



**MINUTES of  
SOUTH EASTERN AREA PLANNING COMMITTEE  
13 MARCH 2017**

---

**PRESENT**

Chairman	Councillor R P F Dewick
Vice-Chairman	Councillor A S Fluker
Councillors	Mrs B F Acevedo, B S Beale MBE, R G Boyce MBE, CC, Mrs P A Channer, CC, Mrs H E Elliott, P G L Elliott, M W Helm, R Pratt and N R Pudney

**1087. CHAIRMAN'S NOTICES**

The Chairman drew attention to the list of notices published on the back of the agenda.

**1088. APOLOGIES FOR ABSENCE**

There were none.

**1089. MINUTES OF THE LAST MEETING**

**RESOLVED**

- (i) that the Minutes of the meeting of the Committee held on 13 February 2017 be received.

**Minute No. 973 – Minute 874 – FUL/MAL/16/00511 – St. Lawrence Caravans Limited, St Lawrence Caravan Site, Main Road, St. Lawrence**

Councillor A S Fluker had requested an update and had expected it to be on the Agenda for this meeting. He asked the Group Manager for Planning Services to assist and, in response, the Group Manager for Planning Services advised that this application had been determined and approved.

**Minute 974 – Disclosure of Interest**

Councillor Mrs B F Acevedo advised that her declared interest in Agenda Item 6 – OUT/MAL/16/00224 – Whitecap Mushroom Farm, Mill Road, Mayland was a non-pecuniary interest.

**Minute 976 – OUT/MAL/16/00224 – Whitecap Mushroom Farm, Mill Road, Mayland**

Councillor Mrs P A Channer recalled that, during the debate for this item, proposals had been made but not recorded in the Minutes and, therefore, it was not an accurate reflection of the debate.

**RESOLVED**

- (ii) that subject to the above amendments the Minutes of the meeting of the Committee held on 13 February 2017 be confirmed.

**1090. DISCLOSURE OF INTEREST**

Councillor R P F Dewick declared:

- a non-pecuniary interest in relation to Agenda Item 7 – FUL/MAL/16/01481 – Land South West of High House, Green Lane, Burnham-on-Crouch, as he had carried out work on that site in the past, although he did not know the Applicant. He advised the Committee that he would leave the meeting for this item;
- an interest in relation to Agenda Item 9 - FUL/MAL/16/01492 – Land south east of Harlow Sailing Club, Sea View Parade, Mayland as he knew the Applicant, but he did not consider his interest to be pecuniary.

Councillor Mrs P A Channer declared a non-pecuniary interest as she was also a Member of Essex County Council who was consulted on highways, access, education and other matters.

Councillor A S Fluker declared that in the interests of openness and transparency he knew some of the responders in relation to Agenda Item 9 – FUL/MAL/16/01492 – Land south east of Harlow Sailing Club, Sea View Parade, Mayland and Agenda Item 10 – FUL/MAL/17/00027 – Land Adjacent to Three Ways, Batts Road, Steeple.

Councillor B F Acevedo declared a non-pecuniary interest in relation to Agenda Item 9 - FUL/MAL/16/01492 – Land south east of Harlow Sailing Club, Sea View Parade, Mayland, as she knew the Applicant.

**1091. MEMBERS' BRIEFING**

The Chairman notified the committee there was no Members' briefing.

The Committee considered the reports of the Interim Head of Planning Services and determined the following planning applications, having taken into account all representations and consultation replies received, including those items listed on the Members' Update circulated at the meeting.

**1092. RES/MAL/16/01472 - LAND AT JUNCTION OF STEEPLE ROAD AND MILL ROAD, MAYLAND**

<b>Application Number</b>	<b>RES/MAL/16/01472</b>
<b>Location</b>	Land at Junction of Steeple Road and Mill Road, Mayland
<b>Proposal</b>	Reserved matters application for the approval of appearance, landscaping & scale on approved planning application OUT/MAL/12/00452 (Application for 60 bed single storey nursing home for frail elderly people in the later stages of dementia)
<b>Applicant</b>	Mr Daniel Wylie - Autumn Care Part Of Aldanat Group
<b>Agent</b>	Mr Christopher Mathews - Mathews Serjeant Architects
<b>Date Valid</b>	19 December 2016
<b>Target Decision Date</b>	20 March 2017
<b>Case Officer</b>	Rebecca Greasley, TEL: 01621 875805
<b>Parish</b>	MAYLAND
<b>Reason for Referral to the Committee / Council</b>	Major Application Member Call In

Following the Officer's presentation of the report, Mr Alan Powl, a Supporter and Mr Martyn Ward, the Applicant, both addressed the Committee.

Members debated this application and made it clear that they were not against the nursing home in principle, but that they had concerns regarding the proposed design and height of it. As an authority, MDC always strived to get the best design possible. Members supported the Officer's report and recommendation and hoped that a better design would be submitted. A comment was made that there was insufficient information regarding the extra care element that was now proposed, which had not formed part of the original application.

**RESOLVED** that this application be **REFUSED** for the following reasons:

- 1 The development by reason of its height will result in a dominant and overbearing form of development in the soft edge of settlement location, resulting in a demonstrable visual impact on the rural character and appearance of the locality, contrary to policy BE1 and CC6 of the Maldon District Replacement Local Plan, D1 of the submitted Local Plan and the National Planning Policy Framework.
- 2 Insufficient information has been provided as part of the application to demonstrate that there is an identified need for the variation of "extra – care" to be provided on the site which includes independent living accommodation, contrary to policy H3 of the submitted Local Plan and the National Planning Policy Framework.
- 3 The proposal by reason of its nature and height fails to accord with the restrictions and conditions imposed on the outline planning application reference OUT/MAL/16/01423 and, as such, the applications cannot be read as one permission, contrary to the National Planning Practice Guidance.

In accordance with his earlier declaration, Councillor R P F Dewick left the Chamber for this item.

Councillor Mrs P A Channer, CC declared that she knew the Applicant.

Councillor P G L Elliot declared that he knew the Applicant.

COUNCILLOR A S FLUKER IN THE CHAIR.

**1093. FUL/MAL/16/01481 - LAND SOUTH WEST OF HIGH HOUSE, GREEN LANE, BURNHAM-ON-CROUCH**

<b>Application Number</b>	<b>FUL/MAL/16/01481</b>
<b>Location</b>	Land South West of High House, Green Lane, Burnham
<b>Proposal</b>	Erection of a four bedroom detached chalet style dwelling.
<b>Applicant</b>	Mr S Latif
<b>Agent</b>	Raymond Stemp Associates
<b>Date Valid</b>	21 December 2016
<b>Target Decision Date</b>	17 March 2017
<b>Case Officer</b>	Rebecca Greasley
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger Departure from the Local Plan 2005

Following the Officer's presentation of the report, Mr Raymond Stemp, the Agent, addressed the Committee.

Councillor N R Pudney, a Ward Member, was in agreement with Burnham Town Council's comments on this application and had concerns regarding the access. He was surprised that access had been approved and agreed by Essex County Council.

Members raised concern about this application and also, in general, the development taking place around Green Lane as it had traditionally been a rural location. However, they considered that there were not any planning reasons to refuse this application.

**RESOLVED** that this application be **APPROVED**, subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, SP02, X01, X02 and 05.
3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority.  
Development shall be carried out in accordance with the approved details.
4. No development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include (a) means of boundary enclosure (b) hard surfacing materials (c) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and (d) implementation timetables. All hard and soft landscape works shall be carried out in accordance with the approved details. Any plant material removed, dying or becoming seriously damaged or diseased within 5 years of planting shall be replaced in the

- next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.
5. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall include delivery, demolition and construction working hours and the approved Statement shall be adhered to throughout the construction period for the development.
  6. No development shall commence until details for the storage of bicycles has been submitted to and approved in writing by the local planning authority. The storage shall be provided prior to the first occupation of the development and shall thereafter been retained as such.
  7. Prior to the first occupation of the development, the vehicular access, parking and turning areas shall be provided in accordance with the approved site plan SP02 and retained as such thereafter. No unbound materials shall be used in the surface treatment of the vehicular access within 6m of the highway boundary.
  8. Prior to the commencement of the development details of the surface water drainage strategy and foul drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.

Councillor R P F Dewick returned to the Chamber at this point in the meeting and resumed the Chair.

IN THE CHAIR: COUNCILLOR R P F DEWICK

**1094. FUL/MAL/16/01484 - LAND SOUTH OF RED LYONS LODGE, BURNHAM ROAD, LATCHINGDON**

<b>Application Number</b>	<b>FUL/MAL/16/01484</b>
<b>Location</b>	Land south of Red Lyons Lodge, Burnham Road, Latchingdon
<b>Proposal</b>	Demolish existing dwelling house, store, 2 stable buildings, hay barn and erect replacement dwelling house and detached garage/cart lodge
<b>Applicant</b>	Mr Baldock
<b>Agent</b>	Hibbs and Walsh Associates
<b>Date Valid</b>	21 December 2016
<b>Target Decision Date</b>	15 February 2017
<b>Case Officer</b>	Nigel Hebden, TEL: 01621 875741
<b>Parish</b>	<b>LATCHINGDON</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

**RESOLVED** that this application be **APPROVED** for the following reasons:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 2 The development shall be carried out in accordance with the following approved plans and documents: Drawing Nos 14/90/01, 14/90/02, 14/90/03, 14/90/03 (first floor), 14/90/04, 14/90/05, 14/90/06, 14/90/07, 14/90/08 & 14/90/09.
- 3 No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
- 4 Within the first available planting season (October to March inclusive) following the commencement of the development a hedgerow shall be planed and maintained along the boundaries of the access to the site and along the east and south eastern boundaries of the site. Unless otherwise first agreed in writing with the local planning authority the hedgerow shall be of the following specification:-

Field Hedge - A mixed indigenous hedgerow to be made up of at least 80% Hawthorn (*Crataegus monogyna*), with the remaining a mixture of other locally indigenous species such as holly, hazel, blackthorn, or elder, and incorporating within the hedgerow trees of a species chosen from the following - Oak (*Quercus robur*), Ash (*Fraxinus excelsior*),

Field Maple (*Acer campestre*). - The hedgerow plants shall be planted as a double staggered row, with rows 300mm apart and plants spaced at 450mm centres along each row.

- The plants shall be planted into ground previously cleared of all weed growth and mulched with a fabric/polythene sheet mulch and/or organic mulch. Shrub guards should be used to protect the plants. If within five years of the planting of the hedge any plant is removed, uprooted, destroyed or dies another plant of the same species and size shall be planted in the first available planting season, unless the local planning authority gives written consent to any variation.
- 5 Prior to commencement of the development hereby approved, the existing dwelling on the site shall be demolished and the resulting material removed from the site.
  - 6 The outbuildings hereby permitted shall only be used for those purposes ancillary and incidental to the use of the dwelling house to which it relates and not for any commercial or business purpose or as annex accommodation. The stables hereby to be retained shall be used solely for the private stabling of horses and no business or commercial use including for the purposes of livery or any riding school activity shall take place at the site.
  - 7 Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.
  - 8 There shall be no raising of ground levels within the site and prior to any development commencing details of the ground floor slab level shall be submitted to and approved by the local planning authority and the scheme shall be implemented in accordance with the details so approved.
  - 9 There shall be no burning of animal or stable wastes anywhere on the site, as shown edged in red (or blue) on the plans which form part of this permission.

- 10 No works or development shall take place until full details of hard landscape works to be carried out have been submitted to and approved in writing by the local planning authority. These details shall include the layout of the hard landscaped areas with the colour materials and finishes to be used and the proposed method(s) of surface water drainage. The hard landscape works shall be carried out as approved prior to the first occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority.
- 11 No development shall commence until details of the foul and surface water drainage schemes to serve the development have been submitted to and agreed in writing by the local planning authority. The agreed schemes shall be implemented prior to the first occupation of the development.

**1095. FUL/MAL/16/01492 - LAND SOUTH EAST OF HARLOW SAILING CLUB, SEA VIEW PARADE, MAYLAND**

<b>Application Number</b>	<b>FUL/MAL/16/01492</b>
<b>Location</b>	Land south east of Harlow Sailing Club, Sea View Parade, Mayland
<b>Proposal</b>	Proposal for a replacement dwelling to re-establish the street frontage along Sea View Parade.
<b>Applicant</b>	Mrs Beverley Corcoran
<b>Agent</b>	Baca Architects
<b>Target Decision Date</b>	02/03/17
<b>Case Officer</b>	Nigel Hebden Tel 01621 875741
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In Departure from the Local Plan

Following the Officer's presentation of the report, Mr Richard Coutts, of Baca Architects, the Agent, addressed the Committee.

Members debated this application in some depth and some had concerns about this application and, in particular, regarding the Tree Preservation Order that had been in place. Members were of the understanding that the site was a wildlife site of designated county significance.

The Officer advised that whilst the site was partially covered by a Tree Preservation Order (at the northern end of the site), the trees that were protected had been removed in 2014. There were not many trees now left on the site.

Attention was drawn to the lack of reference in the report to successes that the Council had achieved on appeal relating to sites on the opposite side of the road. In addition, concern was also raised that Officers had recommended this application for approval on design alone and had there were reservations about it fitting in with the surroundings.

The Group Manager for Planning Services commented that whilst the Council had won a number of appeals in the vicinity for fairly large schemes, the National Planning

Policy Framework (NPPF) did allow certain schemes subject to a number of criteria being met. Section 55 was the relevant section that highlighted schemes that were truly outstanding and/or innovative. It was for the decision makers to decide whether this proposal was of a sufficiently high standard to meet the criteria set out.

Conversely, other Members were of the opinion that the design was indeed outstanding and supported the Officer's recommendation. Members commented that they considered it to be a special and unusual application.

Members were concerned about the footpath, but the Group Manager for Planning Services advised them that this was not a planning consideration. He advised against imposing a condition for a footpath, as it would not meet the necessary tests to be upheld. Following this, a suggestion was made that a permissive right of way could potentially be agreed between the Parish Council and the landowner.

Responding to a question about the enforceability of the conditions, the Group Manager for Planning Services stated that the conditions recommended did, in his opinion, meet the tests and could be upheld.

**RESOLVED** that this application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall begin no later than three years from the date of this decision.
- 2 The development shall be carried out in accordance with the following approved plans and documents: - Drawing Nos 188-200-001B, 188-200-002A, 188-200-004A, 188-200-005A, 188-200-006A, 188-200-100E, 188-200-101E, 188-200-102C, 188-200-110D, 188-200-111D, 188-200-112D & 188-200-113D and application form.
- 3 Prior to the construction of the dwelling hereby approved details and samples of the materials to be used in the construction of the external surfaces of the dwelling shall have first been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 4 No development shall commence until scale has been submitted to show all new window frames, external doors and door frames including sections through the head, jamb, cill and glazing bars. The details shall be submitted to and approved in writing by local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 5 Construction works shall only take place outside the sensitive bird overwintering period (1st October to 31st March inclusive).
- 6 No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter.
- 7 No development shall take place until full details of the provision and subsequent retention of both hard and soft landscape works on the site have been submitted to and approved in writing by the local planning authority. These details shall include:
  - (i) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.



- (ii) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding fates, planting methods, mulching, plant protection, staking and/or other support.
- (iii) Details of the aftercare and maintenance programme.
- (iv) The planting scheme and maintenance regime shall reflect the principles outlined in Section 5.2 and Annexe 5 of the Extended Phase 1 Habitat Survey (Preliminary Ecological Assessment) dated August 2016.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

#### Hard Landscape works.

- (i) Details of walls with brick types, construction design and dimensions.
- (ii) Details of paved surfacing, with materials finishing and edgings.

The hard landscape works shall be carried out as approved prior to the first use/ occupation of the development hereby approved and retained and maintained as such thereafter.

- 8 All trees shown as being retained on Appendix 5 (Tree Protection Plan) of the Arboricultural Report dated 15th August 2016 shall be retained. No development shall commence until fencing and tree protection measures to protect the trees and vegetation to be retained has been implemented in accordance with the details set out in the Method Statement for Tree Protection Measures as set out in the Arboricultural Report. The protective fencing shall be erected before the commencement of any clearing, demolition and building operations and shall be retained until all equipment, machinery and surplus materials have been removed from the site.

The protective fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone nothing shall be stored or placed, no fires lit, no vehicle shall gain access, ground levels shall not be altered, no excavation shall be made and no structure shall be erected. If within five years from the completion of the development a retained shrub or hedge is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shrub or hedge shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority.

- 9 Finished floor levels for the ground floor shall be at least 3.0 metres AOD and for the first floor no less than 6.5 metres AOD.
- 10 Prior to any development details of any ground raising including levels as compared to the surrounding land shall be submitted to and approved by the local planning authority and the development carried out in accordance with the details so agreed.

- 11 Prior to the commencement of development details of the proposed connection to the public foul sewer shall be submitted to and approved by the local planning authority and the scheme shall be implemented in accordance with the details so approved.
- 12 Prior to the commencement of development details of the collection and disposal of surface water drainage shall be submitted to and approved by the local planning authority and the scheme implemented in accordance with the details so approved.
- 13 Prior to the commencement of development details of the proposed vehicular access and the means of stopping up the existing vehicular access shall be submitted to and approved by the local planning authority and the scheme shall be implemented in accordance with the details so approved. The existing access shall be stopped up and cease to be used within 3 months of the new becoming available.
- 14 Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order)
- I. no garages, extensions, separate buildings, other structures or swimming pools shall be erected within the site without planning permission having been obtained from the local planning authority.
- II. no dormer window or other form of addition or opening shall be constructed in the roof or gable walls of the building.
- III. no wall, fence, gate or other means of enclosure shall be erected within or around the site.
- without the prior grant of planning permission by the local planning authority.
- 15 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for but not necessarily be limited to the following:
- Designated areas for the parking of vehicles of site operatives and visit
  - Designated areas for the loading and unloading of plant and materials
  - Designated areas for the storage of plant and materials used in constructing the development
  - The erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate
  - Wheel washing facilities and protocol for their use
  - Measures to control the emission of dust, noise and dirt during construction
  - A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 16 Prior to the commencement of development details of flood resilience measures to be incorporated into the building, including but not necessarily limited to the measures set out in the Maylandsea Flood Risk Assessment dated December 2016 as well as a Flood Evacuation Plan shall be submitted to and approved by the local planning authority and the development shall be implemented in accordance with the measures so approved.
- 17 No development shall commence until details of all external illumination of the site including the luminance and spread of light and the design and specification of the illumination within the site has been submitted to and approved by the local planning authority and shall be installed and retained in accordance with

the approved details. There shall be no other lighting of the external areas of the site.

**1096. FUL/MAL/17/00027 - LAND ADJACENT THREE WAYS, BATTS ROAD, STEEPLE**

<b>Application Number</b>	<b>FUL/MAL/17/00027</b>
<b>Location</b>	Land Adjacent to Three Ways, Batts Road, Steeple
<b>Proposal</b>	Proposed residential development comprising 7 No two bedroom dwellings
<b>Applicant</b>	Mr P Ellis
<b>Agent</b>	Form Architecture Ltd
<b>Target Decision Date</b>	09/03/17
<b>Case Officer</b>	Nigel Hebden Tel 01621 875741
<b>Parish</b>	<b>Steeple</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

Following the Officer's presentation of the report, Rev. Gwynne Evans of the Evangelical Fellowship of Congregational Churches Trust addressed the Committee.

Members were in full agreement with the Officer's recommendation and were of the opinion that the reasons for refusal were correct and that the report was very clear. There was great concern about this proposal by residents in Steeple and the effect that such a development would have on Batts Road. Members were surprised that there were no planning rules in place to protect graveyards.

**RESOLVED** that this application be **REFUSED** for the following reason:

1. The proposal involves the erection of two terraces of dwellings either side of a former chapel which is considered to be a Non Designated Heritage Asset. The proposed development by reason of its design, positioning and massing would result in a cramped form of development that would adversely affect the setting of a Non-Designated Heritage asset by visually dominating it. In addition the design, position and bulk of the development together with the loss of the existing hedgerow and replacement with car parking would adversely affect the visual appearance and character of the rural setting of the village and the amenities of local residents. As such the proposal would be contrary to the requirements of policies BE1 and CC6 of the Maldon District replacement Local Plan and policies D1 and D3 of the Maldon District Local Development Plan and paragraph 135 of the National Planning Policy Framework.

Councillor A S Fluker thanked the two Officers who were leaving Maldon District Council for their work and wished them well.

## **1097. OTHER AREA PLANNING AND RELATED MATTERS**

The Committee considered the report of the Interim Head of Planning Services on the following matters:

### **(i) Appeals Lodged:**

There were none.

### **(ii) Appeal Decisions:**

It was noted that the following appeal decisions had been received from the Planning Inspectorate.

#### **LDP/MAL/16/00263 (Appeal Ref: APP/X1545/X/16/3151073)**

Proposal: Proposed mobile home to be used as additional accommodation to the existing dwelling

Address: Lermoos - 32 Wembley Avenue - Mayland

**APPEAL ALLOWED & FULL COSTS AGAINST THE COUNCIL ALLOWED – 9 February 2017**

DECISION LEVEL: Committee (as per Officer recommendation to refuse)

#### **FUL/MAL/16/00301 (Appeal Ref: APP/X1545/W/16/3156862)**

Proposal: Revised orientation of farm worker's dwelling and use of roof void to provide bedroom accommodation incorporating rear dormer (Revision of FUL/MAL/10/00702)

Address: Manor Farm, Old Heath Road, Southminster, Essex, CM0 7BW

**APPEAL DISMISSED – 14 February 2017**

DECISION LEVEL: Delegated

#### **OUT/MAL/16/00120 (Appeal Ref: APP/X1545/W/16/3160991)**

Proposal: Outline planning permission for proposed demolition of No.58 Maldon Road and the erection of 6 No.residential units. with ancillary works including new vehicular and pedestrian access off Maldon Road and Estate Road (Resubmission)

Address: Land To The Rear Of 60A Maldon Road - Burnham On Crouch

**APPEAL ALLOWED – 16 February 2017**

DECISION LEVEL: Committee (as per Officer recommendation)

#### **HOUSE/MAL/16/00259 (Appeal Ref: APP/X1545/D/16/3162369)**

Proposal: 6ft fence around garden replacing existing old fence

Address: 48 Western Road Burnham-On-Crouch

**APPEAL ALLOWED – 22 February 2017**

DECISION LEVEL: Delegated

#### **OUT/MAL/16/00196 (Appeal Ref: APP/X1545/W/16/3157183)**

Proposal: Development of 3 new homes

Address: Land North Of Hillcrest House - Stoney Hills - Burnham On Crouch

**APPEAL ALLOWED – 27 February 2017**

DECISION LEVEL: Delegated

#### **1098. DELEGATED PLANNING APPLICATIONS**

The Committee received and noted the list of decisions on planning applications taken by the Interim Head of Planning Services under delegated powers, circulated prior to the meeting for the period 13 February – 10 March 2017.

#### **1099. EXCLUSION OF THE PUBLIC AND PRESS**

**RESOLVED** that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item(s) of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

#### **1100. ENFORCEMENT UPDATE**

The Committee received and noted the quarterly update on enforcement cases affecting the Committee's area. Members requested that, as agreed at the Special Meeting of the South Eastern Area Planning Committee held on 22 September 2016, a matrix would be provided to each meeting showing live enforcement cases, how many had been dealt with and how many new cases had come in. That had not, as yet, happened. It was also agreed at the Special Meeting that there would be a frontispiece explaining the categories of enforcement to enable Members to understand what the enforcement team were dealing with.

The Enforcement Officer explained that it had not been possible to produce this at the time the report was dispatched, but had copies which were handed out to Members at this point. A request was made that this be produced each month.

Various cases were discussed in detail and the Enforcement Officer provided updates where requested to do so and advised Members of planned action to be taken.

A proposal was made that a further Special Meeting of the South Eastern Area Planning Committee be held to discuss enforcement in more detail. A comment was also made that any increase in charges agreed by the Finance and Corporate Services Committee in response to Government proposals should be used, in part, to assist with enforcement.

There being no further items of business the Chairman closed the meeting at 8.57 pm

R P F DEWICK  
CHAIRMAN