



**MINUTES of  
SOUTH EASTERN AREA PLANNING COMMITTEE  
3 DECEMBER 2018**

---

**PRESENT**

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

**674. CHAIRMAN'S NOTICES**

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

**675. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R G Boyce and Mrs H E Elliott.

**676. MINUTES OF THE LAST MEETING**

**RESOLVED**

- (i) that the Minutes of the meeting of the Committee held on 5 November 2018 be received.

Councillor Mrs B F Acevedo informed the Committee that she had been in attendance at the meeting on 5 November 2018.

**RESOLVED**

- (ii) that subject to the above amendment the Minutes of the meeting of the Committee held on 5 November 2018 be confirmed.

**677. DISCLOSURE OF INTEREST**

Councillor R P F Dewick, referring to Agenda Item 8 – FUL/MAL/18/01253 - Land North Of Lower Farm, Steeple Road, Mayland – advised the Committee that he had undertaken work for contractors involved in various sites at Lower Farm.

Councillor R Pratt declared a non-pecuniary interest as a Member of Essex County Council, a consultee on all planning matters.

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.

Councillor N R Pudney declared a non-pecuniary interest in Agenda Item 6 - FUL/MAL/18/01164 - Land Adjacent Tideways Lodge, Steeple Road, Latchingdon, Essex as he was acquainted with the family.

**678. HOUSE/MAL/18/01069 - 5 TERN CLOSE, MAYLAND, ESSEX**

<b>Application Number</b>	<b>HOUSE/MAL/18/01069</b>
<b>Location</b>	5 Tern Close, Mayland
<b>Proposal</b>	Proposed new garage
<b>Applicant</b>	Mr Darren Bell
<b>Agent</b>	Penny Little - A & P Designs Ltd
<b>Target Decision Date</b>	05.11.2018
<b>Case Officer</b>	Annie Keen
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In – Councillor M W Helm and Councillor Mrs P A Channer, CC. Reason: Local knowledge/Public interest

Following the Officer’s presentation Mr Steve Anstead, a Supporter and Mrs Carly Bell, the Applicant addressed the Committee.

A debate ensued where the planning merits of this application were noted together with the supporting comments from Essex County Council Highways Authority (ECC) that allayed previous concerns raised.

Councillor M W Helm proposed that the application be approved contrary to the Officer’s recommendation and this was duly seconded by Councillor Mrs P A Channer, CC.

The Committee determined that the proposed development would not cause visual harm to the character of the area and therefore the benefits of additional car parking provision were grounds to grant planning permission.

The Chairman put the proposal to the Committee and upon a vote being taken it was agreed to approve the application.

**RESOLVED** that the 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: 5788/01, 5788/02, 5788/03A and 5788/04A.
3. The external surfaces of the building hereby approved shall be constructed of the materials specified on the plans hereby approved.

**679. FUL/MAL/18/01164 - LAND ADJACENT TO TIDEWAYS LODGE, STEEPLE ROAD, LATCHINGDON, ESSEX**

<b>Application Number</b>	<b>FUL/MAL/18/01164</b>
<b>Location</b>	Land Adjacent Tideways Lodge, Steeple Road, Latchingdon, Essex
<b>Proposal</b>	Erection of new dwelling house & removal of existing habitable mobile home
<b>Applicant</b>	Mr & Mrs D Winfield
<b>Agent</b>	Greg Wiffen – Planman
<b>Target Decision Date</b>	03.12.2018
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>LATCHINGDON</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In The application has been called in by Councillor B F Acevedo on the ground of public interest.

Following the Officer’s presentation, Mrs Emma Winfield, the Applicant, addressed the Committee.

Councillor Mrs B F Acevedo proposed that the application be approved contrary to the Officer’s recommendation and this was duly seconded by Councillor P G L Elliott.

The Committee determined that the reason for approval was on the basis that the application site was a sustainable location for residential development and that the development would represent a visual improvement to the site.

The Chairman put the proposal to the Committee and upon a vote being taken it was agreed to approve the application.

**RESOLVED** that the application be **APPROVED** subject to the following condition:

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: EDW 02, EDW 03, EDW 04 REVN, EDW 01 REVN.
3. The external surfaces of the building hereby approved shall be constructed of the materials specified on the plans hereby approved.
4. The existing mobile home at the application site shall be removed prior to the occupation of the dwelling hereby approved.
5. Details of the siting, height, design and materials of the treatment of all boundaries including the retention of existing hedges, gates, fences, walls, railings and piers shall be submitted to and approved in writing by the local planning authority prior to first use/occupation of the development hereby approved. 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.

6. Full details of hard and soft landscape works and means of protecting those parts of the existing hedges at the site that are to be retained during the course of development shall be submitted to and approved in writing by the local planning authority prior to any works occurring above ground level at the application site.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved 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.

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

7. No works above ground level shall occur until details of the foul drainage scheme to serve the development have been 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.
8. No works above ground level shall occur until details of the surface water drainage scheme to serve the development have been 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. The scheme shall ensure that for a minimum:
  - 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
  - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

The Applicant is advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled. Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

9. Prior to the occupation of the dwelling hereby permitted details of the proposed cycle store shall be submitted to and approved in writing by the local planning authority. The cycle store shall be provided before the first occupation of the dwelling hereby approved and retained for such purposes at all times thereafter.
10. 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) 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.

**680. OUT/MAL/18/01227 - STABLES, MANGAPP CHASE, BURNHAM-ON-CROUCH, ESSEX**

<b>Application Number</b>	<b>OUT/MAL/18/01227</b>
<b>Location</b>	Stables Mangapp Chase Burnham-On-Crouch
<b>Proposal</b>	Change of use of the site to residential, demolition of existing stables and erection of two dwellings.
<b>Applicant</b>	Mr Andrew Clarke
<b>Agent</b>	-
<b>Target Decision Date</b>	05.12.2018
<b>Case Officer</b>	Hannah Bowles
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In by Councillor R Pratt, CC on the ground of public interest.

Following the Officer's presentation, Mrs Wendy Stamp, Town Councillor, Burnham Town Council, and Mrs Wendy Clarke, the Applicant, addressed the Committee.

Councillor N R Pudney proposed that the application be approved contrary to the Officer's recommendation and this was duly seconded by Councillor Mrs B F Acevedo.

The Committee determined that the application site is a sustainable location for residential development and the development will represent the visual continuation of the approved development to the east of the application site.

The Chairman put the proposal to the Committee and upon a vote being taken it was agreed to approve the application.

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

1. The development shall be carried out in accordance with plans and particulars relating to the access, scale, layout, appearance and landscaping of the site (hereinafter called "the reserved matters"), for which approval shall be obtained from the local planning authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.

2. Application(s) for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters. The development shall be carried out as approved.
4. Prior to their use in the development hereby approved, details of the materials to be used in the construction of the external surfaces, including windows and doors, of the development hereby approved shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
5. No works above ground level shall occur until details of the foul drainage scheme to serve the development have been 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.
6. No works above ground level shall occur until details of the surface water drainage scheme to serve the development have been 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. The scheme shall ensure that for a minimum:
  - 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
  - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)
7. At the same time that an application is made for the approval of the matter of layout, a scheme of noise mitigation shall be submitted and be accompanied with details of a noise assessment that demonstrates the levels of noise that are likely to impact upon the occupation of the site. Subsequently, the scheme of mitigation shall be fully implemented prior to the first occupation of the dwellings hereby approved. The Applicant is advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled. Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.
8. The landscaping details referred to in Condition 1 shall provide full details and specifications of both hard and soft landscape works which shall be submitted to and approved in writing by the local planning authority. Such details shall be submitted concurrently with the other reserved matters. These landscaping

details shall include the layout of the hard landscaped areas with the materials and finishes to be used together with details of the means of enclosure, car parking layout, vehicle and pedestrian accesses. The details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. 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 first 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, 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.

**681. FUL/MAL/18/01253 - LAND NORTH OF LOWER FARM, STEEPLE ROAD, ESSEX**

<b>Application Number</b>	<b>FUL/MAL/18/01253</b>
<b>Location</b>	Land North Of Lower Farm, Steeple Road, Mayland
<b>Proposal</b>	Change of use to B8 storage and the construction of hardstanding and boundary treatments including a gates, fencing and hedging.
<b>Applicant</b>	Mr Colin Wisbey
<b>Agent</b>	Mr Mike Otter – GPO Design Ltd
<b>Target Decision Date</b>	11.12.2018
<b>Case Officer</b>	Devan Lawson
<b>Parish</b>	<b>STEEPLE</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In by Councillor M W Helm Reason: Public Interest

Following the Officer's presentation, Mr Andrew Wisbey, the Applicant, addressed the Committee.

The Committee discussed the importance of supporting local Small Medium Enterprises (SMEs). Furthermore it was noted that this was not a new business but an expansion of an existing one providing rural employment in line with policy S7. It was concluded that with natural screening (planting on top of the bund) and appropriate site lighting this should be supported.

Councillor Mrs P A Channer proposed that the application be approved, contrary to the Officer's recommendation and with suitable conditions. This was seconded by Councillor M W Helm.

The Chairman put the proposal to the Committee and upon a vote being taken it was agreed that the application be approved.

**RESOLVED** that the 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: WSCM36EG\_PBP1.0, WSCM36EG\_EBP1.0, WSCM36EG\_NBP1.0, WSCM36EG\_SP1.0, WSCM36EG-DR1.2A, WSCM36EG-DR1.2B, WSCM36EG-DR1.2C, WSCM36EG-DRA1.1A, WSCM36EG-DRA1.1B, WSCM36EG-DRA1.1C.
3. The use of land hereby permitted shall cease and all hardstanding and stored items shall be removed within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-
  - i. within 3 months of the date of this decision a scheme detailing the landscaping of the site, including details of any changes to natural ground level, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation;
  - ii. if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
  - iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State;
  - iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.
4. The use of land hereby permitted shall cease and all hardstanding and stored items shall be removed within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-
  - i. within 3 months of the date of this decision a scheme detailing the means of preventing oil and other such liquid pollutants leaking/seeping into the land or controlling such leaking/seeping shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation;
  - ii. if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
  - iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State;
  - iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.
5. The use hereby permitted shall only be undertaken between 0730 hours and 1830 hours on weekdays and between 0800 hours and 1630 hours on Saturdays and not at any time on Sundays and Public Holidays.



6. The use of land hereby permitted shall cease and all hardstanding and stored items shall be removed within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-
  - i. within 3 months of the date of this decision a scheme detailing any lighting to be installed at the site shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation;
  - ii. if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;
  - iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State;
  - iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.

There being no further items of business the Chairman closed the meeting at 8.40 pm.

R P F DEWICK  
CHAIRMAN