



MALDON DISTRICT
COUNCIL

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND GOVERNANCE
Paul Dodson

17 May 2022

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 18 MAY 2022

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. **21/01208/FUL - Birchwood Farm, Birchwood Road, Cock Clarks, Essex, CM3 6RF**(Pages 3 - 4)
7. **22/00414/FUL - Jechs Barn, Crouchmans Farm Road, Ulting, Essex, CM9 6QT**(Pages 5 - 6)
8. **22/00048/MLA - Land Opposite 34, Hall Road, Great Totham, Essex**(Pages 7 - 8)

Yours faithfully

Director of Strategy, Performance and Governance



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CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
NORTH WESTERN AREA PLANNING COMMITTEE
18th May 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	21/01208/FUL
Location	Birchwood Farm Birchwood Road Cock Clarks Essex CM3 6RF
Proposal	Proposal for the erection of a new storage building for specialist packaging and equipment for Maldon Oyster Company
Applicant	Mr and Mrs Emans – Maldon Oyster Company
Agent	Mrs Elizabeth Milne – Whirledge and Nott
Target Decision Date	15.04.2022
Case Officer	Kathryn Mathews
Parish	Purleigh
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017

The name of the applicants has been corrected and, at the request of the applicants, the wording of recommended condition 16 has been amended to require a Biodiversity Enhancement Strategy prior to the commencement of development rather than within three months of the planning permission, which would have been unnecessary.

8. PROPOSED CONDITIONS

Agreement to the pre-commencement conditions recommended has been received from the applicant.

- 16 No development shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Strategy shall include the following:
- purpose and conservation objectives for the proposed enhancement measures
 - Detailed designs to achieve stated objectives
 - Location of proposed enhancement measures by appropriate maps and plans
 - Persons responsible for implementing the enhancement measures
 - Details of initial aftercare and long term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

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CIRCULATED PRIOR
TO THE MEETING



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

to
NORTH WESTERN AREA PLANNING COMMITTEE
18th May 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	22/00414/FUL
Location	Jechs Barn, Crouchmans Farm Road, Ulting, CM9 6QT
Proposal	Change of use of land to residential and single storey side extension
Applicant	Mrs Jo Witney
Target Decision Date	12.05.2022
Case Officer	Nicola Ward
Parish	ULTING
Reason for Referral to the Committee / Council	Member Call In Cllr Morgan has called in the application for the following policy reasons: LDP S1, S7, S8, D1 and H7

7.2 Representations received from Interested Parties *(summarised)*

7.2.1 7 letters of support have been received. The points that have been raised are as follows:

Supporting Comment	Officer Response
Residents of Ulting for 20 years and should be allowed to extend the property to remain in the village	This is not a material planning consideration.
Extension would be in-keeping	Noted and addressed within section 5.2 of the report.
No impact on traffic	Noted and addressed within section 5.4 of the report.
No impact on the Environment	Noted and addressed within section 5.2 of the report.
Materials will be in-keeping	Noted and addressed within section 5.2 of the report.
Extension is screen by the existing boundary treatments and would enhance the view from the street	Noted and addressed within section 5.2 of the report.
Modest extension for a young family	Noted and addressed within section 5.2 of the report.

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CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**NORTH WEST AREA PLANNING COMMITTEE
18 MAY 2022**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	22/00048/MLA
Location	Land Opposite 34 Hall Road, Great Totham, Essex
Proposal	Variation of Section 52 Agreement (mal/408/84) dated 10/10/84 relating to land at the rear of Seagers and Millways
Applicant	Smart Planning Limited
Agent	
Target Decision Date	08/03/2022
Case Officer	Hannah Bowles
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	No scheme of delegation applies.

This member's update concerns an error in the report at (1) RECOMMENDATION (page 47), and at (8) RECOMMENDATION (page 54). Due to an error, the incorrect recommendation has been carried over to the current report. The report should read as set out in 1 and 8 below and taken as replacement for the corresponding paragraphs in the report. The essence of officer's recommendation can be found at paragraph 3.2.1 (page 49)

1 RECOMMENDATION

AGREE THE REQUEST for the reasons as detailed in Section 8 of this report

8 RECOMENDATION

- 1, The Local Planning Authority resolves that the applicant's submission is treated as a request to voluntarily vary the existing Section 52 Agreement relating solely to the area edged red on planning permission MAL/FUL/20/0428 and to AGREE THE REQUEST**

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