

APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY AND
RESOURCES
Paul Dodson

15 October 2024

Dear Councillor

You are summoned to attend the meeting of the;

CENTRAL AREA PLANNING COMMITTEE

on **WEDNESDAY 23 OCTOBER 2024** at **7.30 pm**

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

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To register your request to speak / attend in person please complete a [Public Access form](#) (to be submitted by 12noon on the working day before the Committee meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully



Director of Strategy and Resources

COMMITTEE MEMBERSHIP:

CHAIRPERSON	Councillor J Driver
VICE-CHAIRPERSON	Councillor J C Stilts
COUNCILLORS	S J Burwood
	K Jennings
	K M H Lagan
	A M Lay
	N R Miller
	N G F Shaughnessy
	N D Spenceley
	P L Spenceley
	N J Swindle





**AGENDA
CENTRAL AREA PLANNING COMMITTEE**

WEDNESDAY 23 OCTOBER 2024

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes of the last meeting** (Pages 7 - 12)

To confirm the Minutes of the meeting of the Committee held on 31 July 2024 (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B 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. **24/00495/FUL - Stephens House, Everest Way, Heybridge, Essex** (Pages 13 - 20)

To consider the report of the Assistant Director: Planning and Implementation, (copy enclosed, Members' Update to be circulated)*.

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

Note:

1. The Council operates a facility for public participation. This will operate only in relation to the consideration and determination of planning applications under Agenda Item No.5.
2. The Committee may consider representation from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to participate is afforded only to those having previously made written representation.
3. Anyone wishing to participate must register by completing [the online form](#) no later than noon on the working day before the Committee meeting.
4. For further information please see the Council's website – www.maldon.gov.uk/committees

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

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

We do not have any fire alarm testing scheduled for this meeting. In the event of a fire, a siren will sound. Please use either of the two marked fire escape routes. Once out of the building please proceed to the designated muster point located on the grass verge by the police station entrance. Please gather there and await further instruction. If you feel you may need assistance to evacuate the building, please make a member of Maldon District Council staff aware.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber.

Closed-Circuit Televisions (CCTV)

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

Lift

Please be aware, there is not currently lift access to the Council Chamber.

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)
- Great Totham Neighbourhood Development Plan (2022)
- Langford and Ulting Neighbourhood Development Plan (2022)

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
- 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 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
- The Levelling-up and Regeneration Act 2023

Supplementary Planning Guidance and Other Advice

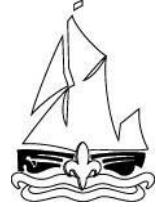
- i) Government policy and guidance
 - National Planning Policy Framework (NPPF) - 2023
 - Planning Practice Guidance (PPG)
 - Planning policy for Traveller sites - 2015

Supplementary Planning Guidance and Other Advice (continued)

- Relevant government circulars
 - Relevant Ministerial Statements (as referred to in the report)
 - Essex and South Suffolk Shoreline Management Plan – October 2010
- ii) Essex County Council
- Essex Design Guide 1997 (Note: superseded by Maldon District Design Guide 2018)
 - Essex and Southend on Sea Waste Local Plan 2017
 - Essex Minerals Local Plan 2014
- iii) Maldon District Council
- Five Year Housing Land Supply Statement Updated yearly
 - Maldon District Design Guide – 2017
 - Maldon and Heybridge Central Area Masterplan - 2017
 - 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 (adapted as Supplementary Planning Document (SPD) 2018)
 - Vehicle Parking Standards SPD - 2018
 - Renewable and Low Carbon Technologies SPD – 2018
 - Maldon District Specialist Housing SPD – 2018
 - Affordable Housing and Viability SPD – 2018
 - 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 SPD - 2010
 - Heybridge Basin Village Design Statement – 2007
 - Wickham Bishops Village Design Statement – 2011
 - Woodham Walter Village Design Statement – 2011
 - Althorne Village Design Statement
 - Woodham Walter Village Design Statement
 - Various Conservation Area Appraisals

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

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**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
31 JULY 2024**

PRESENT

Chairperson Councillor J Driver
 Vice-Chairperson Councillor J C Stilts
 Councillors S J Burwood, K Jennings, K M H Lagan, A M Lay, N R Miller,
 N G F Shaughnessy, N D Spenceley, P L Spenceley and
 N J Swindle

241. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

242. APOLOGIES FOR ABSENCE

There were none.

243. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 29 May 2024 be approved and confirmed.

244. DISCLOSURE OF INTEREST

There were none.

245. 24/00089/FUL - LAND REAR OF 47 HIGH STREET, MALDON, ESSEX

Application Number	24/00089/FUL
Location	Land rear of 47 High Street, Maldon, Essex.
Proposal	Demolition of an existing outbuilding and construction of a 1 and ½ storey 1 bedroom dwelling.
Applicant	Bowkett – Ribow Properties Ltd.
Agent	Ms Annabel Brown – Annabel Brown Architect
Target Decision Date	02.08.2024
Case Officer	Juliet Kirkaldy
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In by Councillor K Jennings – Policies D1 and H4.

Following the Officer's presentation, the Chairperson opened the floor for debate.

There followed a brief discussion by Members regarding the lack of sufficient amenity space and the impact the proposed development would have on privacy for neighbouring residential flats and businesses.

Councillor J C Stilts proposed to refuse the application in accordance with the Officer's recommendation, which was duly seconded.

There being no further discussion, the Chairperson put the proposal to the Committee and upon a vote being taken this was agreed.

RESOLVED That the application is **REFUSED** for the following reasons:

- 1 The proposed development, as a result of the size and shape of the application site and the 'backland' context of the site, would appear cramped and contrived and out of keeping with its surroundings to the detriment of the character and appearance of the area, contrary to Policies S1, D1 and H4 of the Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.
- 2 The proposed development would not provide an adequate quality of life for the occupiers of the proposed dwelling as a result of a lack of sufficient amenity space of an adequate quality, poor outlook and natural light. This would be contrary to Policies S1, D1 and H4 of the approved Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.
- 3 The proposed development would result in a loss of privacy for neighbouring residential flats as a result of the design, layout and proximity of the proposed dwelling. This would be contrary to Policies S1, D1 and H4 of the approved Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.
- 4 In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, the necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy has not been secured. As a result, the development would have an adverse impact on the European designated nature conservation sites, contrary to Policies S1, D1, N1 and N2 of the approved Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.

246. 24/00091/FULM AND 24/00092/LBC - EAST ESSEX ADULT COMMUNITY COLLEGE, THE FRIARY, CARMELITE WAY, MALDON

Application Number	24/00091/FULM AND 24/00092/LBC
Location	East Essex Adult Community College, The Friary, Carmelite Way, Maldon
Proposal	Residential redevelopment for 22 dwellings comprising conversion of listed building to 7 apartments, demolition of unsympathetic 1960s extension and replacement with 2 townhouses, demolition of the outbuilding along the western boundary wall, construction of two new buildings within the grounds to the south, comprising 7 specialist needs apartments and 6 market sale apartments, hard and soft landscaping and associated parking and infrastructure.
Applicant	Mr Nic Malby - Essex Housing Developments LLP
Agent	Mr Steven Butler - Bidwells
Target Decision Date	02.08.2024
Case Officer	Fiona Bradley
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In – Councillors J C Stilts and K Jennings. Reasons D1, D3 and H4. Due to size and scale of the development and that it is in a conservation area and is a heritage asset. Loss of land on a historic site. This site has had a planning application refused before and that was also refused by the inspectorate. We do have a 5 Year land supply. Major Application

It was noted from the Members' Update that since the agenda had been published, inconsistent numbering of paragraphs between pages 48 – 49 had been discovered and corrected within the Update. Further responses had been received from the Lead Local Flood Authority (LLFA,) and additional information considered regarding trees. Having regard to these further considerations, reasons for refusal 3 and 4 fall away and no longer form part of the Officer's recommendation. Additional. representations objecting to the scheme were also received from interested parties.

During the officer's presentation, the appeal history of the site was explained, clarifying that although the previous planning application was refused, the Listed Building Consent was approved by the Inspector. In this respect, the current Listed Building Application relates only to matters of detail that followed on from the previous appeal decision, and those matters of detail were found to be acceptable under the current application.

Following the Officer's presentation, Miss Holloway, a Supporter and Mr Metson, the Agent, addressed the Committee. The Chairperson made the Committee aware that the Principal Conservation & Heritage Officer was present in the Chamber and he was available to answers Members' questions relating to this item. The Chairperson then opened the floor for debate.

Councillor K M H Lagan and S J Burwood declared that their wives worked for adult community learning providers and supported learners came there for classes.

Councillor J C Stilts declared that she had previously worked at the Friary at one point.

A debate ensued where Members aired their disappointment with the quality of design, size and siting of the proposed development.

In response to queries raised by Members', the Principal Conservation & Heritage Officer advised that the stability of the Friary wall was raised with the previous scheme and a structural engineer was consulted and was satisfied that the development was far enough away to avoid any harm to the structure. In terms of archaeology, he couldn't comment but made Members aware that the site was of high archaeological potential, so archaeological conditions would be recommended should Members be minded to approve the application.

There being no further discussion the Chairperson moved the Officer's recommendations as set out in the report and subject also to the details in the members update, which were duly seconded and upon a vote being taken the recommendations were agreed.

RESOLVED that the Planning Application **24/00091/FULM** be **REFUSED** for the following reasons:

- 1 The proposed development, comprising the two new blocks in the south eastern corner of the site being the Learning Disabilities block and Private For Sale block, the access road within the site, and the presence of parked cars in the southern part of the site, in the grounds of the listed building, would result in a moderate degree of less than substantial harm to the Maldon Conservation Area and Friary East as designated heritage assets. The proposal is therefore contrary to Policies S1, S5, D1, D3 and H4 of the Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.
- 2 The proposed new blocks in the southeastern corner of the site being the Learning Disabilities block and Private For Sale block, due to the amount of development, its size and siting and the 'backland' context of the site, would appear cramped and contrived and out of keeping with its surroundings to the detriment of the character and appearance of the area. Furthermore, the design of the two blocks is not considered to be high quality, particularly in its context of the setting of the listed building and Maldon Conservation Area. The proposal is therefore contrary to Policies S1, D1 and H4 of the Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.
- 3 In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, the necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy has not been secured. As a result, the development would have an adverse impact on the European designated nature conservation sites, contrary to Policies S1, D1, N1 and N2 of the approved Maldon District Local Development Plan and Government guidance as contained within the National Planning Policy Framework.

RESOLVED to **GRANT 24/00092/LBC** Listed Building Consent subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The works hereby permitted shall be carried out in accordance with the approved plans and documents as shown on the decision notice.
3. The works of demolition shall not be commenced until details of the method of demolition have been submitted to and approved in writing by the Local Planning Authority. The demolition of the outbuilding shall be carried out in accordance with the approved details.

247. TPO 02/24 - LAND ADJACENT MYRTLE COTTAGE, LOCK HILL, HEYBRIDGE BASIN, ESSEX

Application Number	02/24
Location	Land adjacent Myrtle Cottage, Lock Hill, Heybridge Basin, Essex
Proposal	Confirmation of TPO 02/24
Applicant	Roy Chandler – Essex Waterways Ltd
Agent	N/A
Target Decision Date	20.08.2024
Case Officer	Juliet Kirkaldy
Parish	HEYBRIDGE BASIN
Reason for Referral to the Committee / Council	Decision on confirmation of a Tree Preservation Order as per the Council's scheme of delegation

Following the Officer's presentation, the Chairperson opened the floor for debate.

Following a brief discussion, the Chairperson moved the Officer's recommendation as set out in the report which was duly seconded and upon a vote being taken this was agreed.

RESOLVED that the Tree Preservation Order be **CONFIRMED** without any modifications.

There being no other items of business the Chairperson closed the meeting at 8.20 pm.

J DRIVER
CHAIRPERSON

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**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**CENTRAL AREA PLANNING COMMITTEE
23 OCTOBER 2024**

Application Number	24/00495/FUL
Location	Stephens House, Everest Way, Heybridge, Essex
Proposal	Conversion of communal lounge / kitchen to provide single bedsit unit for interim and temporary accommodation
Applicant	Mr John Swords - Maldon District Council
Agent	Mr Danny Townsend - Townsend Bowen Ltd
Target Decision Date	22.11.2024
Case Officer	Fiona Bradley
Parish	HEYBRIDGE WEST
Reason for Referral to the Committee / Council	Council Owned Land

1. **RECOMMENDATION**


APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. **SITE MAP**

Please see below.

**Stephens House, Everest Way, Heybridge
Central Area**



 <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Maldon District Council 100018588 2014</p>	Scale:	1:625
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Not Set
	Date:	08/10/2024
www.maldon.gov.uk	MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the southern side of Everest Way, to the rear of no's 5-9 Everest Way. There is an existing pedestrian access serving the site from Everest Way, which also provides access to the adjacent public open space. The site comprises a two storey detached building which includes four 2-bed flats used to provide emergency temporary accommodation.
- 3.1.2 The proposal includes the conversion of an existing communal office/lounge and kitchen area at ground floor level to a bedsit unit to provide an additional unit of accommodation for emergency short term use. The unit measures approximately 22sqm in area and provides a lounge/kitchen/bedroom area with separate bathroom. The bathroom provides a level access shower which could accommodate someone with a disability. No external changes are proposed.
- 3.1.3 The site is within the settlement boundary of Heybridge. It is surrounded by existing residential development comprising mainly two storey terraced and semi-detached dwellings with an area of public open space to the west.

3.2 Conclusion

- 3.2.1 The site is within a location where sustainable development is supported. The proposal would provide an additional unit for much needed temporary emergency accommodation within the District, in accordance with the Council's statutory duties. It accords with Policy H3 of the Maldon District Approved Local Development Plan (LDP) 2017 which provides for accommodation for specialist needs and the Council's Specialist Needs Housing Supplementary Planning Document (SPD).
- 3.2.2 No external changes to the building are proposed. Due to this, and the small-scale nature of the application, there would be no impact on neighbouring properties.
- 3.2.3 There are no material planning considerations that would justify refusal of the application. Given the need in the District for this type of accommodation, it is recommended that planning permission is granted.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework (NPPF) including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 55- 59 Planning conditions and obligations
- 96 -107 Promoting healthy and safe communities
- 108-117 Promoting sustainable transport
- 123-130 Making effective use of land
- 131-141 Achieving well-designed and beautiful places
- 157-179 Meeting the challenge of climate change, flooding and coastal change

4.2 Maldon District Approved Local Development Plan 2017 (LDP):

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- H2 Housing Mix
- H3 Accommodation for 'Specialist' Needs
- H4 Effective Use of Land
- N2 Natural Environment and Biodiversity
- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- Maldon District Vehicle Parking Standards Supplementary Planning Document (SPD)
- Planning Practice Guidance (PPG)
- Essex coast Recreational Avoidance and Mitigation Strategy (RAMS) SPD
- Specialist Needs Housing SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

The Development Plan

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004), Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990), and paragraph 47 of the NPPF require that planning decisions are to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises of the approved Maldon District LDP.
- 5.1.2 LDP Policy S1 states that “*When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF*” and applies 14 key principles in policy and decision making set out in the Policy. This includes principle 2 “*Delivering a sustainable level of housing growth that will meet local needs and deliver a wide choice of high quality homes in the most sustainable locations*”.
- 5.1.3 To deliver the economic and residential growth in the District whilst protecting and enhancing the area’s natural, built and historic environment, LDP Policy S2 seeks to focus development on existing settlements subject to their role, accessibility and constraints.
- 5.1.4 LDP Policy S8 flows from Policy S2 and steers new development towards the existing urban areas. The site is in Heybridge, which is identified as a main settlement in Policy S8, where the principle of the proposed development is supported.
- 5.1.5 LDP Policy H3 provides for accommodation for specialist needs and states that Council “*will support and enable the provision of housing to meet specialised needs in the District where this is consistent with the Council’s current strategic requirements*”. Policy H3 is supplemented by the Specialist Needs Housing SPD,

which provides further information on how the relevant criteria within Policy H3 should be met.

- 5.1.6 Policy H3 states that “proposals for specialist needs housing such as homes for... people with disabilities... will be supported” subject to 8 criteria as discussed below.

1) There is a clearly identified need that cannot be addressed anywhere else in the District

- 5.1.7 This criterion requires there to be a) an unmet need and b) that the need cannot be addressed anywhere else in the District.

- 5.1.8 The Council has a legal duty to provide emergency accommodation for homeless people. The applicant has confirmed that there is an unmet need for this type of accommodation that has not been met elsewhere in the District. The building is currently used for emergency temporary accommodation and there is no other building in the District which could provide this additional accommodation.

2) The development is located in an area that is sustainable to meet the social as well as housing needs of the intended residents.

- 5.1.9 The site is located within a sustainable location, within walking distance from a range of facilities and services, including public transport.

3) It will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or residential amenity

- 5.1.10 There is no other residential accommodation of this type in Heybridge, therefore there would be no concentration of similar uses.

4) It would not detrimentally impact on the capacity of public services, including health and social care

- 5.1.11 The proposal would provide emergency temporary accommodation for people who currently reside in the District, therefore resulting in no increased impact on the capacity of public services.

5) It is in close proximity to everyday services, preferably connected by safe and suitable walking / cycling routes or public transport appropriate for the intended occupier

- 5.1.12 As above, the site is within a short walk of services and facilities including public transport.

6) It can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident

- 5.1.13 Maldon District Council, the applicant, is the statutory provider of this type of accommodation and has an excellent track record of partnership working with Registered Providers elsewhere in the District. This facility will be managed by a Registered Provider on the Council's behalf.

7) It can be demonstrated that revenue funding can be secured to maintain the long-term viability of the scheme

5.1.14 Rental income from this accommodation will maintain the long-term viability of the scheme.

8) The scheme is supported by the relevant statutory agencies

5.1.15 In this case, the applicant is the relevant statutory agency.

5.1.16 In summary, the information provided in support of the application demonstrates accordance with Policy H3 and the Specialist Needs Housing SPD.

5.2 Design and Impact on the Character of the Area

5.2.1 No external alterations are proposed therefore there is no impact on the character of the area.

5.3 Impact on Residential Amenity

5.3.1 The basis of Policy D1 (4) of the LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlooks, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by Section C07 of the Maldon District Design Guide (2017) (MDDG). Policy H4 (density (7)) requires consideration of the impacts of development on neighbouring amenity.

5.3.2 No additional windows are proposed. The addition of a single bedsit unit within the existing residential building is not expected to result in any harmful impact to the amenities of surrounding neighbours.

5.3.3 The proposed bedsit measures approximately 22sqm in area and does not meet the nationally described space standards. However, as the type of accommodation proposed is for emergency short term occupancy only, for periods of up to a week, it is considered that this is more akin to hotel accommodation for which the space standards do not apply. Accordingly, non-compliance with the space standards is acceptable in this instance and would not justify a reason for refusal on the grounds of quality of accommodation.

5.4 Access, Parking and Highway Safety

5.4.1 Two car parking spaces are provided off site, adjacent to Colne House on Hunt Avenue, for the existing flats, as previously approved. It was considered by Officers in the Committee reports for applications ref. 06/00838/FUL and 06/1176/FUL (which granted permission for the building and a subsequent revision of parking provision) that this level of parking provision was sufficient as *“the residents of the proposed flats are unlikely to be car owners themselves and local shops, medical services and public transport are within walking distance of the site”*. Although the proposal would increase the number of residents on site by one, it is considered that given the type of accommodation proposed it would not be necessary to require additional parking in this instance, in accordance with the previous decisions.

5.5 Private Amenity Space and Landscaping

- 5.5.1 No additional amenity space is proposed as part of this application. However, there is existing private amenity space of the site for residents to use and immediately adjacent to the west of the site is an area of public open space.

5.6 Ecology

- 5.6.1 In terms of the Essex Coast RAMS and the Habitat Regulations Assessment (HRA), whilst the site falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the RAMS as set out in the SPD, the proposal is for temporary accommodation only, therefore it does not trigger the requirement for a financial contribution towards mitigating impacts upon the Essex Coast.

6. ANY RELEVANT SITE HISTORY

- **06/00445/FUL** - 4 x 2 Bed Flats for single mother's and baby, communal lounge and ancillary external works. Refused 2 June 2006.
- **06/00838/FUL** - 4 x 2 bed flats for young families, communal lounge, ancillary external works and enhancement to open space. Approved 1 September 2006.
- **06/01176/FUL** - Provision of 2 parking spaces at Colne House, Hunt Way in substitution for those required under condition 7 of planning permission FUL/MAL/06/00838 at 48 Hunt Avenue, Heybridge in relation to development of 4 flats for young families. Approved 17 November 2006.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	Support – the application provides safeguarding accommodation.	Noted

7.2 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection. The bathroom door opening out into the kitchen area may contribute to the risk of burns and scalds. Cookers and worktops must be safely sited away from doorways to reduce the risk of incidents.	Noted, this can be added as an informative.

7.3 Representations received from Interested Parties

7.3.1 No letters of representation were received.

8. PROPOSED 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) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents as detailed on the decision notice.

REASON To ensure that the development is carried out in accordance with the details as approved.

INFORMATIVE

The bathroom door opens out into the kitchen area which may contribute to the risk of burns and scalds. Cookers and worktops must be safely sited away from doorways to reduce the risk of incidents.

Submitted Plans:

Location plan

Block plan

TB/01

TB/02

TB/07

Stephens House and Parking Bays - Plan (003)