

## MEMBERS' UPDATE

HEAD OF PAID SERVICE'S OFFICE  
HEAD OF PAID SERVICE  
Richard Holmes

05 October 2018

Dear Councillor

### **SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 8 OCTOBER 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.

5. **FUL/MAL/18/00684 - Maythorne, The Endway, Althorne** (Pages 3 - 4)
6. **FUL/MAL/18/00798 - Rooms 8 & 9, Mayland Industrial Estate, Steeple Road, Mayland** (Pages 5 - 6)
7. **OUT/MAL/18/00971 - Land North of Rosemary, Mangapp Chase, Burnham-on-Crouch** (Pages 7 - 8)

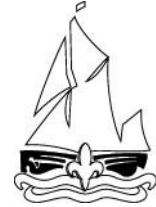
Yours faithfully



Head of Paid Service

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**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**  
**08<sup>th</sup> October 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>FUL/MAL/18/00684</b>
<b>Location</b>	Maythorne The Endway Althorne
<b>Proposal</b>	Section 73A application for the change of use of the barns to three dwellinghouses, including new link to boiler room, garden extensions and shed conversion to garages
<b>Applicant</b>	Mr A Powl
<b>Agent</b>	Mr David Wallis – Smart Planning Ltd
<b>Target Decision Date</b>	18.10.2018
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>ALTHORNE</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In Cllr. Acevedo – Public Interest

**5.6 Private Amenity Space and Landscaping**

Please note that paragraph 5.6.3 has been updated as below, to reflect the correct number of bedrooms that were proposed as part of the prior approval application:

- 5.6.3 The prior approval application provided amenity areas ranging between 33m<sup>2</sup> and 54m<sup>2</sup>. The requirement for the three bedroom property would have been the same as this application (100m<sup>2</sup>), whereas the two bedroom dwellings would have had requirement of 50m<sup>2</sup>. Whilst the amenity space requirement would have remained the same for the three bedroom property, for the reasons highlighted in Section 5.1, including the lack of policy consideration, there is no fall-back position as the prior approval cannot be implemented and it is not an extant permission. Therefore, this application must be assessed on its own merits and against policies contained within the LDP.

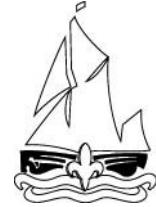
**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**1.1 Representations received from Interested Parties**

- 7.4.1** An additional letter supporting the proposed development has been received.

Supporting Comment	Officer Response
Support the proposal as a resident of one of the properties, who enjoys living in Maythorne and the location and likes the design of the conversion. Supporter wishes to continue living here and looks forward to being able to have a garage for their car.	The comments are noted. Please refer to section 5.3 for design matters.

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**08<sup>th</sup> October 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>FUL/MAL/18/00798</b>
<b>Location</b>	Rooms 8 & 9, Mayland Industrial Estate, Steeple Road, Mayland
<b>Proposal</b>	Change of use of Rooms 8 and 9 to Class D2 (Yoga Studio)
<b>Applicant</b>	Mrs Emma Turnbull – Yoga Wise
<b>Agent</b>	None
<b>Target Decision Date</b>	17 <sup>th</sup> September 2018
<b>Case Officer</b>	Devan Lawson
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the Local Plan

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.2 Statutory Consultees and Other Organisations**

<b>Name of Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Highway Authority	No objection	Noted. The Highway Authorities response accords with the assessment made in paragraph 5.4.2 of the report.

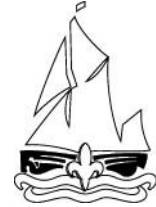
**1.1 Representations received from Interested Parties**

**7.4.1** An additional letter supporting the proposed development has been received.

<b>Supporting Comment</b>	<b>Officer Response</b>
A Yoga studio would have a positive impact on the local community	Please see section 5.1 which discusses community benefits.

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**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>OUT/MAL/18/00971</b>
<b>Location</b>	Land North of Rosemary, Mangapp Chase, Burnham-on-Crouch
<b>Proposal</b>	Outline planning application for the erection of two dwellings.
<b>Applicant</b>	Mr & Mrs J Jolly
<b>Agent</b>	Mr G Clark - Clark Partnership
<b>Target Decision Date</b>	16.10.2018
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In <ul style="list-style-type: none"> <li>In the public interest</li> </ul>

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.2 Statutory Consultees and Other Organisations**

<b>Name of Statutory Consultee/ Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Natural England	The site lies within the 'Zone of Influence' for one or more European designated sites scoped into the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). It is advised that a Habitats Regulations Assessment (HRA) must be undertaken	The comments from Natural England are noted. However, as the application is being recommended for refusal, it is not considered that this matter would currently need to be dealt with via this application.

<b>Name of Statutory Consultee/ Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
	to secure any necessary mitigation. Planning permission should not be granted until such time as the HRA has been undertaken and the conclusions confirmed.	