Reduce back.

The Rectory East End Road Bradwell-On-Sea Essex

Mr Harwood - Diocese Of Chelmsford

APPROVE

Dated : 23/11/2017

HOUSE/MAL/17/01088 Bradwell-on-Sea
Single storey side extension
Mill Cottage Mill End Bradwell-On-Sea Essex
Mrs Diane Bullman

REFUSE

Dated : 21/11/2017

OUT/MAL/17/01090 Bradwell-on-Sea
Rescinding of the lawful use of the single dwelling known as The Annexe and
the construction of a replacement dwelling in relocated position.
Land West Of Mill House Mill End Bradwell-On-Sea
Mr Adrian Knight

REFUSE

Dated : 21/11/2017

PDE/MAL/17/01132 Burnham North
Conservatory to the rear which would extend beyond the rear wall of the original
house by 4m, height to the eaves would be 2.3m and the maximum height
would be 2.9m
26 Russet Way Burnham-On-Crouch Essex CM0 8RB
Mrs L Burrows

PRIOR APPROVAL NOT REQUIRED

Dated : 22/11/2017

NMA/MAL/17/01201 Burnham North
Application for non-material amendment following grant of Planning Permission
of HOUSE/MAL/17/00708 (Proposed orangery to rear of existing dwelling)
Amendment sought: Widen bi-fold doors to rear and reduce size of rear window.
Remove high level window to side elevation and insert new door and window.
Relocate lantern to be central to new bi-fold door location.
6 Barnmead Way Burnham-On-Crouch Essex CM0 8QD
Mr & Mrs McEwan

APPROVED

Dated : 15/11/2017

ADV/MAL/17/01038 Burnham South

Display of two illuminated signs
S J Warren Limited 164 Station Road Burnham-On-Crouch Essex
Mr Ben Levy - S J Warren

REFUSE

Dated : 07/11/2017

HOUSE/MAL/17/01051 Burnham South

Removal of existing conservatory to construct single storey rear and side extension
28 Fairway Drive Burnham-On-Crouch Essex CM0 8PN
Mr & Mrs N Winter

APPROVE

Dated : 08/11/2017

HOUSE/MAL/17/01086 Burnham South

Proposed loft conversion to form bedroom, including formation of a rear dormer
113 Leslie Park Burnham-On-Crouch Essex CM0 8SY
Mr & Mrs Waller

APPROVE

Dated : 09/11/2017

TCA/MAL/17/01124 Burnham South

T1 - Sweet Bay - Reduce by 3-4 metres all around. T2 - Horse Chestnut -
Crown reduce by 30 percent. Lift and crown clean
7 Silver Road Burnham-On-Crouch Essex CM0 8LA
Mrs Barty Dalimore

ALLOWED TO PROCEED

Dated : 09/11/2017

HOUSE/MAL/17/01102 Burnham South

Addition of a conservation roof light behind the brickwork parapet
Corner Cottage The Quay Burnham-On-Crouch Essex
Mr & Mrs Tyler

APPROVE

Dated : 23/11/2017

LBC/MAL/17/01103 Burnham South

Addition of a conservation roof light behind the brickwork parapet
Corner Cottage The Quay Burnham-On-Crouch Essex
Mr & Mrs Tyler

GRANT LISTED BUILDING CONSENT

Dated : 23/11/2017

LBC/MAL/17/01104 Burnham South

Proposed brickwork repairs and repointing to front (The Quay) and side (The
Shore) elevations
Corner Cottage The Quay Burnham-On-Crouch Essex
Mr & Mrs Tyler

GRANT LISTED BUILDING CONSENT

Dated : 23/11/2017

HOUSE/MAL/17/01113 Burnham South

Single storey rear extension with first floor rear extension
63 Station Road Burnham-On-Crouch Essex CM0 8HF
Mr Martin Trower

APPROVE

Dated : 29/11/2017

TCA/MAL/17/01154 Burnham South

- T1. Silver Birch - reduce 3m off top, 1.5m off sides & lift to 3m.
- T2 & T3. x 2 Hawthorne - fell.
- H1. Pyracantha - reduce height by 2ft.
- G1. Maple x 4 - reduce crown so all 4 are the same size 1st Tree by 0.53, 2nd Tree by 0.75m, 3rd Tree by 1.25m & 4th Tree by 1.75m.
- T4. Crab Apple. - fell and grind.
- T5. Bay - trim back into shape.
- T6. Tree. - rebalance crown.
- T7. Holly - reduce crown by 0.5m

Quay House The Quay Burnham-On-Crouch Essex
Mrs Clare Hutton-Penman

ALLOWED TO PROCEED

Dated : 29/11/2017

OUT/MAL/17/00869 Latchingdon

Outline application for 6 dwellings with access off Burnham Road
Land Adjacent Springwood Rectory Lane Latchingdon Essex
Mr Wells - Foxley Corporate Ltd

REFUSE

Dated : 06/11/2017

LDE/MAL/17/01067 Mayland

Claim for a Lawful Development Certificate for the existing use of land and buildings for a Sui Generis use (mixed use of Class B8 (storage) and Class B2 (general industrial))
Whitecap Mushroom Farm Mill Road Mayland Essex
Mr A Powl

REFUSE

Dated : 15/11/2017

LDP/MAL/17/01130 Mayland

Claim for lawful development certificate for proposed single storey rear addition with pitched roof
6 Drake Avenue Mayland Essex CM3 6TY
Mr & Mrs Findlay

APPROVE

Dated : 29/11/2017

FUL/MAL/17/00357 Southminster

Retrospective - Five (5) bedroom, three (3) storey house with detached cart lodge including engineering works to the rear for the creation of a pond.
Hazelville Foxhall Road Southminster Essex
Mrs Joanna Marie Blake

APPROVE

Dated : 10/11/2017

FUL/MAL/17/00832 Southminster

Demolition of 1No. 4 Bed House and 2No. 1 Bed Flats (conjoined) construction of 5No. 2 Bed Flats, 1No. 1 Bed/2 Person and 1No. 2 Bed wheelchair user flat with 7No. off street car parking spaces and associated landscaping.
1 Kings Road Southminster Essex CM0 7EJ
Mr David Steedman - Moat Homes Limited

REFUSE

Dated : 06/11/2017

WTPO/MAL/17/01066 Southminster

T1 Lime - Crown reduce by approx. 3m, but reduce South Eastern and Western aspects of crown by 2m only. Crown lift to 7m. Thin crown by 20% and remove deadwood.
The Old Chapel Burnham Road Southminster Essex
Mr Paul Crawley

REFUSE

Dated : 14/11/2017

FUL/MAL/17/00955 St Lawrence

Construct a detached dwelling.

Land Between Quoin And The Palms Moorhen Avenue St Lawrence Essex

Mr C Goodwin

REFUSE for the following reasons:-

Dated : 17/11/2017

WTPO/MAL/17/01061 Tillingham

T1 & T2 Lime - Remove.

Lime Tree Cottage 30 North Street Tillingham Essex

Miss Silcock

REFUSE

Dated : 13/11/2017

TCA/MAL/17/01111 Tillingham

Japanese Ash Tree (T1) - Tree is badly diseased and dead on one side. Tree is to be replaced with sapling of same type.

Coppins North Street Tillingham Southminster

Mr Kevin Knight

ALLOWED TO PROCEED

Dated : 13/11/2017

TCA/MAL/17/01214 Tillingham

T1. Walnut - reduce crown by 4m

2 South Street Tillingham Essex CM0 7TJ

The Dean & Chapter Of St Pauls Cathedral

TPO SERVED

Dated : 29/11/2017

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