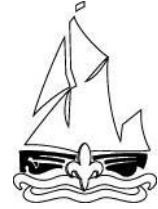


**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**CENTRAL AREA PLANNING COMMITTEE
09 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	19/01164/FUL
Location	Mill Beach Public House, Goldhanger Road, Heybridge, Essex, CM9 4RA
Proposal	Demolition of existing and erection of a replacement public house (class A4), with a first-floor apartment, and change of use of land for the siting of 12 holiday lodge caravans.
Applicant	Bedlars (Goldhanger) LLP
Agent	Miss Michaela Kekerri - Avison Young
Target Decision Date	11.09.2020 (EOT until this date)
Case Officer	Julia Sargeant
Parish	Heybridge
Reason for Referral to the Committee / Council	Member Call In Not Delegated to Officers

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties

7.4.1 A further letter has been received in support of the application

Supporting Comment	Officer Response
For the last few years the area of and around mill beach pub has been in a state of disrepair and not in line with the development of Maldon or the local area.	Noted. The principle of the development is covered in section 5.1 of the main report.
Additional cafe would be a very good addition to the local community and the lodge development in keeping with the area.	
The improved landscape both from the road but also the footpath will only add to the local ambience of the area and bring much needed additional tourism to the area.	

7.4.2 A further letter has been received commenting on the application

Comment	Officer Response
The current site does need clearance as it is an eyesore.	Noted.
It will be a shame to lose the open aspect of the grass but I understand the need to create income and of course the caravans will blend in with the area.	Noted.
<p>It is vital the footpath is maintained to give access to the seawall path as it is heavily used by residents from Barrowmarsh Chalet and Caravan site.</p> <p>It is also important that noise is dealt with as there used to be considerable noise from the Old Mill Beach pub which disturbed the local area. If noise is limited with no outside music or other activities etc and the footpath retained then this application could enhance the area.</p>	<p>It is recommended that the pedestrian footway shown along the western boundary of the application site is secured through a condition (condition 13 on main report).</p> <p>In relation to noise the proposal is to replace an existing public house and there will be no change in the use of the land in this respect. Environmental Health have not recommended any condition in relation to noise and Licensing Laws provide the main administrative control affecting public houses – relating to noise and music as well as operating hours (section 5.3 of main report).</p>

7.4.3 A letter of objection has been received.

Objecting Comment	Officer Response
Consideration should be given to retaining some of the fabric of the existing public house.	Noted. However, the Council has to assess the proposal before it and the principle of a replacement public house is considered in section 5.1 of the main report.
12 holiday caravans seems a bit excessive.	Noted. Assessment of the principle of the holiday accommodation is considered in section 5.1 of the main report.