

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

09 February 2018

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 12 FEBRUARY 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.

6. **HOUSE/MAL/17/01428 - River Lodge, 120 Imperial Avenue, Mayland** (Pages 3 - 4)
7. **FUL/MAL/17/01440-Waterside Holiday Park, Main Road, St. Lawrence, Essex CM0 7LY** (Pages 5 - 6)
8. **FUL/MAL/17/01460 - Land Adjacent 104 Imperial Avenue, Mayland** (Pages 7 - 8)

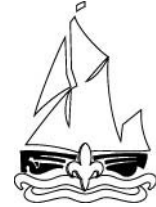
Yours faithfully

A handwritten signature in dark 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
12 FEBRUARY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	HOUSE/MAL/17/01428
Location	River Lodge, 120 Imperial Avenue, Mayland
Proposal	Front extension comprising entrance, gym/garage with mezzanine study.
Applicant	Mr Tony Holt
Agent	Cliff Cole – Cliff Cole Architects Ltd
Target Decision Date	15/02/2018
Case Officer	Louise Staplehurst, TEL: 01621 875706
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Representations received from Interested Parties (summarised)

7.3.2 A response was received from the applicant regarding the comments from the Parish Council.

- Michelle Quinton-Holt, 120 Imperial Avenue, Mayland

Comments	Officer Response
The negative comments from the Parish Council are unfair. The land opposite the application site was once a garden and is now 3, 3 storey houses. The proposed extension will not cause any problem to the look of the street, parking or light. It will be neat, tidy and create more parking, as the current parking can be awkward since the houses opposite have been built. They do not have enough parking and park opposite the driveway of the application site making it difficult for the applicant to get off their drive. The extension will create more off road parking and make it easier to get off the driveway.	These comments have been noted.

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12 FEBRUARY 2018**

MEMBERS' UPDATE

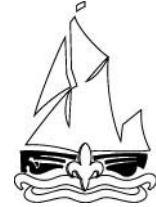
AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/01440
Location	Waterside Holiday Park Main Road St Lawrence Essex CM0 7LY
Proposal	Variation of occupancy condition on planning permission MAL/652/80 (Change of use to static caravan site for holiday purposes) granted on appeal APP/5217/C/81/2488.
Applicant	Mr. E English
Agent	Mr. Mark Jackson - Mark Jackson Planning
Target Decision Date	15.02.2018
Case Officer	Spyros Mouratidis, TEL: 01621 875841
Parish	ST. LAWRENCE
Reason for Referral to the Committee / Council	Member Call In

The Application was withdrawn on Friday 2 February 2018 by the agent.

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**REPORT of
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to
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12 FEBRUARY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/17/01460
Location	Land Adjacent 104 Imperial Avenue, Mayland
Proposal	Proposed 3 bed dwelling house - chalet style
Applicant	Mr & Mrs Sharman
Agent	Greg Wiffen - Planman
Target Decision Date	14.02.2018
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties (summarised)

7.4.1 A letter has been received objecting to the application from the following and the reasons for objection are summarised as set out in the table below:

- J.W. Bedford – 102 Imperial Avenue, Maylandsea

Comments	Officer Response
1. The window to the rear and doors of the proposed building overlook my property completely as the building is coming across my back garden and is also not in line with the houses in George Cardnell way, also my children's bedrooms are at the rear of my property which is an unacceptable invasion of my privacy.	Please see section 5.4 of the Officers report.
2. Under the basic “right of light” law. It’s my contention that it is compromised by the height of the	Please see section 5.4 of the Officers report.

Comments	Officer Response
<p>roof line of the proposed building.</p> <p>3. I currently have some 18 metres of uninterrupted south facing back garden view. This would be reduced by the physical presence of the new building plus loss of light through shadow, particularly in the winter months when the sun is low.</p> <p>4. The proposed development is not in keeping with surrounding properties and would be too oversized for this plot and constitutes excessive “cramming” of dwellings.</p> <p>5. If there is to be a development I would accept the earlier proposal of a 2 bedroom property which has a lower roof line, reference on drawing 21605/01 as it stated in writing it would not be seriously damaging the living conditions of my property 102, Imperial Avenue. (enclosed highlighted copy)</p>	<p>The impacts of the development have been assessed under section 5.4 of the Officer’s report in regards to loss of light, overshadowing and whether the development is overbearing.</p> <p>Please see section 5.3 of the Officer’s report.</p> <p>Whilst these comments are noted, the application must be assessed on its own merits. Therefore, Officers can only comment on the proposal in front of them.</p>