



**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL
15 DECEMBER 2016**

MEMBERS' UPDATE / ADDENDUM

**AGENDA ITEM NO. 9 FUL/MAL/16/00872 - TOPSAIL CHARTERS LIMITED,
COOKS BOATYARD, THE HYTHE, MALDON**

Application Number	FUL/MAL/16/00872
Location	Topsail Charters Limited Cooks Boatyard The Hythe Maldon
Proposal	Change of use of existing lease to allow for mooring of historic barge on campshed as public tearoom and daytime meeting room. Also occasional evening use as an Arts Venue. Erection of safety stanchions and link chain along riverside of path.
Applicant	Ms Stephanie Valentine
Agent	N/A
Target Decision Date	16 December 2016
Case Officer	Julia Sargeant, TEL: 01621 875851
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council Owned Land

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations (summarised) (pages 78 - 79

A further consultation response has been received from the Environment Agency.

Name of Statutory Consultee/Other Organisation	Comment	Officer Response
Environment Agency	Object to this application in principle because the proposed development falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. The Environment Agency therefore recommends that the application is refused	Please refer to section 5.5 of the main report (page 14).

Name of Statutory Consultee/Other Organisation	Comment	Officer Response
	<p>planning permission on this basis.</p> <p>The Environment Agency do advise that as the development is for change of use the proposal already exists, there would be no internal flooding on the boat and they will have safe refuge on the boat at all times.</p>	

7.4 Representations received from Interested Parties (summarised) (page 81)

Please note that reference to a letter of representation having been received from Julie Stuchbery is incorrect as this letter refers to the consultation response from the Maldon Harbour Improvement Commissioners and has been correctly reported as a consultation response within the main agenda.

9. UPDATE FROM THE CENTRAL AREA PLANNING COMMITTEE

The Central Area Planning Committee considered this application at its meeting on 14 December 2016. Following consideration the Committee agreed to REFUSE this application in accordance with the reasons as set out in the main report.