



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
7 OCTOBER 2019**

PRESENT

Chairman	Councillor R P F Dewick
Councillors	M G Bassenger, B S Beale MBE, V J Bell, R G Boyce MBE, Mrs P A Channer, CC, A S Fluker, A L Hull and W Stamp

452. CHAIRMAN'S NOTICES

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

453. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M W Helm and N J Skeens.

454. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 9 September 2019 be approved and confirmed.

455. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer, 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. With reference to Agenda Item 5 - FUL/MAL/18/01518 - Sandbeach, Hockley Lane, Bradwell-on-Sea, Essex CM0 7QB deferred from the committee on 15 July 2019 she advised that she would not be taking part in the discussion or voting as she had not been present at the 15 July meeting. She also tendered her apologies as she would need to leave before the end of the meeting.

In response to a question regarding Agenda Item 10 - FUL/MAL/19/00861- Chartwell, 120 Maldon Road, Burnham-On-Crouch, Essex, CM0 8DB, the Lead Specialist Place clarified that, although a previous application had been submitted to Committee on 15 July 2019, this was a new application and as such open to all Members to debate and vote on.

Councillor A S Fluker declared in the interests of openness and transparency on two applications; Agenda Item 7- FUL/MAL/19/00782 - Bacons Cottages, Glebe Lane, Dengie as he knew both the applicant and agent and Agenda Item 9 -

FUL/MAL/19/00841 - Land Rear Of 148 Station Road, Burnham-On-Crouch, Essex as he knew the applicant.

Councillor A L Hull declared a non-pecuniary interest in Agenda Item 8 - FUL/MAL/19/00834 - The Ship Inn, 52 High Street, Burnham-On-Crouch.

456. FUL/MAL/18/01518 - SANDBEACH, HOCKLEY LANE, BRADWELL-ON-SEA, ESSEX CM0 7QB

Application Number	FUL/MAL/18/01518
Location	Sandbeach Hockley Lane Bradwell-On-Sea Essex CM0 7QB
Proposal	Section 73A application to convert disused farm outbuilding into dog kennels, change of use of associated land to be used as a dog rescue centre and stationing of a caravan to be used as a veterinary practice in association with the dog rescue use.
Applicant	Ms Charlene Nathan
Agent	Mr Ashley Wynn
Target Decision Date	26.04.2019 (E.o.T. 19.07.2019)
Case Officer	Spyros Mouratidis
Parish	BRADWELL-ON-SEA
Reason for Referral to the Committee / Council	Deferral – due to further information needing to be submitted

A Members' Update was submitted detailing a further letter of representation objecting to the application and additional comments from the agent.

It was noted that this application had been deferred from the South Eastern Area Planning Committee on 15 July 2019, to allow for the submission of an Ecology Report.

Following the Officer's presentation Michael Harris, an Objector and Charlene Nathan, the Applicant, addressed the Committee.

A debate ensued where issues raised previously around sustainability, dogs off leads and increase in the volume of traffic were raised. The Committee then discussed the findings of the Ecology Report which concluded that the buildings and vegetation within the site were found to have negligible or low potential to support bats. The report also found it unlikely that any other habitats or species would have been adversely affected by the development. However, it was noted that Essex Wildlife Trust objected to the application on the basis that the dogs were not always walked on leads.

Councillor Fluker proposed that, in light of the applicant having addressed the previous reason for deferral by submitting a satisfactory Ecology Report, the Committee support the Officer's recommendation. He further proposed that, on advice from the Lead Specialist Place, an additional condition be imposed on the approval to restrict the number of kennels. This was duly seconded.

The Chairman put the proposal to the Committee to approve the application in accordance with the Officer's recommendation, subject to the inclusion of a condition to restrict the number of kennels. Upon a vote being taken it was agreed.

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

1. The use hereby permitted of the area hatched red within the application site on the attached plan shall only be as a dog rescue centre.
2. The residential use of the site shall be contained within the original dwellinghouse and its curtilage and outside of the area hatched red within the application site on the attached plan.
3. The occupation of the dwelling shall be limited to a person solely or mainly working for the dog rescue use hereby permitted and the person's household as long as the dog rescue use hereby permitted is taking place.
4. The caravan hereby permitted shall only be used for purposes ancillary to the use of the site as a dog rescue to attend to medical needs of the dogs before their adoption.
5. The caravan hereby permitted shall not be used as a separate business.
6. The caravan hereby permitted shall be removed and the land restored to its previous condition within twelve (12) months from the date of this permission.
7. The Management Plan which was submitted to the Local Planning Authority on 24 May 2019 and forms part of this application, shall be displayed on site and be adhered to at all times in perpetuity.
8. The premises hereby permitted to be used as a dog rescue centre shall not be open to customers/people who are interested in adopting a dog outside of 10:00 hours and 17:00 hours on Wednesdays, Thursdays, Fridays, Saturdays and Sundays. No customers shall be present on the premises outside the permitted hours and days.
9. Deliveries to and collections (other than collection of dogs by customers) from the site shall only be undertaken between 08:00 hours and 18:00 hours on weekdays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.
10. No external storage of any items and paraphernalia associated with the permitted use be carried out within the application site.
11. The dog rescue use hereby permitted shall cease immediately and shall not commence again unless within three months from the date of this permission a foul water drainage scheme to serve the premises has been submitted to the Local Planning Authority and unless the scheme has been implemented in accordance with the approved details within three months from the date of its approval. The foul water drainage arrangements shall be kept as implemented in perpetuity.
12. The dog rescue use hereby permitted shall cease immediately and shall not commence again unless within three months from the date of this permission a scheme for the storage and removal of waste and recyclables to serve the development has been submitted to the Local Planning Authority and unless the scheme has been implemented in accordance with the approved details within three months from the date of its approval. The storage and removal of waste and recyclables shall be kept as implemented in perpetuity.
13. Notwithstanding the submitted details, no external illumination shall be installed or operated within the application site unless it is in accordance with a scheme that has been submitted and approved by the Local Planning Authority. Any approved external illumination shall be turned off by 20:00 hours.
14. 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.

15. The number of kennels and enclosures on site shall be limited to the 17 shown on plan number 1279/1.C.

457. FUL/MAL/19/00722 - 1 KINGS ROAD, SOUTHMINSTER, ESSEX CM0 7EJ

Application Number	FUL/MAL/19/00722
Location	1 Kings Road, Southminster, Essex, CM0 7EJ
Proposal	Redevelopment of the site to include the conversion of the existing building to provide 4No. one-bedroom flats and the erection of a two storey side/rear extension to provide 2No. one-bedroom flats (all social rent), with associated off-street parking, amenity space, landscaping, external refuse and cycle store and external alteration (resubmission of FUL/MAL/19/00195).
Applicant	Mr Russell Drury - MOAT
Agent	Miss Maria Cannavina - Prime Building Consultants Ltd
Target Decision Date	04.09.2019 (EoT agreed: 11.10.2019)
Case Officer	Anna Tastsoglou
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Previous Committee Decision This application was previously refused contrary to Officers' recommendation.

A Members' Update was submitted summarising two additional letters received, one commenting on the application and one objecting.

Following the Officer's presentation Mr Terry Duffy, an Objector, addressed the Committee.

A debate ensued where some Members raised concerns around design and inadequate parking provision. Other Members, acknowledging the need for social housing, welcomed the application.

In response to issues raised the Lead Specialist Place advised that the parking provision of seven spaces, outlined in section 5.5. of the report, met the requirements of the scheme. That the provision of a charging point should be viewed as betterment as it was not a requirement in a scheme of this size and that the scheme was policy compliant in terms of meeting requirements for disabled people. With reference to conservation issues in respect of nearby listed buildings, he said that the site would not affect the setting.

Councillor Fluker, whilst acknowledging that the applicant had met some of the reasons for refusal, felt that the parking provision did not accord with Maldon District Council's Parking Supplementary Planning Document (SPD). He said this would escalate problems on Kings Road with increased off-street parking. He proposed that the application be refused, contrary to the Officer's recommendation, as it did not accord with Policy D1 of the Local Development Plan (LDP), in terms of design, scale size and bulk, Policy C15 of the Maldon District Design Guide (MDDG) for corner sites and failed to meet vehicle parking standards, in particular paragraph 4.4.3. of the Parking SPD. This was duly seconded.

In accordance with Procedure Rule No. 13 (3) Councillor A S Fluker requested a recorded vote.

For the proposal:

Councillors R G Boyce MBE, Mrs P A Channer, A S Fluker and A L Hull.

Against the proposal:

Councillors M G Bassenger, B S Beale MBE, V J Bell and W Stamp.

There being an equality of votes the Chairman exercised his casting vote in support of the Officer's recommendation and the proposal to refuse the application failed.

Councillor W Stamp then proposed that the application be approved in accordance with the Officer's recommendation. This was duly seconded.

The Chairman put the proposal to support the application to the Committee. Upon a vote being taken the application was approved.

RESOLVED that the application be **APPROVED** subject to 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 complete accordance with approved drawings 014.1890-001 P3; 014.1890-002 P3; 014.1890-003 P3; 014.1890-004 P3; 014.1890-009 P5; 014.1890-010 P7; 014.1890-005 P12; 014.1890-070 P7; 014.1890-006 P10; 014.1890-018 P1 and 014.1890-008 P11.
3. The development shall be implemented in accordance with the details of external finishing materials included in the submitted application form and detailed in plan no. 014.1890.600 P1 and be retained as such in perpetuity.
4. The development shall be implemented in accordance with the boundary treatment details included in plan no. 014.1890.005 P12 and be retained as such in perpetuity.
5. The first floor windows on the west elevation of the proposed two storey extension shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.
6. Within the first available planting season (October to March inclusive) following the occupation of the development the landscaping works as shown on 014.1890.005 P12 and specifications attached to and forming part of this permission shall be fully implemented and be retained as such in perpetuity.
7. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel washing facilities

- Measures to control the emission of dust, noise and dirt during construction
 - Hours and days of construction operations.
8. No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be 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) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

You are 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. No development above ground level shall be occur until details of the development details of the foul drainage scheme to serve the development shall be 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.
10. The vehicular access onto Kings Road shall be widened as shown on planning drawing 014.1890-005 P12. The access constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall be no wider than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge and carriageway.
11. Prior to the occupation of the development the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form in perpetuity. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
12. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
13. There shall be no discharge of surface water onto the Highway.
14. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local

public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

15. The refuse and cycle stores hereby approved shall be provided prior to the first occupation of the development and be retained for such purposes in perpetuity thereafter.
16. No development shall take place until the programme of archaeological work has been implemented in accordance with the details included in the submitted Archaeological Project Design document (dated May 2019).

458. FUL/MAL/19/00782 - BACONS COTTAGES, GLEBE LANE, DENGIE, ESSEX

Application Number	FUL/MAL/19/00782
Location	Bacons Cottages, Glebe Lane, Dengie
Proposal	Construction of annex for occupation by family members
Applicant	Mr & Mrs Maddocks
Agent	TMA Chartered Surveyors
Target Decision Date	09.10.2019
Case Officer	Louise Staplehurst
Parish	DENGIE
Reason for Referral to the Committee / Council	Member Call In – Councillor R P F Dewick Reason: Scale and bulk and public interest

Following the Officer's presentation, Mr Tim Matthews, the Agent, addressed the Committee.

The Chairman opened the discussion by saying that this application was similar to others approved by this Committee, enabling families to look after their dependents, close to home. He said that as Ward Member he was happy for the application to be approved.

Councillor Fluker said that he agreed as it was important and in line with the Corporate Plan to work with partners in maintaining people's health and wellbeing. Furthermore, the proposed building enhanced the site and it had the support of the parish council. He said he was happy to support the proposal with, if possible, the proviso it be restricted, by a condition or by way of a S106 agreement, whereby it could not be separated.

The Lead Specialist Place, referring to comments raised around the Specialist Housing Policy and the aforementioned proposal, advised that this in effect was not an application for an annexe as the applicant had stated a minimal relationship with the main dwelling, for washing purposes only, and that this did not constitute an ancillary use.

The Chairman said that it was imperative applicants were supported and advised appropriately during the application process and that given similar applications had been approved it was up to the Committee to find a solution to tie the annexe with the main dwelling house.

Councillor Fluker, referring to page 69 of the report, reiterated the applicant's proposal for the construction of an annex for occupation by elderly family members. He then proposed that the application be approved contrary to the Officer's recommendation and

that a condition be imposed restricting the use of the building to the family members only. This was seconded by Councillor Beale.

The reason for approval was agreed as actively supporting residents in providing accommodation for elderly family members to support health and wellbeing.

The Chairman put the proposal to support the application to the Committee, contrary to the Officer's recommendation and subject to suitable standard conditions delegated to Officers (materials, time etc.) to tie the annexe to the existing building, Bacons Cottages. Upon a vote being taken the application was approved.

RESOLVED that the application be **APPROVED** subject 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 and documents: TMA/824/01, TMA/824/02 REV A, TMA/824/03 Rev A, TMA/824/04, TMA/824/05.
REASON To ensure that the development is carried out in accordance with the details as approved.
3. Prior to works above ground level, samples of the weatherboarding and slate to be used in the development hereby approved shall be submitted to and approved in writing by the local planning authority. All other materials shall be as set out with the application form/plans hereby approved and shall be retained as such thereafter.
REASON To protect the amenity of the area and the historic significance of the site and the adjacent listed building.
4. Prior to the first beneficial occupation of the development hereby approved, the foul drainage shall be implemented, as shown on plan number TMA/824/05. This shall be retained as such thereafter.
REASON To avoid the risk of water flooding and pollution in accordance with policy D2 of the Maldon District Local Development Plan.
5. The development hereby approved shall be occupied as residential accommodation only by Anne and Roger Humphreys, the relatives of the occupiers of the host dwelling, known as Bacons Cottage. Following the cessation of the occupation of the aforementioned people, the development hereby approved shall only be used for purposes incidental or ancillary to the dwelling known as Bacons Cottages.
REASON When granting planning permission for the development the Council was minded of the need to support an aging population and is sympathetic to the personal circumstances of the Applicant and their parents.

459. FUL/MAL/19/00834 - THE SHIP INN, 52 HIGH STREET, BURNHAM-ON-CROUCH, ESSEX

Application Number	FUL/MAL/19/00834
Location	The Ship Inn, 52 High Street, Burnham-On-Crouch
Proposal	Section 73A application for the Installation of a replacement extractor fan, and the installation of a sky dish at the rear of the property.
Applicant	Justin Cracknell
Target Decision Date	10.10.2019
Case Officer	Nicola Ward
Parish	BURNHAM SOUTH
Reason for Referral to the Committee / Council	Member Call In – Councillor W Stamp – Public interest as restrictions on ventilation causing harm to business and could be a safety issue.

Following the Officer's presentation, Mr Justin Cracknell, the Applicant, addressed the Committee.

Councillor Stamp said she had called this in due to concerns with the wording in the condition stating 'removal of the food extraction system' which would result in the closure of the business, should it be acted upon.

The Lead Specialist Place, in response, said that the condition was a pragmatic approach to safeguard the business. This would sit with the life of the development and protect the long-term view.

Councillor Boyce said that Environmental Health would cover any excess noise, that the legislation was well controlled and proposed that the application be supported in accordance with the Officer's recommendation. This was seconded by Councillor Fluker.

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

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

1. The extraction system hereby permitted shall be removed and all materials shall be removed within 3 months of the date of this decision if the noise level (rating level LAeq) arising from the extraction system, when assessed from any noise sensitive dwelling, is not at least 5 dB(A) below background (LA90) at all times. The method of assessment will be in accordance with BS4142 methodology. The equipment shall be maintained in good working order and shall at no time in the future shall the noise level (rating level LAeq) arising from the extraction system, when assessed from any noise sensitive dwelling, exceed 5 dB(A) below background (LA90)"

460. FUL/MAL/19/00841 - LAND REAR OF 148 STATION ROAD, BURNHAM-ON-CROUCH, ESSEX

Application Number	FUL/MAL/19/00841
Location	Land Rear Of 148 Station Road, Burnham-On-Crouch, Essex
Proposal	Proposed change of use from Class B1 and B2 to Class C3, demolition of existing industrial building and erection of 5 new residential dwelling houses, ancillary development and landscaping
Applicant	Mr Levy - Countryside Style Ltd
Agent	Chris Wragg - Arcady Architects Ltd
Target Decision Date	27.09.2019 (EoT agreed: 11.10.2019)
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Previous Committee decision

Following the Officer's presentation, an Objector Mr David Howes and Mr Chris Wragg, the Agent, addressed the Committee.

Councillor Bell opened the discussion by saying that the Officer's recommendation was correct. The application was contrived and an obvious example of over development that impacted massively on neighbouring amenity.

Councillor Stamp concurred and proposed that the application be refused in accordance with the Officer's recommendation. This was duly seconded.

The Chairman put the proposal to refuse the application to the Committee and it was agreed.

RESOLVED that the application be **REFUSED** for the following reasons:

- 1 The proposed development by reason of its layout, mass, height, overall width, limited space between the built form and expanse of hardscaping would be detrimental to the character and appearance of the area. This is also indicative of the overdevelopment of the site and its unsuitability to accommodate the amount of development proposed. The development is therefore unacceptable and contrary to Policies S1, D1 and H4 of the Maldon District Local Development Plan (2017), Policy HO.1 of the Burnham-on-Crouch Neighbourhood Development Plan, the guidance contained in the Maldon District Design SPD and Government advice contained within the National Planning Policy Framework (2019).
- 2 Plot 5 by reason of its poor design, including the large expanse of blank walls and relationship with the other dwellings would result in an unacceptable and detrimental impact on the appearance of the proposed development itself and the character of the area, contrary to Policies S1, D1 and H4 of the Maldon District Local Development Plan (2017), Policy HO.1 of the Burnham-on-Crouch Neighbourhood Development Plan, the guidance contained in the Maldon District Design SPD and Government advice contained within the National Planning Policy Framework (2019).

- 3 Insufficient information has been submitted in relation to provision of adequate Sustainable Urban Drainage Systems on site demonstrating that the development would not result in flood risk. The development would therefore be unacceptable and contrary to Policies S1 and D5 of the Maldon District Local Development Plan (2017) Policy EN.2 of the Burnham-on-Crouch Neighbourhood Development Plan and Government advice contained within the National Planning Policy Framework (2019).

461. FUL/MAL/19/00861 - CHARTWELL, 120 MALDON ROAD, BURNHAM-ON-CROUCH, ESSEX, CM0 8DB

Application Number	FUL/MAL/19/00861
Location	Chartwell, 120 Maldon Road, Burnham-On-Crouch, Essex, CM0 8DB
Proposal	Permanent change of use from class C3 dwellinghouse to a residential children's home class C2 (residential institution).
Applicant	Mr Frederik Booysen - PSS Care Group
Agent	Mr John Pearce - Attwells Solicitors
Target Decision Date	03.10.2019 (EoT agreed: 11.10.2019)
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Previous Committee decision

A Members' Update was received summarising objections from Burnham-on-Crouch Town Council, eleven additional letters of representations together with a comment from Cadent Gas.

The Chairman advised Members that this application, first considered at the 15 July meeting, was in front of the Committee as a new application seeking permanent change of use to a residential children's home.

Following the Officer's presentation Mrs Janice Overall, an Objector and Mr John Pearce, the Agent, addressed the Committee.

Councillor Bell expressed concern regarding this new application as the decision on the previous application was very fair and reasonable. Given her extensive experience in this sector she had fully supported the initiative at the July meeting but felt this new approach demonstrated a lack of respect for both the community and the planning process.

Councillor Stamp said she continued to support the application but with the additional condition of temporary consent for three years.

Councillor Bell proposed that the application be approved in accordance with the Officer's recommendation with the additional condition of a 3-year temporary consent from date of opening. This was duly seconded.

The Chairman put the proposal to the Committee to approve the application in accordance with the Officer's recommendation including the additional condition and it was agreed.

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

1. Within twenty-eight (28) days from the commencement of the use of the premises as a children's home, a notice in writing shall be given to the Local Planning Authority to confirm the date the use commenced. The use of the premises as a children's home hereby permitted shall cease three years after the commencement of the use.
REASON It is not considered that the grant of a permanent planning permission would be appropriate and a temporary permission would enable the Local Planning Authority to re-assess the impact of the development upon the residential amenity of the neighbouring occupiers, the parking provision and the character of the area.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be carried out in complete accordance with approved drawings: Location Plan and Block Plan.
4. The development hereby approved shall only be used as a children's home and for no other use within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the local planning authority.
5. Details of a cycle stores shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity thereafter.

462. HOUSE/MAL/19/00862 - RAVENSCOT, BURNHAM ROAD, ALTHORNE, ESSEX

Application Number	HOUSE/MAL/19/00862
Location	Ravenscot, Burnham Road, Althorne
Proposal	Single storey extension used as an annexe and link extension (amendment to previous approval ref: HOUSE/MAL/16/01057)
Applicant	Mr & Mrs Bowles
Agent	Ms Nicola Wombwell – Nwg Design
Target Decision Date	24.10.2019
Case Officer	Louise Staplehurst
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Member of Staff

A Members' Update was submitted with a comment from Althorne Parish Council.

Following the Officer's presentation Councillor Boyce proposed that the recommendation be agreed in accordance with the Officer's recommendation. This was duly seconded.

The Chairman put the proposal to approve in accordance with the Officer's recommendation to the Committee. Upon a vote being taken it was agreed.

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

- 1 The development hereby permitted shall be carried out in accordance with the following plans: P001 A, P002, P003 Rev D
- 2 The external surfaces of the development hereby approved shall be as set out within the application form/plans hereby approved.
- 3 The development hereby permitted shall be occupied only as an extension for purposes ancillary and incidental to and in conjunction with the use of the existing property, known as Ravenscot, as a single dwellinghouse and not as a separate or independent unit of residential accommodation.

463. HOUSE/MAL/19/00863 - 2 BROOK LANE, ASHELDHAM, ESSEX CM0 7DY

Application Number	HOUSE/MAL/19/00863
Location	2 Brook Lane, Asheldham, Essex CM0 7DY
Proposal	Demolition of existing carport/store & erection of single storey annex, first floor extension over existing kitchen wing & additional surface parking
Applicant	Mrs Hannah Sams
Agent	Mr Patrick Stroud - Sole Practitioner
Target Decision Date	22.10.2019
Case Officer	Annie Keen
Parish	ASHELDHAM
Reason for Referral to the Committee / Council	Member Call In – Councillor R P F Dewick Public interest, scale and bulk

A Members' Update was submitted detailing the response from Essex Highways.

Following the Officer's presentation Councillor Dewick opened the discussion by saying he was happy to support this application as Ward Member, he felt it was a necessary extension for family use.

Councillor Fluker noted that this was a developing pattern whereby expanding families were choosing to stay in the area. Furthermore, the application did not adversely impact the streetscene or the amenity of neighbouring properties. He proposed that given the proposal accorded with Policy D1, H4 of the LDP and was an effective use of land, the application be approved contrary to the Officer's recommendation. This was seconded.

The Chairman put the proposal to the Committee to approve the application, subject to conditions delegated to Officers. Upon a vote being taken it was agreed

RESOLVED that the application be **APPROVED** subject 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 and documents: 2019.210.01, 2019.212.02, 2019.212.03, 2019.212.04, 2019.212.05
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 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 development hereby permitted shall be occupied only as an extension for purposes ancillary and incidental to and in conjunction with the use of the existing property, known as 2 Brook Lane, Asheldham, as a single dwellinghouse and not as a separate or independent unit of residential accommodation.
REASON To protect the amenity of neighbouring occupiers, in accordance with policy D1 of the Maldon District Local Development Plan.

There being no further items of business the Chairman closed the meeting at 9.17 pm.

R P F DEWICK
CHAIRMAN