



**MINUTES of  
SOUTH EASTERN AREA PLANNING COMMITTEE  
12 NOVEMBER 2025**

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**PRESENT**

Chairperson	Councillor V J Bell
Vice-Chairperson	Councillor A Fittock
Councillors	D O Bown, A S Fluker, L J Haywood, M G Neall, R G Pratt, U G C Siddall-Norman and W Stamp, CC

**329. CHAIRPERSON'S NOTICES**

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

**330. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors M G Bassenger and W J Laybourn.

**331. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 15 October 2025 be approved and confirmed.

**332. DISCLOSURE OF INTEREST**

There were none.

**333. 25/00364/FULM - MANGAPPS STORE, MALDON ROAD, BURNHAM-ON-CROUCH**

<b>Application Number</b>	<b>25/00364/FULM</b>
<b>Location</b>	Mangapps Store, Maldon Road, Burnham-on-Crouch
<b>Proposal</b>	Change of use from an agricultural building to Class B8 (storage and distribution)
<b>Applicant</b>	Mrs. E. Wilsden – Farrow & Wilsden
<b>Agent</b>	Tim Farley – Copesticks Ltd
<b>Target Decision Date</b>	04.07.2025
<b>Case Officer</b>	Devan Hearnah
<b>Parish</b>	<b>BURNHAM-ON-CROUCH NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Major Application

A Members' Update was circulated prior to the meeting containing an additional proposed condition.

The Officer presented their report, following this Members raised concerns over a second entrance to the site that could be used for access to the store. The Officer responded that there was a condition that was in place to stop this that is precise and enforceable. The condition was put in as a precaution as this is seen as a low risk.

A Member raised concerns over the access to the site stating that unbound materials used on the access could cause problems on the road and lead to constant repair work they wanted a condition to make sure the applicant improves the access.

The Director of Place, Planning and Growth suggested that a condition could be put in to improve the access prior to operation of the site. The Committee responded with general acceptance.

Councillor V J Bell then put forward a proposal to accept the application including the additional condition. This was duly seconded.

The Chairperson then proposed that the Committee do a recorded vote. This was not seconded.

The Chairperson then put the proposal to the Committee and upon a vote being taken it was agreed.

**RESOLVED** that the application be **APPROVED** subject to the condition in the proposal and 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 accordance with the approved plans as set out by the Decision Notice.

The materials of the windows and doors hereby approved shall be as specified on plan 0826 10D.

3. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), premises shall only be used for purposes falling within Use Class B8 of the Schedule to the Town & Country Planning Use Classes (Amendment) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.
5. No machinery shall be operated, nor shall any process be carried out and no deliveries or collections undertaken at the site other than between 08:00 hours and 17:30 hours on weekdays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.
6. With the exception of a forklift used in association with the deliveries on site, no machinery shall be used outside the buildings.
7. No extraction or ventilation equipment, vents, air conditioning units or similar plant equipment shall be installed or fitted to any external part of the building except in accordance with a scheme to be submitted to and approved in writing

by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

8. No external illumination shall be installed or fitted to any part of the site except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.
9. No retail or wholesale sales shall operate from the site.
10. No goods, materials, plant, machinery, skips, containers, packaging or other similar items associated with the use hereby permitted shall be stored or kept outside of the building on site.
11. Prior to the first operation of the building for B8 purposes provision shall be made upon the hardstanding to the west of the application of the application site for a parking area for eight (8) vehicles and adequate turning space. The parking spaces shall be marked and retained for parking of vehicles in association with the B8 use hereby approved in perpetuity.
12. Prior to the first operation of the building, the foul drainage must either be connected to mains drainage or a small sewage treatment plant of adequate capacity for the operation. Any small sewage treatment plant installed must discharge treated effluent in a manner which complies with the "General binding rules: small sewage discharge to the ground" guidance at the time of installation.
13. All Heavy Goods Vehicles (HGVs) associated with the development shall enter and exit the site only via the Tinkers Hole access. No other access points shall be used by HGVs at any time.

### **334. TREE PRESERVATION ORDER (TPO) 05/25 - LAND ADJACENT TO 17 BRICKWALL CLOSE – BURNHAM-ON-CROUCH**

<b>Application Number</b>	<b>Tree Preservation Order (TPO) 05/25</b>
<b>Location</b>	Land Adjacent to 17 Brickwall Close – Burnham-on-Crouch
<b>Proposal</b>	Confirmation of TPO 05/25
<b>Applicant</b>	Mrs Dee Thornton
<b>Target Decision Date</b>	24 December 2025
<b>Case Officer</b>	Hayley Sadler
<b>Parish</b>	<b>BURNHAM ON CROUCH</b>
<b>Reason for Referral to the Committee / Council</b>	Decision on confirmation of a Tree Preservation Order as per the Council's Scheme of Delegation.

The Officer presented their report.

Following some discussion Councillor V J Bell proposed that the Committee accept officers recommendation and confirm the Tree Preservation Order. This was duly seconded and agreed.

**RESOLVED** that Tree Preservation Order 05/25 be **CONFIRMED**

There being no other items of business the Chairperson closed the meeting at 8.26 pm.

V J BELL  
CHAIRPERSON