

## MEMBERS' UPDATE

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

20 February 2019

Dear Councillor

### CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 20 FEBRUARY 2019

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. **LBC/MAL/17/00763 & FUL/MAL/17/00764 - The Friary, Carmelite Way, Maldon, Essex** (Pages 3 - 4)
7. **FUL/MAL/18/01457 - Unit 4, Promenade Park, Park Drive, Maldon** (Pages 5 - 6)
10. **FUL/MAL/18/01516 - Land rear of 63 High Street, Maldon, Essex** (Pages 7 - 8)

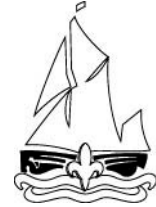
Yours faithfully



Head of Paid Service

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**CIRCULATED  
BEFORE THE  
MEETING**



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

to  
**CENTRAL AREA PLANNING COMMITTEE  
20 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>FUL/MAL/17/00763</b>
<b>Location</b>	The Friary Carmelite Way Maldon Essex
<b>Proposal</b>	Residential redevelopment for 28 dwellings comprising conversion of listed building to 7 apartments, demolition of unsympathetic 1960s extension and replacement with 2 townhouses, construction of new build development within the grounds to the south comprising 19 apartments, hard and soft landscaping and associated parking and infrastructure.
<b>Applicant</b>	Mr Derek Ford - Essex Housing, Essex County Council
<b>Agent</b>	Mr Steven Butler - Bidwells
<b>Target Decision Date</b>	31 October 2017
<b>Case Officer</b>	Yee Cheung
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Level of Public Participation

**3.2 Conclusion**

It has been suggested to Officers that paragraph 3.2.1 was not wholly clear and therefore the wording of this paragraph of the conclusion can be clarified as follows:

- 3.2.1 It is considered that the proposal would conflict with policies S1, D1, D3, H1, H3 and H4 of the Maldon District Local Development Plan (MDLDP) and as such should be refused unless material planning considerations indicate otherwise. The harm identified in reaching this opinion relates to the impact of the development on the character and appearance of the site, the Conservation Area and the setting of the listed building. It is considered that inadequate amenity space would be provided. It is also considered that inadequate parking would be able to be provided and the development would be served by a poorly formed access that might impact upon pedestrian and vehicular safety within the site.

### **5.3 Affordable Housing Provision**

It has been drawn to the attention of Officers that paragraph 5.3.8 is not complete. The paragraph should read as follows:

- 5.3.8 In this case, the benefits of the development have to be weighed against the dis-benefits or the areas where the development is not compliant with the requirements of the Local Development Plan. Weight can be afforded to the overall housing mix that is policy compliant and the fact that the housing is intended to be of social benefit. However, the harm caused by the failure to deliver affordable housing which is demonstrated to be of substantial need and is required by policies of the Local Development Plan is considered to be unacceptable and not outweighed by the benefits.

### **8. REASONS FOR REFUSAL**

To better reflect the content of the Officer Report it is suggested that the first reason for refusal be amended to read as follows:

1. The proposed development, as a result of its layout, scale, mass, height and bulk, unsympathetic design, loss of important landscaping, and excessive site coverage would have an unacceptable visual impact upon the character and appearance of the site, the setting of the listed building at the site and the Conservation Area. The proposal would be contrived, out of keeping with the prevailing pattern of development and fail to integrate into the surrounding area both physically and visually or achieve a high quality design. Furthermore, the high density of the proposed development does not allow for sufficient amenity space for the two proposed dwellings. The proposal would therefore be contrary to Policies S1, S5, D1, D3 and H4 of the MDLDP and Government advice contained within the NPPF.

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20 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>FUL/MAL/18/01457</b>
<b>Location</b>	Unit 4, Promenade Part, Park Drive, Maldon
<b>Proposal</b>	Change of use of first aid hut into an A3 café.
<b>Applicant</b>	Mr Richard Heard
<b>Agent</b>	Mr Richard Holmes
<b>Target Decision Date</b>	22.02.2019
<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 Council Application

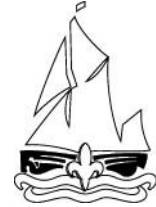
**7.3 Representations received from Interest Parties**

7.3.1 1 Letter of objection has been received since the writing of the report.

<b>Objecting Comment</b>	<b>Officer Response</b>
The gallery is a creative place and it would be a great loss if the gallery is turned into another food outlet.  There are enough food outlets.	Comments noted. The gallery is not the lawful use of the site.

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20 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 10**

<b>Application Number</b>	<b>FUL/MAL/18/01516</b>
<b>Location</b>	Land Rear Of 63 High Street Maldon Essex
<b>Proposal</b>	Proposed new open cart lodge extension
<b>Applicant</b>	Mr & Mrs Salisbury
<b>Agent</b>	Ashley Robinson
<b>Target Decision Date</b>	27 February 2019
<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 by Councillor Pearlman as he feels this application is in keeping with the surroundings.

**7.2 Statutory Consultees and Other Organisations (summarised)**

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Essex County Archaeology	The proposed development is very small and is to be placed on a raft foundation. For these reasons no archaeological recommendations are being made with regard to this application.	Noted.

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