



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
PLANNING AND LICENSING COMMITTEE
11 APRIL 2019

REQUEST TO SEEK PLANNING PERMISSION, BURNHAM-ON-CROUCH

1. PURPOSE OF THE REPORT

- 1.1 To seek approval from Members to submit a planning application for the creation of three residential houseboat berths in Burnham-on-Crouch (change of use) and consent for a mooring pontoon to allow access to the houseboats.

2. RECOMMENDATIONS

- (i) That the change of use for an area of the foreshore at Burnham-on-Crouch (**APPENDIX A**) and provision of three houseboat berths and associated pontoon, offering new housing opportunities be agreed;
- (ii) That the Director of Service Delivery be authorised to submit a planning application for the construction of a pontoon and change of use to mooring a houseboat permanently for residential purposes.

3. SUMMARY OF KEY ISSUES

- 3.1 Members will be aware that *Llys Helig* currently lies on her side in an area of foreshore owned by Maldon District Council (MDC) in the River Crouch, Burnham-on-Crouch (see aerial photograph of the location – **APPENDIX A**). Work has been undertaken which should see a salvage operation undertaken by the owner to recover the vessel in late summer / early autumn 2019.
- 3.2 In order to remove the *Llys Helig*, piles will need to be driven into the riverbed in this area and the appropriate Marine Management Organisation (MMO) Licence has been sought. Other permissions, risk assessments and method statements necessary to undertake the recovery, are being put in place at present.
- 3.3 Once the *Llys Helig* has been removed, the void space would allow for new piles to be sunk and a jetty created which could accommodate three (3) houseboats (see outline drawing - **APPENDIX B**).
- 3.4 At present, this location does not have planning permission for residential use. The location, close to the town centre of Burnham-on-Crouch, would create the ability to provide three houseboat moorings in a desirable location, for which MDC would receive a commercial income.

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3.5 The location lies within the Burnham-on-Crouch Conservation Area as defined by the Local Development Plan (LDP) but would provide additional housing as per Policies S2 (Strategic Growth), and H8 (Provision for Houseboats).

3.6 Should this matter be agreed, full planning permission can be sought, and a business case drawn up to illustrate the financial benefits to the Council of such a construction.

4. CONCLUSION

4.1 That the proposed development would provide new housing opportunities for Burnham-on-Crouch, utilise a key and desirable location alongside the River Crouch, and provide an income stream for Maldon District Council.

5. IMPACT ON CORPORATE GOALS

5.1 This proposal links to the Council's goal of *Protecting And Shaping The District* in that it would meet local housing needs, as well as contributing to the *Place* element of our new Corporate Plan, in delivering *Sustainable Growth*.

6. IMPLICATIONS

- (i) **Impact on Customers** – None.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – Whilst this report only seeks authority to apply for planning permission, risk will be fully assessed as part of a business case in order to secure funding for this project.
- (iv) **Impact on Resources (financial)** – Professional fees for an agent to submit the application on behalf of MDC and Planning Fess - £1,200 approximately.
- (v) **Impact on Resources (human)** – Up to four hours of officer time liaising with agent submitting application on behalf of MDC.
- (vi) **Impact on the Environment** – Any construction forthcoming as a result of planning permission being granted, will be in accordance with all MMO Licensing and environmental requirements.

Background Papers:

APPENDIX A: Aerial photograph of River Crouch, Burnham-on-Crouch

APPENDIX B: Outline drawing of proposed houseboat berths.

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