

MEMBERS' UPDATE

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

02 August 2019

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 5 AUGUST 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/19/00506 - The Bell Public House, The Street, Purleigh**
(Pages 3 - 4)
9. **FUL/MAL/19/00674 - Birchwood Farm, Birchwood Road, Cock Clarks**
(Pages 5 - 6)

Yours faithfully



Head of Paid Services

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**CIRCULATED
BEFORE THE
MEETING**



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

**to
NORTH WESTERN AREA PLANNING COMMITTEE
5 AUGUST 2019**

MEMBERS' UPDATE

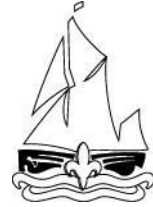
AGENDA ITEM NO. 6

Application Number	FUL/MAL/19/00506
Location	The Bell Public House The Street Purleigh
Proposal	Replacement sewerage treatment plant within boundary of extended public house.
Applicant	Mr & Mrs Julian Webb - The Bell PH
Agent	Mr David Taylor - AFT Design (Architects)
Target Decision Date	29.07.2019
Case Officer	Hannah Bowles
Parish	Purleigh
Reason for Referral to the Committee / Council	Call in: Cllr White Reason: Public Interest

This application has been withdrawn.

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AGENDA ITEM NO. 9

Application Number	FUL/MAL/19/00674
Location	Birchwood Farm Birchwood Road Cock Clarks
Proposal	Erection of building for oyster purification and ancillary aquiculture storage by the Maldon Oyster Company
Applicant	Mr Emans - Maldon Oyster Company
Agent	Kate Jennings - Whirledge & Nott
Target Decision Date	07.08.2019
Case Officer	Hannah Bowles
Parish	Purleigh
Reason for Referral to the Committee / Council	Member Call In The planning application is called in by Councillor Miss S White due to public interest.

7.3 Representations received from Interested Parties

7.3.2 1 additional representation was received **objecting** to the application. The comments made are summarised on the table below:

Objection Comment	Officer Response
<p>We object to the above planning application for the following reasons:</p> <p>This huge ugly building represents continuous industrialisation in the rural surroundings with its associated increase in transportation traffic and creates permanent damage to the amenity of the countryside.</p> <p>There is no justification for passing this application for local economic benefit whilst having disregard for the amenity</p>	<p>The impact of the development on the character and appearance of the area is discussed within section 5.2 of the officer's report.</p> <p>This is discussed within section 5.1 of the officer's report.</p>

Agenda Item no. 9

Objection Comment	Officer Response
<p>of local residents.</p> <p>The application suggests a zero increase in employment, reducing its merit considerably. It cannot be offered "special merit " conditions in a similar fashion to the recent Brewery application.</p> <p>We do not accept that traffic will not increase since the two existing buildings could easily be used for further business development.</p> <p>Maldon Oyster Company is a valued company within the village but we do not accept that this is the only way this business can expand when a new Brewery has recently been added to the site and other buildings exist which the owners have chosen to offer to different businesses rather than choosing these for expansion.</p> <p>The continued heavy traffic often out of hours to this site causes concern to the immediate residents affected and the growth of other businesses and storage of plant materials and vehicles represents a growing industrial site within a small village.</p>	<p>Whilst the highway authority have failed to provide a response; they raised no objection at the time of the withdrawn application for a similar proposal. In terms of highway safety and it is not considered the potential increase in traffic to the site would be so detrimental as to warrant a reason for refusal, particularly considering the existing use of the site and that no further employment is proposed.</p> <p>The potential increase in traffic caused by the proposed development is not considered to be so detrimental as to warrant a reason for refusal.</p>