



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
11 FEBRUARY 2019**

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, Mrs P A Channer, CC, M W Helm, R Pratt, CC and N R Pudney

836. CHAIRMAN'S NOTICES

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

837. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H E Elliott and P G L Elliott.

838. MINUTES OF THE LAST MEETING

RESOLVED

- (i) that the Minutes of the meeting of the Committee held on 14 January 2019 be received.

Minute No. 734 - FUL/MAL/00230 – Asheldham Pit, Southminster Road, Asheldham, Essex

That the seventh paragraph on page 8 be amended to read:-

Councillor Mrs P A Channer also wished it noted that she did not comment or vote on this application for reasons relating to the Local Development Plan and a copy of correspondence she had received between the applicant and Essex County Council in support of the application.

RESOLVED

- (ii) that subject to the above amendment the Minutes of the meeting of the Committee held on 14 January 2019 be confirmed.

839. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily. In the interests of openness and transparency she declared a non-pecuniary interest in Agenda Item 5 - FUL/MAL/18/014154 - Church Road, Burnham-On-Crouch, Essex CM0 8DA, as she knew the agent.

Councillor R Pratt, CC declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily.

Councillor A S Fluker declared in the interest of openness and transparency on Agenda Item 5 - FUL/MAL/18/014154 - Church Road, Burnham-On-Crouch, Essex CM0 8DA AND Agenda Item 7 - FUL/MAL/18/01470 - Hardy's Bar And Grill, 36 Imperial Avenue, Mayland, as he knew the applicants.

840. FUL/MAL/18/01415 - 4 CHURCH ROAD, BURNHAM-ON-CROUCH, ESSEX, CM0 8DA

Application Number	FUL/MAL/18/01415
Location	4 Church Road, Burnham-On-Crouch, Essex CM0 8DA
Proposal	Single storey utility extension with pitched roof, demolition of existing dilapidated garage and garden shed and replacement with 1 bedroom annexe accommodation linked to existing house
Applicant	Ms Philippa Munro
Agent	Mr Michael Lewis – Bailey Lewis
Target Decision Date	29.01.2019
Case Officer	Annie Keen, TEL: 01621 875822
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Member Call In – Councillor Mrs H E Elliott Reason: Public Interest

A Members' Update had been submitted detailing two plans. These were required for clarity and did not alter the application content.

Following the Officer's presentation, Town Councillor, Bob Calver, Burnham-on-Crouch Town Council and the Applicant Philippa Munro, addressed the Committee.

A debate ensued where Members noted that the visual impact of the development was acceptable and the need for annexe accommodation ancillary to the use of the dwelling should be given weight in this case. They also expressed support with the intended use, that of providing accommodation for elderly family members close to their respective families. Furthermore a letter of support had been received from the next door neighbour. Overall this was wholeheartedly supported.

Councillor Pudney proposed that the application be approved contrary to the Officer's recommendation and this was duly seconded by Councillor Pratt.

The Chairman put the proposal to the Committee and this was agreed.

RESOLVED that the application be **APPROVED** to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1858 01, 1858 02A, 1858 03, 1858 04, 1858 05, 1858 06, 1858 07 and 1858 08.
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 The materials used in the construction of the proposed development hereby approved shall be as set out within the application form/plans hereby approved.
REASON: In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
- 4 The proposed accommodation, hereby approved, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4 Church Road, Burnham on Crouch.
REASON: To ensure that the development is carried out in accordance with the details as approved, as an additional dwelling in this location would not be supported by the Local Planning Authority in accordance with policies S8 and H4 of the Local Development Plan.

841. HOUSE/MAL/18/01428- 8 THE COBBINS, BURNHAM-ON -CROUCH, ESSEX

Application Number	HOUSE/MAL/18/01428
Location	8 The Cobbins, Burnham-on-Crouch, Essex
Proposal	Proposed front and side extension comprising double garage, and annex with 2No. pitched roof dormers
Applicant	Mr & Mrs Lambert
Agent	Mr Ashley Robinson
Target Decision Date	13.02.2019
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Member Call In by: Councillor N R Pudney Reason: Public Interest

The Chairman informed the Committee that this item of business had been withdrawn. A Members' Update had been submitted to the Committee confirming this.

842. FUL/MAL/18/01470 - HARDY'S BAR AND GRILL, 36 IMPERIAL AVENUE, MAYLAND

Application Number	FUL/MAL/18/01470
Location	Hardy's Bar And Grill, 36 Imperial Avenue, Mayland
Proposal	Vary condition 3 and Removal of condition 4 of approved application FUL/MAL/11/00247 (Single storey rear extension and alterations to public house with conversion of first floor to 4 one bedroomed flats. Single storey block of 5 motel units and laundry room with associated parking and amenity space).
Applicant	Mrs Fay Collin
Agent	Mr Mike Otter - GPO Designs Ltd
Target Decision Date	05.02.2019
Case Officer	Nicola Ward, TEL: 01621 875864
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In: Councillor M W Helm – Public Interest Councillor Mrs P A Channer – Public Interest Councillor Mrs B F Acevedo – Public Interest

A Members' Update had been submitted detailing supportive comments from Sound Acoustics Limited.

Following the Officer's presentation, the Applicant, Fay Collin, addressed the Committee.

Members debated the application and the difference between renting the property on the open market as opposed to renting to workers employed by the business. It was noted that the use of the building as self-contained flats had already commenced and residents were happy. Therefore, the objections of the Environmental Health Officer were considered to be outweighed by the experiences of the operation of the site and weight should be afforded to the fact that the occupants would become homeless if the flats were not approved.

Councillor Helm proposed that the application be approved contrary to the Officer's recommendation and this was seconded by Councillor Mrs Acevedo.

The Chairman put the proposal to approve to the Committee and this was unanimously agreed.

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

- 1 The amenity area shown on the updated plan submitted with this application (Ref: 36CM36AQ_BP1.2) shall be laid out and available for use as amenity space for the occupants of all the flats and motel units hereby permitted within 3 months of first occupation of the flats and retained for such purposes thereafter.
REASON: To ensure adequate open amenity space is available for the occupants of all the flats in accordance with policy D1 of the approved Maldon District Local Development Plan.
- 2 The parking spaces and means of access thereto as shown on the approved plan (Ref: 36CM36AQ_BP1.2) shall be constructed, surfaced, laid out and made available for use in accordance with the approved scheme at the same time as the amenity space is provided in accordance with condition 1.

- REASON: To ensure appropriate parking is provided in accordance with policies D1 and T2 of the approved Maldon District Local Development Plan.
- 3 The motel units hereby permitted shall be used for holiday purposes only.
REASON: To ensure the appropriate use of the site for holiday let accommodation and compliance with policy E5 of the Maldon District Local Development Plan.
- 4 The owners/operators shall maintain an up to date register of the names of all occupiers of individual holiday accommodation on the site (the motel units), and of their main home addresses, including dates of arrival and departure from the holiday let, and shall make this information available at all reasonable time to the local planning authority.
REASON: To ensure the appropriate use of the site for holiday let accommodation and compliance with policy E5 of the Maldon District Local Development Plan.
- 5 The holiday accommodation (motel units) shall not be occupied by the same person or persons for more than 28 days in any 2 month period.
REASON: To ensure appropriate use of the site for holiday accommodation in compliance with policy E5 of the approved Maldon District Local Development Plan.

There being no further items of business the Chairman closed the meeting at 8.06 pm.

R P F DEWICK
CHAIRMAN