

## MEMBERS' UPDATE

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

26 June 2019

Dear Councillor

### CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 26 JUNE 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.

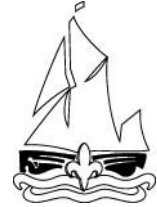
6. **FUL/MAL/19/00348 - Kiosk Adjacent To The Splash Park, The Promenade Park, Park Drive, Maldon** (Pages 3 - 4)
7. **FUL/MAL/19/00425 - Land Adjacent 53 Orchard Road, Maldon** (Pages 5 - 6)
8. **HOUSE/MAL/19/00477 - 17 Victoria Road, Maldon** (Pages 7 - 8)
9. **PIP/MAL/19/00540 - Knowles Farm, Wycke Hill, Maldon** (Pages 9 - 10)

Yours faithfully



Head of Paid Service

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

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to  
**CENTRAL AREA PLANNING COMMITTEE**  
**26 JUNE 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM 6.**

<b>Application Number</b>	<b>FUL/MAL/19/00348</b>
<b>Location</b>	Adjacent to the Splash park, Promenade Park, Park Drive, Maldon
<b>Proposal</b>	Temporary use of land for the siting of a mobile food and drink kiosk.
<b>Applicant</b>	Mr J Smith – S J Caterers
<b>Agent</b>	Mr Matt Williams – Brimble Lea & Partners
<b>Target Decision Date</b>	28.06.2019
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In By Councillor Swain Reason: It raises a question of principle about the location of such activities in the park.

**8      REASON FOR REFUSAL**

1. The proposed development is located within Flood Zone 3 and is therefore of a higher probability of flooding. Guidance within the National Planning Policy Framework and policy D5 of the Maldon District Local Development Plan seek to direct development to areas with a lower risk of flooding. The proposal is considered to fail the sequential test, as no evidence has been submitted to justify why the proposal must be located within this location. The development would therefore be contrary to core planning principles and guidance contained in the National Planning Policy Framework, the Planning Practice Guidance and policy D5 of the Maldon District Local Development Plan.

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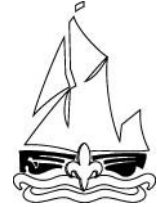
**AGENDA ITEM 7.**

<b>Application Number</b>	<b>FUL/MAL/19/00425</b>
<b>Location</b>	Land Adjacent 53 Orchard Road Maldon Essex
<b>Proposal</b>	Construction of a pair of 2 bedroom semi-detached dwellings, off street parking provision and ancillary works
<b>Applicant</b>	Mr Tony Church
<b>Agent</b>	Mr Derek Lawrence - Lawrence Planning Limited
<b>Target Decision Date</b>	1 July 2019
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call-in – Councillor Bryan Harker in the public interest

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

- 6.4.1 A total of 4 letters were received objecting to the application. The reasons for objection are summarised as set out in the table in paragraph 6.4.1 of the Agenda report.

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**AGENDA ITEM 8.**

<b>Application Number</b>	<b>HOUSE/MAL/19/00477</b>
<b>Location</b>	17 Victoria Road, Maldon
<b>Proposal</b>	Loft conversion with rear dormer.
<b>Applicant</b>	Mr & Mrs S Bourne
<b>Agent</b>	Chris Cumbers - CBS Cumbers MCIAT
<b>Target Decision Date</b>	28.06.2019
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In By Councillor Mayes Reason: In the public interest

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

7.3.1 One letter of support has been received.

<b>Supporting Comment</b>	<b>Officer Comments</b>
No objections – No.17 is prominent in the views to the rear of the neighbouring house.  There are several extensions and conversions to properties on Victoria Road that indicate there is a need for some homeowners to increase the size of their property.	Comments noted.  Some similar dormers may have been constructed under permitted development before permitted development rights were removed in 2001.  The desire for some people to increase the size of their home is not a material planning consideration.

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**MEMBERS' UPDATE**

**AGENDA ITEM 9.**

<b>Application Number</b>	<b>PIP/MAL/19/00540</b>
<b>Location</b>	Knowles Farm Wycke Hill Maldon Essex CM9 6SH
<b>Proposal</b>	Permission in principle application for redevelopment of existing two storey house extending to approximately 520sqm on a site of 0.2ha. Replace with multiple two storey housing units.
<b>Applicant</b>	Sunbury Homes (Holdings) Limited
<b>Agent</b>	Mr Ian Jeffrey - Sunbury Homes
<b>Target Decision Date</b>	18.06.2019
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	Not Delegated to Officers Member Call-in – Councillor Stilts – as Maldon Town Council have recommended refusal

**This application has been WITHDRAWN.**

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