

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

12 January 2018

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 15 JANUARY 2018

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.

8. **FUL/MAL/17/01289 - 33 Princes Avenue, Mayland, Essex, CM3 6BA** (Pages 3 - 4)
9. **Any other items of business that the Chairman of the Committee decides are urgent** (Pages 5 - 14)

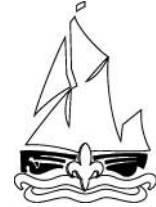
Yours faithfully

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

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
15 JANUARY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/17/01289
Location	33 Princes Avenue Mayland Essex CM3 6BA
Proposal	Erection of 2No. 3 bedroom dwelling to replace existing dwelling
Applicant	Royal Day Investments
Agent	Mr Gary Taylor – Ken Judge & Associates Ltd
Target Decision Date	19.01.2018
Case Officer	Devan Lawson
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In.

7.4 Representations received from Interest Parties (summarised)

7.4.1 A letter of representation has been received from Mr and Mrs King, 31 Princes Avenue, Mayland. The letter consists of objections to the planning application unless certain assurances are made.

Objection Comment	Officer Response
Loss of privacy due to the positioning of windows.	There are no proposed windows within the side elevations at first floor level. Furthermore, the first floor windows are situated beyond the rear elevation of No.31 so views into the neighbouring property from these windows will not be available. The ground floor windows on the side elevations will be screened by boundary treatments which will be established under condition 4. Please also see section 5.3 of the report.
A concern over the size of boundary	It is not considered there will be a loss

<p>treatments to prevent loss of privacy. Seek assurance that a 6 foot fence will be installed.</p>	<p>of privacy to the neighbouring properties as detailed in section 5.3 of the report. Furthermore, boundary treatments will be taken into consideration under condition 4.</p>
<p>Loss of garden privacy</p>	<p>The first floor windows will have some views available into the neighbouring gardens. However, given the setback position of the dwellings and the lack of any side windows at first floor level it is not considered that there will be a harmful increase in overlooking.</p>
<p>Loss of privacy due to removal of the tree at the side of the site. The tree should only be cut back.</p>	<p>The proposal does not include the removal of any protected trees or hedges. However, as discussed in section 5.3 it is not considered that there will be any substantial loss of privacy to neighbouring occupiers. Furthermore, condition 4 will take account of boundary treatments and any resulting loss of privacy.</p>
<p>Rear fence is on the neighbouring land due to previous neighbouring refusing to replace it. Removal of overgrowth on the new property will destroy the fence and it will need replacing back on the boundary line.</p>	<p>Boundary treatments will be taken into account under condition 4. The replacement of fencing however, is a civil matter that cannot be dealt with via the planning system.</p>

Town and Country Planning Act 1990
Monthly List Of Delegated Planning Decisions
Committee Date 15th January 2018



FUL/MAL/17/01017 Bradwell-on-Sea

Variation of condition 2 on approved application FUL/MAL/17/00388
(Construction of a permanent building envelope to enclose the redundant Ponds
and Vaults Complex providing protection from the prevailing weather during the
100 year care and maintenance period)

Bradwell Power Station Ponds And Vault Complex Downhall Beach Bradwell-
On-Sea Essex
Magnox Limited

APPROVE

Dated : 07/12/2017

HOUSE/MAL/17/01181 Bradwell-on-Sea

Replacement of existing flat roof on previous garage conversion & altered front
access

3 Bate Dudley Drive Bradwell-On-Sea Essex CM0 7QG
Mrs Noeleen Nelson-Cole

APPROVE

Dated : 09/01/2018

FUL/MAL/17/01035 Burnham North

Variation of conditions 13 & 15 of approved planning permission
FUL/MAL/14/00775 (Proposed installation of a 5.0 mw solar farm and
associated development) Condition 13. External Lighting. Condition 15.
Wintering Bird Survey

Land East Of Burnham Wick Farm Wick Road Burnham-On-Crouch Essex
Mr Leuen Spencer - Burnham Wick Solar Limited

APPROVE

Dated : 21/12/2017

FUL/MAL/17/01169 Burnham North

Detached industrial building.
Tri-Ark Limited The Sail Loft Unit 13 Burnham Business Park Burnham-On-Crouch
Mr David Rozee

APPROVE

Dated : 13/12/2017

WTPO/MAL/17/01205 Burnham North

TPO 13/91 - False Acacia - 3m Crown reduction and remove deadwood
Acacia House 80A Maldon Road Burnham-On-Crouch Essex
Mr Robert Hammond

REFUSE

Dated : 06/12/2017

HOUSE/MAL/17/01254 Burnham North

Single storey rear extension of existing bungalow and associated alterations
with adjacent detached 2 bay garage
Marigolds 16 St Marys Road Burnham-On-Crouch Essex
Mr & Mrs Nick Milton

APPROVE

Dated : 21/12/2017

FUL/MAL/17/01278 Burnham North

Extension of existing building to provide studio.
The School Room Creeksea Lane Burnham-On-Crouch Essex
Mr Roger Barcroft

REFUSE

Dated : 28/12/2017

HOUSE/MAL/17/01288 Burnham North
Two storey side extension
6 Ember Way Burnham-On-Crouch Essex CM0 8TJ
K Grindley

APPROVE

Dated : 03/01/2018

HOUSE/MAL/17/01087 Burnham South
Removal of existing single storey entrance lobby and construction of a two storey side extension incorporating an enlarged entrance lobby with a bathroom over
27 Queens Road Burnham-On-Crouch Essex CM0 8DY
Mrs Y Smith

APPROVE

Dated : 01/12/2017

HOUSE/MAL/17/01098 Burnham South
Construction of rear extension at first floor level only to create dining area and re-site existing wc, extension to be supported by steel posts with balcony, privacy screen and external spiral staircase for access to garden.
19 Coronation Road Burnham-On-Crouch Essex CM0 8HW
Mr Ronald Woolerton

REFUSE

Dated : 15/12/2017

FUL/MAL/17/01108 Burnham South
Proposed new two storey, two bedroom private residential dwelling with off street parking on land to rear of 19 Providence, fronting onto Ship Road.
Land Rear Of 19 Providence Burnham-On-Crouch Essex
Mr & Mrs David Taylor

APPROVE

Dated : 08/12/2017

FUL/MAL/17/01185

Burnham South

Proposed one bedroom single storey bungalow.
Land West Of 35 Crouch Road Burnham-On-Crouch Essex
Mr & Mrs Hall

REFUSE

Dated : 13/12/2017

TCA/MAL/17/01309

Burnham South

T1 - Silver Birch - Crown reduce by 3/4 metres. T2 - Walnut - Crown reduce by 1.5 metres.
5 Witney Road Burnham-On-Crouch Essex CM0 8JS
Mr Andrews

ALLOWED TO PROCEED

Dated : 21/12/2017

TELPN/MAL/17/01234

Latchingdon

Prior notification for the installation of a proposed base station.
Base Station Adjacent To Goodhares Farm Burnham Road Latchingdon Essex
Telefonica (UK) Ltd

REFUSE

Dated : 18/12/2017

HOUSE/MAL/17/01055

Mayland

Proposed oak framed garden room and single storey side extension.
Medlar House Southminster Road Mayland Essex
Mr Daniel Balson

APPROVE

Dated : 18/12/2017

LDP/MAL/17/01062 Mayland

Claim for lawful development certificate for the proposed dismantling of existing conservatory and build orangery .

Ashmead Mayland Close Mayland Essex
Mrs Lorraine Leslie

REFUSE

Dated : 05/01/2018

WTPO/MAL/17/01207 Mayland

T1. Oak - reduce the crown radius by 3m and reduce the height by 2m

25 North Drive Mayland Essex CM3 6AG
Mr Alex Champelovier

REFUSE

Dated : 01/12/2017

PDE/MAL/17/01381 Mayland

Lounge room extension with a flat roof & central roof lantern light which would extend beyond the rear wall of the original house by 5.3m, height to the eaves would be 2.6m and the maximum height would be 3.5m

42 West Avenue Mayland Essex CM3 6AF
Mr Malcolm Smith

PRIOR APPROVAL IS NOT REQUIRED

Dated : 10/01/2018

PDE/MAL/17/01382 Mayland

Lounge room extension with a flat roof & central roof lantern light which would extend beyond the rear wall of the original house by 5.3m, height to the eaves would be 2.6m and the maximum height would be 3.5m

44 West Avenue Mayland Essex CM3 6AF
Mr Malcolm Smith

PRIOR APPROVAL IS NOT REQUIRED

Dated : 10/01/2018

HOUSE/MAL/17/01210 Mundon

Variation of conditions 2 & 3 of approved application HOUSE/MAL/16/01501 (Part two storey and part single storey side extension to existing detached house).

Copt Chase Cottage Mundon Road Mundon Essex
Mr & Mrs Wylie

APPROVE

Dated : 22/12/2017

HOUSE/MAL/17/01227 Mundon

Single storey rear extension and pitched roof over existing side extension
1 Westfield Bungalows Main Road Mundon Essex

Mr R Cockett

APPROVE

Dated : 12/12/2017

COUPA/MAL/17/00977 Southminster

Notification for prior approval for a proposed change of use of agricultural building to two dwellinghouses (Class C3), and for associated operational development.

Barn At Little Acre Scotts Hill Southminster Essex
Mr Adam Bennett

REFUSE

Dated : 21/12/2017

FUL/MAL/17/01135 Southminster

Change of use from a mixed use comprising agricultural barn and dwelling to a single dwelling house with associated physical works.

Manor Farm Old Heath Road Southminster Essex
Mr M Grant

APPROVE

Dated : 14/12/2017

FUL/MAL/17/01136 Southminster

Change of use of existing barn and dwelling to barn and dwelling with dwelling occupying 75% of building (increase from 30%).

Manor Farm Old Heath Road Southminster Essex

Mr M Grant

APPROVE

Dated : 14/12/2017

OUT/MAL/17/01158 Southminster

Outline planning permission for the erection of 3 dwellings and associated access from Burnham Road on land at Ratsborough Farm.

Land North Of Ratsborough Farm Burnham Road Southminster Essex

Mr & Mrs T Oyler

REFUSE

Dated : 07/12/2017

LDE/MAL/17/01187 Southminster

Claim for a Lawful Development Certificate for the existing use as residential.

5 The Brambles Foxhall Road Steeple Essex

Mr Robert Moore

APPROVE

Dated : 08/12/2017

HOUSE/MAL/17/01273 Southminster

First floor rear extension

58 Crown Way Southminster Essex CM0 7AP

Mr Alan Hudson

REFUSE

Dated : 10/01/2018

OUT/MAL/17/01171 Steeple

Change of use of agricultural land to residential and erection of five dwellinghouses with associated off-street parking and amenity area
Land Adjacent To 6 Church View The Street Steeple Essex
Mr & Mrs Partridge

REFUSE

Dated : 20/12/2017

LDP/MAL/17/01159 St Lawrence

Claim for lawful development certificate for proposed loft conversion including a rear dormer and 2No. rooflights to front roof slope.
2 The Spinnaker St Lawrence Essex CM0 7GR
Mr Adrian Roker

APPROVE

Dated : 18/12/2017

HOUSE/MAL/17/01188 St Lawrence

Extensions and alterations to include first floor accommodation
Oakleigh 48 Mountview Crescent St Lawrence Essex
Mr M Lear

REFUSE

Dated : 13/12/2017

TCA/MAL/17/00993 Tillingham

T1 Oak - 8mx6m reduce to 4 m high and 3m wide T2 Oak - 15mx15m reduce to 8m high and 6m wide
67 South Street Tillingham Essex CM0 7TH
Mr Charles Collins

PART APPROVED PART REFUSED

Dated : 07/12/2017

HOUSE/MAL/17/01231 Tillingham

Demolition of part previous rear extension, construct new single storey rear extension

Gipsy Lodge 48 South Street Tillingham Essex
Mr & Mrs Barnes

APPROVE

Dated : 21/12/2017

HOUSE/MAL/17/01255 Tillingham

Single storey extension incorporating a garden room

Amaethon Grange Road Tillingham Essex
Mrs Clare & Dr Mike North

APPROVE

Dated : 21/12/2017

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