

## MEMBERS' UPDATE

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

14 November 2018

Dear Councillor

### CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 14 NOVEMBER 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/18/00699 - Blackwater Leisure Centre** (Pages 3 - 4)
6. **ADV/MAL/18/01066 - South of Wycke Hill & Limebrook Way** (Pages 5 - 6)
7. **FUL/MAL/18/01078 - 57 High Street** (Pages 7 - 8)
9. **HOUSE/MAL/18/01089 - 57 Mariners Way** (Pages 9 - 10)

Yours faithfully



Head of Paid Service

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**CIRCULATED  
BEFORE THE  
MEETING**



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

**to  
CENTRAL AREA PLANNING COMMITTEE  
14 NOVEMBER 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM 5.**

<b>Application Number</b>	<b>FUL/MAL/18/00699</b>
<b>Location</b>	Blackwater Leisure Centre, Park Drive, Maldon
<b>Proposal</b>	Provision of building to be used as a community hub and associated boundary treatments (nursery, childcare provision, children's holiday club, crèche for the leisure centre, private hire by community groups).
<b>Applicant</b>	Mrs Sharon Kennedy – Watership Downs
<b>Agent</b>	Paul Lonergan – Paul Lonergan Architects Ltd
<b>Target Decision Date</b>	19/11/2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land Major Application – Site Area Member Call In – Cllr Savage – request of applicant and public interest

**5.4 Access, Parking and Highway Safety**

- 5.4.1 The Council has adopted a revised Vehicle Parking Standards SPD (2018) since the report was published. The revised parking standards are expressed as minimum, not maximum, standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards is to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.

- 5.4.2 The site features an existing car park that serves the Blackwater Leisure Centre. There is also pedestrian access via an existing footpath to the west of the site, leading across the road, and to the south, leading to the car park. There are no changes proposed to the access and parking arrangements of the site.
- 5.4.3 The adopted revised Vehicle Parking Standards SPD (2018) requires that a crèche/nursery should have one space per full time staff. The application form states that there will be 22 part time members of staff; the full time staff equivalent being 11 members of staff. Therefore the site would need to provide 11 parking spaces for the employees of the nursery. Regarding the evening and weekend use, the parking standards requires a maximum of 1 parking space per 22 square metres; totalling 5 parking spaces in relation to the proposed building. As the nursery use and the private hire use will not occur at the same time, it is considered that the total number of parking spaces needed at the site at any one time would be a minimum of 11 parking spaces. The Design and Access Statement submitted with the application states that the users of the proposed building will be informed that they can only use the parking at the Leisure Centre if they are also using their facilities. It also states that there will be no parking on site for staff members. It is noted that the current site of the Watership Downs Nursery, on Downs Road, has no parking. However this is not considered to justify having no parking for the proposed building, particularly as the Downs Road site is in a more sustainable location that is within the Maldon Town Centre Area.
- 5.4.4 It is noted that the parking area for the Leisure Centre is extensive and may be capable of accommodating the increase in parking requirements. However, as the application has stated that this car park will not be available for use by the staff members of the proposed nursery building, this cannot be considered.
- 5.4.5 There may be some increased traffic as a result of the nursery. However, this is likely to be limited to the set drop-off and collection times and therefore it is not considered to cause demonstrable harm to the flow of traffic to an extent that would justify the refusal of the application.
- 5.4.6 It is considered that the provision of no on-site parking for the proposed building is unacceptable and therefore the proposal is considered to be contrary to policies T1 and T2 of the LDP.

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**AGENDA ITEM 6.**

<b>Application Number</b>	<b>ADV/MAL/18/01066</b>
<b>Location</b>	Land South Of Wycke Hill And Limebrook Way Maldon Essex
<b>Proposal</b>	Moveable advertisements attached to hoardings, no more than 100m in length in total, to promote the District of Maldon and the South Maldon Garden Suburb.
<b>Applicant</b>	Maldon District Council
<b>Agent</b>	None.
<b>Target Decision Date</b>	19.11.18
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Council application Choose an item. Choose an item.

**7.4 Representations received from Interested Parties (summarised)**

7.4.1 One letter was received objecting to the application and the reasons for objection are summarised as set out in the table below:

<b>Objection Comment</b>	<b>Officer Response</b>
Strange that Maldon District Council made application on a hoarding erected and owned by Taylor Wimpey	Noted
Application should have been made by a named person not just a 'member of staff'	This is not a reason to invalidate the application
Existing Taylor Wimpey advertisement an unnecessary and inappropriate intrusion on the visual amenity of the area for a period of two years	The existing Taylor Wimpey advertisements are subject of currently undetermined application ADV/MAL/18/01176
Totally wrong and out of keeping with beautiful and historic town – inappropriate for town and unacceptable	Noted – refer to section 5.4 of report. Maldon District Council is the applicant but Maldon Town Council is not

<b>Objection Comment</b>	<b>Officer Response</b>
that District Town Council appears to be involved	‘involved’ with the application except as a consultee.

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**AGENDA ITEM 7.**

<b>Application Number</b>	<b>FUL/MAL/18/01078</b>
<b>Location</b>	Avanti Photographics 57 High Street Maldon Essex
<b>Proposal</b>	Reconfigure existing retail space with remainder converted to 2No. Maisonettes and 1No. Studio Flat
<b>Applicant</b>	Salisbury Bright Ideas (Maldon) Ltd
<b>Agent</b>	A R Property Designs
<b>Target Decision Date</b>	19.11.2018
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call-in – Councillor Pearlman on the basis of the Town Council objections and the Conservation Officer's support

**5.6 Access, Parking and Highways Safety**

5.6.1 The Council has adopted a revised Vehicle Parking Standards SPD since the report was published. The revised parking standards are expressed as minimum, not maximum, standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards is to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.

- 5.6.2 The new parking standard for one-bedroom dwellings (a minimum of one space per dwelling) would not be met as no off-street parking is proposed. However, the site is within a sustainable town centre location and it is therefore considered that there can be some flexibility with respect to the amount of provision that is required to be provided, especially as the policies of the local plan seek to encourage the use of sustainable modes of transport and given the limited number and size of flats proposed. However, provision for cycle parking would be required to comply with the Adopted Standard, as follows: 1 per dwelling (one bed); and, 1 per 8 units (visitors) which would be a total of four spaces in this case. An area for cycle parking is proposed at ground floor level.
- 1.1.2 Based on the above, no objection is raised to the proposal in terms of access, parking or highway safety.



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**MEMBERS' UPDATE**

**AGENDA ITEM 9.**

<b>Application Number</b>	<b>HOUSE/MAL/18/01089</b>
<b>Location</b>	57 Mariners Way, Maldon
<b>Proposal</b>	Variation of conditions 2 & 3 of approved application HOUSE/MAL/18/00450 (2 storey side extension). Amendment: Use of cladding.
<b>Applicant</b>	Mr David Brandon
<b>Agent</b>	N/A
<b>Target Decision Date</b>	12/11/2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In – Councillor Mrs Harker Reason: Public interest

**5.4 Access, Parking and Highway Safety**

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- 5.4.2 The amendment to the materials does not impact on parking or highway safety and therefore the proposal is in accordance with this aspect of policy D1 of the LDP.

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