



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
16 JANUARY 2017**

PRESENT

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

868. CHAIRMAN'S NOTICES (PLEASE SEE OVERLEAF)

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

869. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor P G L Elliott.

870. MINUTES OF THE LAST MEETING

RESOLVED

- (i) that the Minutes of the meeting of the Committee held on 5 December 2016 be received.

Minute 782 – FUL/MAL/16/01114 – AGRICULTURAL BARN, GOLDSANDS ROAD, SOUTHMINSTER

Councillor A S Fluker advised that it had been agreed at the meeting that the Revenues and Benefits Department would be contacted to ensure that the Applicant was registered to pay non-domestic rates.

RESOLVED

- (ii) that subject to the above amendment, the Minutes of the meeting of the Committee held on 5 December 2016, be approved.

871. DISCLOSURE OF INTEREST

Councillor R G Boyce MBE, CC declared a non-pecuniary interest in relation to:

- Agenda Item 10 – OUT/MAL/16/01246 – Land to rear of 60A Maldon Road, Burnham-on-Crouch, as the application site was in close-proximity to that in Agenda Item 12; and

- Agenda Item 12 – OUT/MAL/16/013547 – Land Adjacent 35A Maldon Road, Burnham-on-Crouch, as he was a close relative of the Applicant.

Councillor Mrs P A Channer, CC declared a non-pecuniary interest in relation to all items insofar as they related to Essex County Council as she was also a Member of Essex County Council who was consulted on highways, footpaths, education and other matters. She also declared a non-pecuniary interest in relation to:

- Agenda Item 6 – OUT/MAL/16/00224 – Whitecap Mushroom Farm, Mill Road, Mayland, as she knew some of the supporters;
- Agenda Item 7 – FUL/MAL/16/00511 – St. Lawrence Caravan Site, Main Road, St. Lawrence – as she knew the applicant;
- Agenda Item 9 – FUL/MAL/16/01188 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, as she knew someone that lived in Stoney Hills;
- Agenda Item 11- OUT/MAL/16/01294 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, as she knew someone that lived in Stoney Hills; and
- Agenda Item 12 – OUT/MAL/16/01347 – Land Adjacent 35A Maldon Road, Burnham-on-Crouch – as she knew the Applicant.

Councillor Mrs H E Elliott declared a non-pecuniary interest in relation to Agenda Item 7 - FUL/MAL/16/00511 – St. Lawrence Caravan Site, Main Road, St. Lawrence, as she knew the Applicant.

Councillor N R Pudney declared a non-pecuniary interest in relation to the following:

- Agenda Item 9 - FUL/MAL/16/01188 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, as his in-laws lived in Stoney Hills; and
- Agenda Item 11 - OUT/MAL/16/01294 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, as his in-laws lived in Stoney Hills.

Councillor R P F Dewick declared an interest in the following:

- Agenda Item 10 - OUT/MAL/16/01246 – Land to rear of 60A Maldon Road, Burnham-on-Crouch, as he had worked for the Applicant;
- Agenda Item 12 - OUT/MAL/16/01347 – Land Adjacent 35A Maldon Road, Burnham-on-Crouch, as he had worked for the Applicant and he would leave the Chamber for this item; and
- Agenda Item 13 – FUL/MAL/16/01432 – Hereford Farm Grange Road, Tillingham, as he knew the Applicant.

Councillor Mrs B F Acevedo declared a non-pecuniary interest in relation to Agenda Item 6 - OUT/MAL/16/00224 – Whitecap Mushroom Farm, Mill Road, Mayland, as she knew the Applicant.

Councillor A S Fluker declared in the interests of openness and transparency in relation to:

- Agenda Item 6 - OUT/MAL/16/00224 – Whitecap Mushroom Farm, Mill Road, Mayland, that he knew some of the Supporters;
- Agenda Item 7 - FUL/MAL/16/00511 – St. Lawrence Caravan Site, Main Road, St. Lawrence, that he knew the Applicant;
- Agenda Item 9 - FUL/MAL/16/01188 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, that he knew some of the Objectors;
- Agenda Item 10 - OUT/MAL/16/01246 – Land to rear of 60A Maldon Road, Burnham-on-Crouch, that he knew some of the Objectors;
- Agenda Item 11 - OUT/MAL/16/01294 – Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch, that he knew some of the Objectors;
- Agenda Item 12 - OUT/MAL/16/01347 – Land Adjacent 35A Maldon Road, Burnham-on-Crouch, that he knew the Applicant; and
- Agenda Item 13 - FUL/MAL/16/01432 – Hereford Farm Grange Road, Tillingham, that he knew the Applicant and the Agent.

At this point the Interim Head of Planning Services advised Members of the Committee that Agenda Item 12 - OUT/MAL/16/01347 – Land Adjacent 35A Maldon Road, Burnham-on-Crouch had been withdrawn by the Agent. As a result of this Councillor R G Boyce MBE, CC advised that his declaration in relation to Agenda Item 10 - OUT/MAL/16/01246 – Land to rear of 60A Maldon Road, Burnham-on-Crouch – would still stand.

872. MEMBERS' BRIEFING

The Group Manager for Planning Services gave a presentation on Material Considerations, during which he outlined the various material considerations but advised Members of the Committee that this list was not exhaustive.

The Interim Head of Planning Services pointed out to Members that loss of a private view was not a material consideration, whereas loss of a public view could be considered a material consideration. The difference to be considered was whether the view related to the community at large or whether it related to an individual.

Members requested that a copy of the presentation and the accompanying notes be circulated to them. The Interim Head of Planning Services advised that this would be included in the planning handbook which would be issued within the next few weeks.

The Committee considered the reports of the Interim Head of Planning Services Regulatory Services and determined the following planning applications, having taken into account all representations and consultation replies received, including those items listed on the Members' Update circulated at the meeting.

873. OUT/MAL/16/00224 - WHITECAP MUSHROOM FARM, MILL ROAD, MAYLAND

Application Number	OUT/MAL/16/00224
Location	Whitecap Mushroom Farm Mill Road Mayland Essex
Proposal	Demolition of former Mushroom Farm and associated buildings and erection of up to 35 dwellings with associated landscaping, open space and upgrading of Mill Road to adoptable standard
Applicant	Mr Alen Powl
Agent	Mr Andy Butcher - Strutt And Parker LLP
Target Decision Date	27 June 2016
Case Officer	Kara Elliott, TEL: 01621 875860
Parish	MAYLAND
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005 Major Application Previous Committee Decision

Following the Officer's presentation of the report, Councillor P Spires, from Mayland Parish Council and Mr A Butcher, the Agent, both addressed the Committee.

In response to a question regarding affordable housing, the Group Manager for Planning Services advised that whereas there was some viability for affordable housing, the question was whether the shortfall in the amount of affordable housing to be provided was outweighed by the benefits of the proposed scheme.

Members debated this application in detail and requested guidance from Officers. The Interim Head of Planning Services advised that whilst each application must be treated on its own merit, conversely Members must also aim for consistency. There were changes that had occurred since this application was last refused and these changes should be taken into consideration. However, emerging policies should not be over-relied upon.

A discussion ensued regarding the lack of affordable housing and the developer's assertion that part of the site was not viable. There was a suggestion that if a site was found to be not viable for affordable housing, then an alternative site that could support the required affordable housing element should be considered in its place. The Group Manager for Planning Services advised Members that Maldon District Council's policy did provide for sites with viability to be considered preferentially.

Members requested sight of the viability study that related to this application and the Interim Head of Planning Services agreed that this did form part of the decision making process.

A question was asked as to whether it was premature to try to determine this application due to matters to be considered at the forthcoming Planning and Licensing Committee and by Council. In response, the Interim Head of Planning Services advised Members that they should exercise caution when considering that an application was "premature". The Local Development Plan was close to its final hurdle and did have significant weight attached to it and, once a Neighbourhood Plan reached public consultation, then Planning Inspectors would attach weight to that plan. However, Members must bear in mind that

there was no guarantee that the Planning and Licensing Committee and Council would agree the proposed Neighbourhood Plan.

In response to a question regarding an email to Members that had been circulated by the Agent, but not read by all Members of the Committee prior to the meeting, the Group Manager for Planning Services advised that the site was agricultural and not a brownfield site.

Councillor M W Helm proposed that this application be deferred to enable further information, to include a copy of the viability study, to be brought forward for consideration. This was duly seconded and, upon a vote, the motion was passed.

RESOLVED that this application be **DEFERRED** so that further information could be gathered to enable Members to determine this application.

874. FUL/MAL/16/00511 - ST. LAWRENCE CARAVAN SITE, MAIN ROAD, ST. LAWRENCE

Application Number	FUL/MAL/16/00511
Location	St Lawrence Caravans Limited St Lawrence Caravan Site Main Road St Lawrence
Proposal	Use of 13 existing static holiday caravans for temporary residential accommodation for workers at Bradwell Power Station
Applicant	Mr Gary Duce - St Lawrence Caravans Ltd
Agent	Mr Philip Jones - Savills (UK) Ltd
Target Decision Date	24 January 2017
Case Officer	Nigel Hebden, TEL: 01621 875741
Parish	ST LAWRENCE
Reason for Referral to the Committee / Council	Major Application

Following the Officer's presentation of the report, Mr P Jones, the Agent, addressed the Committee.

Members debated this application and were concerned that accommodation was needed for power station workers and there was nowhere else in the area for them to go. Consent had been granted for previous applications for caravans and holiday-makers were permitted to use caravans for 10 months of the year. Members considered that the application was not for permanent use of the caravans, merely when the power station workers were on-site. However, the Group Manager for Planning Services pointed out to Members that the additional two months a year were when the weather was at its worst.

In response to a question regarding referral to the Secretary of State, the Group Manager for Planning Services advised Members that the Environment Agency had powers to refer applications to the Secretary of State. By utilising this power, it demonstrated the level of concern that the Environment Agency had about this particular application. Members could not simply approve this application, rather they could refer it to the

Secretary of State advising that they were minded to approve it. The Secretary of State then had the option to either approve it or call the application in.

Councillor A S Fluker proposed that this application be approved contrary to the Officer's recommendation. This was duly seconded and, upon a vote, the motion was carried.

RESOLVED that this application be submitted to the Secretary of State for Planning with a recommendation for **APPROVAL** subject to conditions.

875. OUT/MAL/16/01182 - LAND ADJACENT THE OLD FORGE AND THORNLEY COTTAGE, BURNHAM ROAD, ALTHORNE

Application Number	OUT/MAL/16/01182
Location	Land Adjacent The Old Forge And Thornley Cottage, Burnham Road, Althorne
Proposal	Construction of 2 bedroom detached residential bungalow (Resubmission)
Applicant	Mr Ryan Thame
Agent	Mr Richard Woodroff - HomeSPACE
Date Valid	2 November 2016
Target Decision Date	28 December 2016
Case Officer	Kara Elliott, TEL: 01621 875860
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Parish Trigger

Councillor R P F Dewick declared an interest in this item as he had worked on this site, albeit not for this Applicant.

Members debated this application and concern was raised about section 5.7.1 of the report which stated that the application site was sustainable, whereas an application site in close proximity was currently the subject of an Appeal where MDC had argued that it was an unsustainable. This could potentially raise issues of conflict in our approach to applications. Concern was also raised regarding all previous applications in Althorne having gone to appeal. Members were of the view that Althorne was unsustainable and that this had been supported by the views of Planning Inspectors.

The Group Manager for Planning Services advised Members that sustainability under the NPPF is tripartite and for a scheme to be considered sustainable it must satisfy all of the criteria.

Councillor A S Fluker, proposed that this application be refused contrary to the Officer's recommendation. This was duly seconded and, upon a vote, the motion was carried.

Councillor A S Fluker was nominated to be the representative Member if this application should go to Appeal.

RESOLVED that this application be **REFUSED** for the following reason:

- 1 Policies S2 and H1 of the Maldon District Replacement Local Plan and policies S1 and S8 of the submitted Maldon District Local Development Plan seek to provide control over new buildings in rural areas that are beyond defined settlement boundaries and to ensure that new residential developments are directed to appropriate and sustainable locations and that the countryside is protected for its landscape value as well as its intrinsic character and beauty. The site is in a rural location outside of the defined settlement boundary where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Local Development Plan to meet the objectively assessed needs for housing in the District. The proposal for development outside of the defined settlement boundary of Althorne would fail to enhance the character and appearance of the locality, and would be remote from community facilities, failing to comply with Policy S2 of the Maldon District Replacement Local Plan, and S1 and S8 of the submitted Local Development Plan and core planning principles and guidance contained in the National Planning Policy Framework.

876. FUL/MAL/16/01188 - LAND OPPOSITE MONKSFIELD, STONEY HILLS, BURNHAM-ON-CROUCH

Application Number	FUL/MAL/16/01188
Location	Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch
Proposal	Application for One Dwelling
Applicant	Mr J Moccock
Agent	Mr Russell Forde - Smart Planning Ltd
Date Valid	19 October 2016
Target Decision Date	18 January 2017
Case Officer	Kara Elliott, TEL: 01621 875860
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Parish Trigger Previous Committee Decision

Following the Officer's presentation of the report, Mr J Hitcham, an Objector and Mr J Moccock, the Applicant, both addressed the Committee.

Members raised concerns about the general development of Stoney Hills and the Group Manager for Planning Services reminded them that this application was an amendment to a scheme that had already been built out. The Interim Head of Planning Services further reminded Members that they were under a duty to the Council as a whole and to be proactive to get the best possible design for the site, bearing in mind that it had already been approved. Councillor A S Fluker proposed approval in accordance with the Officer's recommendation. This was duly seconded.

RESOLVED that this 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 the approved drawings as detailed on this decision notice.
3. No development shall commence until details of the measures to be taken for the disposal surface water shall be submitted to and approved in writing by the local planning authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.
4. The hard landscape works shall be carried out in accordance with drawing reference 14.2551/1403 dated 16 Oct 2016 prior to the beneficial occupation of the development hereby approved. The soft landscape works shall be carried out in accordance with drawing reference 14.2551/1403 dated 16 Oct 2016 within the first available planting season (October to March inclusive) following the commencement of the development. 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.
5. The external materials of the dwelling shall be plain clay tiles, red stock facing brickwork, off-white render and weatherboarding to the external walls and dark grey aluminum windows as submitted to the Council on 19 December 2016.

Councillor R P F Dewick left the Chamber for the next item, due to his previously declared interest.

COUNCILLOR A S FLUKER IN THE CHAIR.

877. OUT/MAL/16/01246 - LAND TO THE REAR OF 60A MALDON ROAD, BURNHAM-ON-CROUCH

Application Number	OUT/MAL/16/01246
Location	Land to rear of 60A Maldon Road, Burnham on Crouch
Proposal	Demolition of 58 Maldon Road and erection of 12 residential units of 80 – 240sq m with ancillary works including new vehicular and pedestrian access off Maldon Road on land forming part of rear garden of 60A Maldon Road.
Applicant	Dr Hamid Latif
Agent	Mr David Devries
Date Valid	27 October 2016
Target Decision Date	26 January 2017
Case Officer	Nigel Hebden, TEL: 01621 875741
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Major Application Previous Committee Decision

Following the Officer's presentation of the report, Mrs W Stamp, an Objector, addressed the Committee.

Councillor R G Boyce MBE, CC withdrew his previous declaration of interest.

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

- 1 The scale of the proposed development would result in a contrived, isolated and backland form of residential development that would not respect the existing pattern of built form or urban grain. Furthermore, the development would have an urbanising effect on the rural character of the area and would result in an unwelcome visual intrusion into the open and undeveloped countryside, to the detriment of the character and appearance of the area contrary to policies S2, CC6 and BE1 of the adopted Maldon District Replacement Local Plan and policies D1 and N2 of the emerging Local Plan and core planning principles and guidance contained in the National Planning Policy Framework.
- 2 In the absence of a signed legal agreement the development makes no definite contribution to affordable housing as required by Policy H1 of the Maldon District Local Development Plan and National Planning Policy Framework.

Councillor R P F Dewick returned to the Chamber at this point.

878. OUT/MAL/16/01294 - LAND OPPOSITE MONKSFIELD, STONEY HILLS, BURNHAM-ON-CROUCH

Application Number	OUT/MAL/16/01294
Location	Land Opposite Monksfield, Stoney Hills, Burnham-on-Crouch
Proposal	Outline planning permission for the erection of two detached dwellings
Applicant	Mr J Mocock
Agent	Smart Planning Ltd
Date Valid	11 November 2016
Target Decision Date	06 January 2017
Case Officer	Kara Elliott, Tel: 01621 875860
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005 Parish Trigger Previous Committee Decision

Following the Officer's presentation of the report, Mr J Mocock, the Applicant, addressed the Committee.

In response to a comment that the Applicant had mentioned that he would put in a new road, the Group Manager for Planning Services advised Members that whilst this had been previously proposed, Officers did not consider that it fell under the requirements necessary for a Section 106 Agreement. At a recent appeal where an Inspector had looked at a similar situation, the Inspector had not considered the provision of a road to be proportionate to the application. If the Applicant wishes to do this separately then that is not for us to comment upon, as it does not form part of the application.

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

- 1 The development shall be carried out in accordance with plans and particulars relating to the layout, scale, 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 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 the commencement of the development 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.
- 5 Prior to the commencement of development, details or samples of the external materials to be used on the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 As part of the reserved matters full details of both hard and soft landscape works to be carried out shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including 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, 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.
- 7 No development shall commence until a scheme for the mitigation of impacts on matters of ecological interest as identified in the Phase 1 Habitat Assessment Report prepared by Think Green Constructions Ltd (Ref DFCP 3218) has been submitted to and agreed in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details.

879. OUT/MAL/16/01347 - LAND ADJACENT 35A MALDON ROAD, BURNHAM-ON-CROUCH

Application Number	OUT/MAL/16/01347
Location	Land Adjacent 35A Maldon Road, Burnham on Crouch
Proposal	Outline application for the erection of detached dwelling with access to be determined
Applicant	Mr J Boyce
Agent	Smart Planning Ltd
Date Valid	29 November 2016
Target Decision Date	24 January 2017
Case Officer	Nigel Hebden, TEL: 01621 875741
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

The Officer advised Members that this application had been withdrawn by the Applicant's Agent.

880. FUL/MAL/16/01432 - HEREFORD FARM, GRANGE ROAD, TILLINGHAM

Application Number	FUL/MAL/16/01432
Location	Hereford Farm, Grange Road, Tillingham
Proposal	Removal of condition 1 on approved planning permission FUL/MAL/12/00020 (Permanent retention of a mobile home and cattle shed) (Resubmission)
Applicant	Mr Paul Reeve
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	02 February 2017
Case Officer	Kara Elliott, TEL: 01621 875860
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In

Following the Officer's presentation of the report, Mr Matthews, from the Agent, addressed the Committee.

Members considered that the Applicant had put in a great deal of work to set up a farming business, which was extremely difficult to achieve in the current economic climate, unless you work for someone else. The costs of farming were enormous and this Applicant had made a success of it, although he did do some contract work which is not unusual as very few farms were self-supporting.

In response to a question, it was confirmed that the application was for a permanent mobile dwelling.

Councillor A S Fluker proposed that this application be approved contrary to the Officer's recommendation and that Members should support people who are working in the rural community. This was duly seconded and upon a vote this application was unanimously approved.

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

- 1 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined within the Town & Country Planning Act 1990 (as amended) or in forestry, or a widower of such a person, and to any resident dependants.

881. OTHER AREA PLANNING AND RELATED MATTERS

The Committee considered the report of the Director of Planning and Regulatory Services and Members' Update on the following matters:

(i) Appeals Lodged:

Appeal Start Date: 02/12/2016

Application Number: OUT/MAL/16/00120 (APP/X1545/W/16/3160991)

Site: Land To The Rear Of 60A Maldon Road Burnham-On-Crouch

Proposal: Outline planning permission for proposed demolition of No.58

Maldon Road and the erection of 6 No.residential units. with ancillary works including new vehicular and pedestrian access off Maldon Road and Estate Road (Resubmission)

Appeal by: Dr Hamid Latif

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 9 January 2017

Application Number: HOUSE/MAL/16/00259 (APP/X1545/D/16/3162369)

Site: 48 Western Road Burnham-On-Crouch

Proposal: 6ft fence around garden replacing existing old fence

Appeal by: Miss Hannah Thomas

Appeal against: Refusal

Appeal procedure requested: Householder Appeals Service (HAS)

(ii) Appeal Decisions:

OUT/MAL/15/00179 (Appeal Ref: APP/X1545/W/15/3139154)

Proposal: Outline planning permission for a residential development comprising up to 150 residential dwellings (Including 30% affordable housing), structural planting and landscaping, informal public open space and childrens play area, surface water attenuation and associated ancillary works, with all matters reserved for future determination with the exception of access.

Address: Nipsells Farm Lodge, Nipsells Chase, Mayland, Essex, CM3 6EJ

Decision Level: Committee as per Officer recommendation to refuse

APPEAL DISMISSED – 7 December 2016

FUL/MAL/16/00055 (Appeal Ref: APP/X1545/W/16/3152606)

Proposal: Re-siting of an Agricultural Workers Dwelling approved at FUL/MAL/14/01008

Address: Land North West Of Stitches Farm - Lower Chase - Althorne

Decision level: Committee (overturned Officer recommendation to approve)

APPEAL & COSTS ALLOWED - 21 December 2016

FUL/MAL/15/01246 (Appeal Ref: APP/X1545/W/16/3153858)

Proposal: Demolition of garage and construction of a dwelling

Address: Land Rear Of 10, Crouch Road, Burnham-On-Crouch, Essex

Decision Level: Delegated

APPEAL DISMISSED – 22 December 2016

FUL/MAL/15/01175 (Appeal Ref: APP/X1545/W/16/3157906)

Proposal: Full planning application for the construction of one detached bungalow following the removal of mobile homes and demolition of existing structures with associated works.

Address: Land North Of Woodyards - Waterside Road - Bradwell On Sea

Decision level: Delegated

APPEAL ALLOWED – 28 December 2016

FUL/MAL/15/00677 (Appeal Ref: APP/X1545/W/16/3150788)

Proposal: Demolition of redundant agricultural buildings and the erection of 21no. dwellings comprising 4no. detached, 8no. semi detached and 9no. terraced properties (inc. 2 semi detached bungalows) with associated garages, parking areas, gardens, new vehicular and pedestrian access from North Street and associated external works and landscaping.

Address: Tillingham Hall Farm North Street Tillingham

Decision Level: Committee overturned Officer recommendation to approve

APPEAL DISMISSED – 3 January 2017

COSTS REFUSED – 3 January 2017

HOUSE/MAL/16/00604 (Appeal Ref: APP/X1545/D/16/3159389)

Proposal: Two storey rear extension, internal remodelling and insertion of obscured windows to existing first floor side elevations.

Address: Little Foxes, Summerhill, Althorne, Essex, CM3 6BY

Decision Level: Committee overturned Officer recommendation to approve

APPEAL DISMISSED – 3 January 2017

COSTS REFUSED – 3 January 2017

ENF/14/00142/BC (Appeal Reference Number: APP/X1545/C/16/3145308)

Address: Roman Farm - Old Heath Road – Southminster

Appeal against: Without planning permission the unauthorised change of use of part of the agricultural building from an agricultural barn to a residential dwelling.

APPEAL IS ALLOWED AND THE ENFORCEMENT NOTICE IS QUASHED – 05.01.2017

APPELLANT COSTS – ALLOWED

LPA COSTS – REFUSED

882. DELEGATED PLANNING APPLICATIONS

The Committee received and noted the list of decisions on planning applications taken by the Director of Planning and Regulatory Services under delegated powers, circulated prior to the meeting for the period 5 December 2016 – 13 January 2017.

There being no further items of business the Chairman closed the meeting at 9.54 pm

CLLR R P F DEWICK
CHAIRMAN

(a)
(b)