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CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

13 February 2018

Dear Councillor

You are summoned to attend the meeting of the;


CENTRAL AREA PLANNING COMMITTEE

on **WEDNESDAY 21 FEBRUARY 2018 at 7.30 pm.**

in the Council Chamber. Maldon District Council Offices, Princes Road, Maldon.

A copy of the agenda is attached.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, loopy circular flourish.

Chief Executive

COMMITTEE MEMBERSHIP

CHAIRMAN

Councillor B E Harker

VICE-CHAIRMAN

Councillor S J Savage

COUNCILLORS

Miss A M Beale
A T Cain
I E Dobson
Mrs B D Harker
M S Heard
Miss M R Lewis
M R Pearlman
Mrs N G F Shaughnessy
Rev. A E J Shrimpton

Ex-officio non-voting Members: Councillor Mrs P A Channer, CC

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AGENDA
CENTRAL AREA PLANNING COMMITTEE
WEDNESDAY 21 FEBRUARY 2018

1. **Chairman's notices (please see overleaf)**

2. **Apologies for Absence**

3. **Minutes of the last meeting** (Pages 7 - 16)

To confirm the Minutes of the meeting of the Committee held on 24 January 2018, (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-8 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **FUL/MAL/18/00010 - Adjacent 42 The Causeway Maldon** (Pages 17 - 18)

6. **Any other items of business that the Chairman of the Committee decides are urgent**

7. **Exclusion of the Public and Press**

To resolve 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 ??? of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

Reports for noting:

In accordance with the recent Council decision (Minute No. 542 refers), the following report is for noting and a copy has been placed in the Members' Room and on the I drive for Members' information.

- **Other Area Planning and Related Matters** – Appeals Lodged and Appeal Decisions
-

Note:

1. The Council operates a facility for public speaking. This will operate only in relation to the consideration and determination of planning applications under Agenda Items No. 6 – 15.
2. The Committee may hear from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to speak is afforded only to those having previously made previous written representation.
3. Anyone wishing to speak must notify the Committee Clerk or a Planning Officer between 7pm and 7.20pm prior to the start of the meeting.
4. For further information please ring 01621 875791 or 876232 or see the Council's website – www.maldon.gov.uk/committees

* Please note the list of related Background Papers attached to this agenda.

NOTICES**Sound Recording of Meeting**

Please note that the Council will be recording any part of this meeting held in open session for subsequent publication on the Council's website. At the start of the meeting an announcement will be made about the sound recording. Members of the public attending the meeting with a view to speaking are deemed to be giving permission to be included in the recording.

Fire

In event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber. There are steps behind the main horseshoe as well as to the side of the room.

Closed-Circuit Television (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.

BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third party representations and consultation replies received.
3. The following Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance:

Development Plans

- Maldon District Local Development Plan approved by the Secretary of State 21 July 2017
- Burnham-on-Crouch Neighbourhood Development Plan (2017)

Legislation

- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
 - The Planning and Compensation Act 1991
 - The Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008
 - The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
 - The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
 - The Town and Country Planning (Development Management Procedure) (England) Order 2015
- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regs 2007
- The Town and Country Planning (Environmental Impact Assessment) Regs 2011
- Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012 (as amended)
- The Neighbourhood Planning (Referendum) Regulations 2012 (as amended)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
- Growth and Infrastructure Act 2013
- Housing and Planning Act 2016
- Neighbourhood Planning Act 2017
- The Town and Country Planning (Brownfield Land Register) Regulations 2017

Supplementary Planning Guidance and Other Advice

i) Government policy and guidance

- National Planning Policy Framework (NPPF) and Technical Guidance
- Planning Practice Guidance (PPG)
- Planning Policy for Traveller Sites
- Relevant government circulars
- Relevant Ministerial Statements (as referred to in the Report)

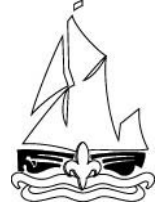
ii) Essex County Council

- Essex Design Guide 1997 (Note: superseded by Maldon Design Guide)
- Essex and Southend on Sea Replacement Waste Local Plan 2017

iii) Maldon District Council

- Five Year Housing Land Supply Statement 2016 / 17
- Maldon Design Guide - 2017
- Central Maldon and Heybridge Masterplan - 2017
- Planning Policy Advice Note (version 5) - May 2016
- Infrastructure Delivery Plan (All versions, including update in Council's Hearing Statement)
- Infrastructure Phasing Plan (January 2015 and January 2017 update for Examination)
- North Heybridge Garden Suburb Strategic Masterplan Framework - 2014
- South Maldon Garden Suburb Strategic Masterplan Framework - 2014
- Vehicle Parking Standards Supplementary Planning Document (SPD) - July 2006
- Accessibility to Buildings SPD – December 2006
- Children's Play Spaces SPD – March 2006
- Sadd's Wharf SPD – September 2007
- Heybridge Basin Timber Yard SPD – February 2007
- Developer Contributions Guide - 2010
- Affordable Housing Guide – June 2006
- Heybridge Basin Village Design Statement –2006
- Wickham Bishops Village Design Statement – 2010
- Althorne Village Design Statement - 2015
- Woodham Walter Village Design Statement – 2017
- Various Conservation Area Appraisals

Copies of all Background Papers are available for inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during normal office hours.



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
24 JANUARY 2018**

PRESENT

Chairman	Councillor B E Harker
Vice-Chairman	Councillor S J Savage
Councillors	I E Dobson, Mrs B D Harker, M S Heard, Miss M R Lewis, Mrs N G F Shaughnessy and Rev. A E J Shrimpton
Ex-Officio Non- Voting Member	Councillor Mrs P A Channer CC

743. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss A M Beale, A T Cain and M R Pearlman.

744. CHAIRMAN'S NOTICES

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

745. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 13 December 2017 be approved and confirmed.

746. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer disclosed a non-pecuniary interest as a Member of Essex County Council and advised that she represented the Maldon Division. She also declared in respect of Agenda Item 11 - FUL/MAL/17/01391-Land Rear Of 47 Spital Road, Maldon as she knew the agent.

Councillor S J Savage declared a non-pecuniary interest in respect of Agenda Item 11 FUL/MAL/17/01391-Land Rear Of 47 Spital Road, Maldon as he knew the applicant.

Councillor Mrs B D Harker declared a non-pecuniary interest in respect of Agenda Item 11 FUL/MAL/17/01391-Land Rear Of 47 Spital Road, Maldon, as he knew both the applicant and agent.

Councillor M S Heard declared a non-pecuniary interest in respect of Agenda Item 9 – FUL/MAL/1701355 – Maldon District Council, Council Offices, Princes Road, Maldon and commented that this probably applied to all Members.

747. FUL/MAL/17/00827 - MALDON AND DISTRICT SEA CADETS, LAND ADJACENT COUNCIL DEPOT, PARK DRIVE, MALDON, ESSEX, CM9 5UR

Application Number	FUL/MAL/17/00827
Location	Maldon And District Sea Cadets Land Adjacent Council Depot Park Drive Maldon
Proposal	Retrospective - Erection of one single-storey building to accommodate two classrooms and one storage area.
Applicant	Mrs Tracey Temme - Maldon & District Sea Cadets
Agent	Ronald Cross Architectural & Planning Services
Target Decision Date	12.01.2017 Extension of Time: 26.01.2017
Case Officer	Spyros Mouratidis, TEL: 01621 875841
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council Owned Land

It was noted from the Members' Update that a consultation response had been received from Maldon Town Council.

Following the Officers' presentation, a supporter, Mrs Keeble addressed the Committee on behalf of the Sea Cadets.

Councillor S J Savage proposed that the Officers' recommendation of approval be agreed. This proposal was duly seconded.

In response to questions as to whether the building was temporary and if a planning condition could be applied in relation to this, the Group Manager - Planning Services advised that Members could not apply a planning condition to something outside of planning law and the application had not been assessed as a temporary building.

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

1. Within six months of the date of this decision, an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites – Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), together with, if any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development, shall have been submitted in writing to the local planning authority for approval. Where identified as being necessary in the approved assessment/report, the site shall be remediated in accordance with the approved measures and timescale and a verification report demonstrating the effectiveness of the remediation carried out shall be submitted in writing to the local planning authority for approval within 14 days of the report being completed.
2. The building hereby permitted shall only be used for the accommodation of classrooms in association with lessons for recreational activities or for storage

- purposes in association with the lessons and/or the recreational activities taking place on site.
- The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building on site.

748. HOUSE/MAL/17/01237 -125 HOLLOWAY ROAD, HEYBRIDGE, ESSEX CM9 4SW

Application Number	HOUSE/MAL/17/01237
Location	125 Holloway Road Heybridge Essex CM9 4SW
Proposal	Detached garage with pitched roof
Applicant	Mr Billy Clarke
Agent	Mr Alan Ellis
Target Decision Date	18 January 2018
Case Officer	Spyros Mouratidis, TEL: 01621 875841
Parish	HEYBRIDGE WEST
Reason for Referral to the Committee / Council	Member Call In

In response to concern raised regarding the development being a separate dwelling, the Chairman drew Members' attention to suggested condition 2 which would prevent any other activities taking place.

The Group Manager - Planning Services explained the use of the word incidental within the Town and Planning Act and advised that if the proposed garage was to be used as an annexe this would require a formal application.

A debate ensued and in response to questions Officers provided further guidance including the removal of permitted development rights.

The Chairman then put the Officers' recommendation of approval to the Committee. Upon a vote being taken this was declared lost. The Chairman then sought reasons for refusal. Members discussed a number of reasons for refusal and in response to these the Group Manager - Planning Services provided the Committee with further guidance. Reasons in relation to the design, scale, size and bulk of the structure and its relationship to the dwelling and local area were raised.

Councillor Miss M R Lewis, a Ward Member, proposed that the application be refused contrary to Officers recommendation. This proposal was duly seconded. Upon a vote being taken this was agreed for the reasons as detailed above.

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

- The development, due to its size and scale, has resulted in a disproportionate addition when compared to the host dwelling on site and other dwellings in the vicinity of the application site. Furthermore, due to its design, scale, and bulk, the development is an incongruous and overly large addition to the site that is detrimentally harmful to the character and appearance of the dwelling and the surrounding area. It is therefore considered that the proposal fails to make a positive contribution to the general character of the area, contrary to policies D1 and H4 of the Maldon District Local Development Plan and national policy contained within the National Planning Policy Framework.

749. FUL/MAL/17/01277- 37 AND 39 WARWICK DRIVE, MALDON, ESSEX, CM9 6BP

Application Number	FUL/MAL/17/01277
Location	37 & 39 Warwick Drive Maldon Essex CM9 6BP
Proposal	Widening of communal path and erection of new store
Applicant	Maldon District Council
Agent	None
Target Decision Date	16.01.2018 (Extension of Time 26.01.2018)
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

It was noted from the Members' Update that a consultation response had been received from Maldon Town Council.

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with approved drawing: Block Plan, SK4, Proposed elevations.
- 3 The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.

750. OUT/MAL/17/01287 - LAND REAR OF 156 GOLDHANGER ROAD, HEYBRIDGE, ESSEX

Application Number	OUT/MAL/17/01287
Location	Land Rear Of 156 Goldhanger Road Heybridge Essex
Proposal	Two detached dwellings
Applicant	Mr J King
Agent	Stanfords - Peter Le Grys
Target Decision Date	3 January 2018
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Member Call In

Following the Officers' presentation, the Agent, Mr Le Grys addressed the Committee.

A discussion ensued during which concerns were raised regarding potential flooding. In response to a comment raised by the Agent, the Group Manager - Planning Services advised Members that whilst the Environment Agency had not commented on this application this did not mean they supported the proposal. Given that this is a known flood area this application is high risk.

The Chairman put the Officers recommendations of refusal to the Committee. Upon a vote being taken this was agreed.

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

- 1 The application site is located in Flood Zone 3a which has a high probability of flooding. The Council can demonstrate a Five Year Housing Land Supply and as such residential development should be directed to areas of low risk of flooding. Furthermore, the submitted Flood Risk Assessment is unsatisfactory as it has failed to apply the Sequential Test is set out in Paragraph 101 of the National Planning Policy Framework (NPPF). The Exception Test is set out in paragraph 102 thus fails to demonstrate that the proposed development would be safe for prospective occupiers of the site. Therefore, the development would be contrary to Government guidance and advice contained in the NPPF, the NPPG, and policy D5 of the Maldon District Local Development Plan (MDLDP).
- 2 The provision of two detached dwellings on this site, would introduce a cramped and contrived form of development which is out of keeping and fails to reflect the prevailing pattern of development in the immediate locality. The development proposal would therefore be contrary to policies S1, D1 and H4 of the MDLDP, and Government advice contained in the NPPF.

751. FUL/MAL/17/01355 - MALDON DISTRICT COUNCIL, COUNCIL OFFICES, PRINCES ROAD, MALDON

Application Number	FUL/MAL/17/01355
Location	Maldon District Council Council Offices Princes Road Maldon
Proposal	Installation of security container.
Applicant	Mr David Lester - Essex Police
Agent	N/A
Target Decision Date	1 February 2018
Case Officer	Louise Staplehurst, TEL: 01621 875706
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Council Owned Land

It was noted from the Members' Update that a letter of objection had been received from Mr T Kelly.

Councillor Mrs P A Channer declared a non-pecuniary interest in this application as the Maldon District Council representative on the Police, Fire and Crime Commissioners' panel which had dealings with Essex Police.

Following the Officers' presentation, the Group Manager - Planning Services advised the Committee that due to the site area this application should have been classified as a major application. The Officer explained that there were a number of legal requirements for consultation on planning applications and for major applications this included advertising in the press and it was not therefore possible for the application to be determined by this Committee tonight. The Group Manager - Planning Services therefore sought an amendment to the recommendation set out in the report, asking if Members' were mindful to approve the application that they agreed to delegate approval

to the Director of Planning and Regulatory Services subject to the expiry of the advertisement.

Following concern raised Councillor B E Harker proposed that this application be deferred, contrary to Officers' recommendation, so that the required advertisement in the press could take place, in accordance to the requirements of a major application. This proposal was duly seconded and agreed.

RESOLVED that this application be **DEFERRED** to allow the required advertisement of the application in the press and once completed be brought back to a future meeting of this Committee for consideration.

752. ADV/MAL/17/01378 - FORMER BROOKS BROS SITE, THE CAUSEWAY, MALDON, ESSEX

Application Number	ADV/MAL/17/01378
Location	Former Brooks Bros Site The Causeway Maldon Essex
Proposal	Promotional material to encourage tourism and business within the District and announce the creation of the Blackwater Retail Park
Applicant	Maldon District Council
Agent	Mr Jack Ellum - Maldon District Council
Target Decision Date	31 January 2018
Case Officer	Anne Cook, TEL: 01621 875822
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Application is made by a member of staff on behalf of the Council

Councillor Mrs P A Channer declared a non-pecuniary interest in this item of business as she sat on the Sense of Place Board.

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

1. The express consent hereby granted shall be for a period of 1 year beginning from the date hereof.
2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

753. FUL/MAL/17/01393 - LAND REAR OF 47 SPITAL ROAD, MALDON, ESSEX

Application Number	FUL/MAL/17/01393
Location	Land Rear Of 47 Spital Road Maldon Essex
Proposal	Proposed 2 bedroom bungalow
Applicant	Mrs Anita Church
Agent	Lawrence Planning Limited - Derek Lawrence
Target Decision Date	12 February 2018
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

It was noted from the Members' Update that a letter of objection had been received from Mr K Phillips of 57 Spital Road, Maldon, CM9 6DZ and a further Officer assessment was detailed.

Following the Officers' presentation, the Chairman advised Members that he had agreed for Mr John Harwood to speak on behalf of the applicant. Mr Harwood then addressed the Committee.

Councillor Mrs P A Channer declared an interest in this application.

A debate ensued and comments were raised regarding access to the site, in particular, access by the emergency services. In response to questions, the Group Manager - Planning Services provided clarification in respect of building regulations and that the area edged in red on the plans was within the applicant's control. It was noted that could condition against parking in a specific area of the site, but the dwelling would become a zero parking dwelling and Officers advised that Members needed to be mindful of this.

Councillor Rev. A E J Shrimpton proposed that the application be approved, contrary to Officers recommendation. This was duly seconded.

Councillor Miss M R Lewis proposed that the application be refused subject to removal of the second suggested reasons for refusal. This was seconded.. The Chairman put this to the Committee and upon a vote being taken the motion was declared lost.

The Chairman then put the proposition of approval, in the name of Councillor Shrimpton, to the Committee. Prior to voting on approval the Group Manager - Planning Services outlined a number of suggested conditions to be applied to the application if Members' were mindful to approve seeking clarification in respect of car parking condition. Upon a vote being taken this was agreed subject to the conditions as outlined by the Officer. The Chairman clarified that no condition regarding car parking had been agreed.

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall accord with that shown on drawing No's, 5683/02 REV A, 5683/04 REV A, 5683/01 REV A and 5683/06 which are specifically referenced on this decision notice and forms part of this permission.
- 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 the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved materials.
- 4 No development shall take place until a scheme for the provision and implementation of a surface water drainage scheme has been submitted to the Local Planning Authority for approval in writing. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of the development.
- 5 Prior to the commencement of the development details of the 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.

INFORMATIVES

- 1 Should the existence of any contaminated ground or groundwater conditions and/or hazardous soil gases be found that were not previously identified or not considered in a scheme agreed in writing with the Local Planning Authority, the site or part thereof shall be re-assessed and a scheme to bring the site to a suitable condition shall be submitted to and agreed in writing with the Local Planning Authority. A "suitable condition" means one in that represents an acceptable risk to human health, the water environment, property and ecosystems and scheduled ancient monuments and cannot be determined as contaminated land under Part 2A of the Environmental Protection Act 1990 now or in the future.

The work will be undertaken by a competent person in accordance with the Essex Contaminated Land Consortium's Land Contamination Technical Guidance for Applicants and Developers and UK best-practice guidance.

- 2 The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:
 - a) No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
 - b) No dust emissions should leave the boundary of the site;
 - c) Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
 - d) Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.
- 3 The applicant should consult the Waste and Street Scene Team at Maldon District Council to ensure that adequate and suitable facilities for the storage and collection of domestic waste and recyclables are agreed, and that the site road is constructed to accommodate the size and weight of the Council's collection vehicles.

There being no further items of business the Chairman closed the meeting at 8.50 pm.

B E HARKER
CHAIRMAN

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REPORT of DIRECTOR OF PLANNING AND REGULATORY SERVICES

**to
CENTRAL AREA PLANNING COMMITTEE
21 FEBRUARY 2018**

MEMBERS UPDATE

AGENDA ITEM 5

Application Number	FUL/MAL/18/00010
Location	Adjacent 42 The Causeway Maldon
Proposal	Removal of existing unused quadruple garage and parking area, erection of a pair of two bedroom semi detached houses with associated off street parking.
Applicant	Mr Mark Plummer
Agent	None
Target Decision Date	28.02.2018
Case Officer	Kathryn Mathews
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In

7.4 Representations received from Interested Parties

7.4.1 Additional letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Helen Weldon, 42 The Causeway, Maldon

Objection Comment	Officer Response
Light and view would be lost from front bedroom	Refer to section 'Impact on Residential Amenity'. Any loss of privacy or disturbance would not be materially harmful
Loss of light to landing	
Concern regarding proximity of side bathroom window which would also allow view into their bathroom	
How would asbestos garage roof be removed?	Any asbestos within the existing building would need to be removed and disposed of in accordance with the relevant legislation

Objection Comment	Officer Response
Bin storage between properties would restrict legal access to rear	Any issues regarding the existing right of way would be a civil matter to be resolved privately between the relevant parties.
Potential light pollution from external lighting	Light pollution is not anticipated to be a significant issue given the nature and scale of the development proposed
Loss of wildlife habitat (elderberry tree)	A condition could be imposed, if necessary, relating to the timing of the removal of the existing elderberry tree to avoid harm being caused to sparrows
Lack of off-street parking proposed	Refer to ‘Access, Parking and Highway Safety’ section of report
Impact on sewerage system	Refer to ‘Drainage’ section of report