



MALDON DISTRICT  
COUNCIL

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY,  
PERFORMANCE AND GOVERNANCE  
Paul Dodson

27 July 2021

Dear Councillor

### CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 28 JULY 2021

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.

8. **21/00297/HOUSE & 21/00298/LBC- 4 Silver Street, Maldon, Essex, CM9 4QE**  
(Pages 3 - 4)
9. **21/00339/FUL- Quest Motors, Wycke Hill Business Park, Maldon** (Pages 5 - 6)

Yours faithfully

Director of Strategy, Performance and Governance



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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**CENTRAL AREA PLANNING COMMITTEE  
28 JULY 2021**

**MEMBERS' UPDATE**

**AGENDA ITEM NO.8**

<b>Application Number</b>	21/00297/HOUSE & 21/00298/LBC
<b>Location</b>	Josua, 4 Silver Street, Maldon, Essex, CM9 4QE
<b>Proposal</b>	Restoration and alterations to exterior and interior of the existing house.
<b>Applicant</b>	Mr & Mrs Bresler - Eleven Cromwell Hill Ltd
<b>Agent</b>	Mr Simon Plater - Plater Claiborne Architecture And Design
<b>Target Decision Date</b>	30.07.2021
<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 C Mayes Reason: D1, D2, D3, H4, I2, S12

**7.4 External Consultee**

<b>Name of External Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
National Amenity Society	No response	Noted.

**8. PROPOSED CONDITIONS**

**GRANT PLANNING PERMISSION subject to the following conditions**

*Additional condition below:*

- Prior to their installation, full details including the design and specification of the ventilation units to be installed shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with these details and retained as such thereafter.

**REASON** To protect the amenity of neighbouring occupiers and the character of the area, in accordance with policies D1, D3 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**CENTRAL AREA PLANNING COMMITTEE**  
**28 JULY 2021**

## MEMBERS' UPDATE

**AGENDA ITEM NO. 9**

<b>Application Number</b>	<b>21/00339/FUL</b>
<b>Location</b>	Quest Motors Wycke Hill Business Park Maldon
<b>Proposal</b>	Erection of a mixed-use development comprising Class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or Class B8 and/or Class B8 with ancillary showroom and Class E (drive-thru coffee shop) uses together with access, servicing, car parking and associated works
<b>Applicant</b>	Barkby Real Estate Developments Ltd
<b>Agent</b>	Karen Calkin - Firstplan
<b>Target Decision Date</b>	02.08.2021
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>Maldon Town Council</b>
<b>Reason for Referral to the Committee / Council</b>	Major Application

**1. REVISED RECOMMENDATION (PAGES 55-70)**

**REFUSE** for the reason set out in Section 8 of this report.

**5. MAIN CONSIDERATIONS**

**5.5 Access, Parking and Highway Safety**

5.5.1 Whilst the number of parking spaces proposed is considered to be sufficient when assessed against the minimums recommended as part of the adopted parking standards, the size of all of the parking spaces at 2.5m x 5m would be below the minimum of 2.9m x 5.5m recommended in the adopted standards.

5.5.2 This issue was raised with the applicant via their agent, but they consider that the size of the parking spaces is adequate taking into account the relevant Local Development Plan Policies, as the Vehicle Parking Standards Supplementary Planning Document is only advisory and the mix of uses proposed in this location. However, they base this view on the misunderstanding of the Standards including that they are maximums rather than minimums. They argue that increasing the size

of the parking spaces to comply with the adopted standards would result in the loss of 11 of the 59 car parking spaces proposed and that this would result in 'indiscriminate off-site parking activity'.

- 5.5.3 There is also concern that there are no lorry parking spaces proposed which are required to serve Class B8 uses to comply with the adopted standards. The applicant via their agent argues that no lorry parking spaces are required due to the 'nature' of the scheme and the small size of the units proposed. They advise that parking bays would be coned off to allow for deliveries. However, this would further reduce the availability of on-site parking, at least for temporary periods.
- 5.5.4 It has not been possible to resolve the parking matters referred to above prior to this Committee as hoped. Therefore, on the basis of the inadequacies of the parking proposed as part of the scheme, the development would fail to accommodate the parking demand that would be generated by the amount of floorspace proposed which, in turn, is likely to lead to cars parking off-site in adjoining street potentially causing conditions of obstruction, congestion and danger to pedestrians and other road users, contrary to Policies D1 and T2 of the LDP.

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

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC SuDS Team	No objections.	Noted.

## 8 PROPOSED REASON FOR REFUSAL

- 1 The development would not provide off-street car parking spaces of sufficient size and no lorry parking spaces are proposed to support the Class B8 uses proposed. Therefore, the development would fail to accommodate the parking demand that would be generated which, in turn, is likely to lead to cars parking off-site in adjoining streets potentially causing conditions of obstruction, congestion and danger to pedestrians and other road users, contrary to Policies T2 and D1 of the Maldon District Approved Local Development Plan.