



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

to
**CENTRAL AREA PLANNING COMMITTEE
22 FEBRUARY 2017**

Application Number	LBC/MAL/16/01343
Location	Beeleigh Mill Abbey Turning Maldon
Proposal	Erection of a wood shed.
Applicant	Mr Lawrence Tattersall - Beeleigh Mill Restoration Group
Agent	-
Date Valid	12 January 2017
Target Decision Date	9 March 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Parish Trigger

1. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to the conditions as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

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Maiden District Council 100018588 2014

Scale:	1:1,250
Organisation:	Maldon District Council
Department:	Department
Comments:	C Committee 16/01343/LBC
Date:	09/02/2017
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 The application site is located to the west of Maldon Town, outside of the development boundary. Beeleigh Mill is a Grade II* Listed Building and is situated in the Chelmer and Blackwater Navigation Conservation Area.

3.1.2 Listed Building consent is sought for the erection of a wooden shed within the enclosed walled yard of Beeleigh Mill. The shed would measure 2.4m wide, 3.6m in depth, 1.8m to the eaves and 2.1m to the ridge. The shed would be used by the Beeleigh Mill Restoration Group to store materials and tools used in relation to the restoration project.

3.2 Conclusion

3.2.1 The proposed development, by means of its design, size and siting is not considered to be detrimental to the significance and setting of the listed building in accordance with policies BE13 and BE16 of the RLP and D3 of the LDP.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 14 Presumption in favour of sustainable development
- 17 Core Planning Principles
- 56-68 Requiring Good Design
- 126-141 Conserving and enhancing the historic environment

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- BE16 Extensions, Alterations to and Additional Buildings in the Curtilage of Listed Buildings

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- D3 Conservation and Heritage Assets

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Essex Design Guide

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Listed buildings represent a non-renewable finite historic resource that forms part of the heritage of the District and the nation. The loss of any feature that provides to a listed building its special interest can never be replaced. This is an overriding concern in the management of the historic building stock. There is a general presumption in favour of the preservation of listed buildings unless other material considerations indicate otherwise.

5.2 Impact upon the significance of the Listed Building

- 5.2.1 Policy BE16 states that alterations to listed buildings will only be permitted if the District Council is satisfied that the proposal would not harm the building, its setting and any features that contribute to its special architectural or historic interest.
- 5.2.2 The proposed shed would be located in the north east corner of the walled yard of Beeleigh Mill; this would limit views of the shed from the public realm. The proposed shed is considered to be modest in size and would be of traditional design for a wooden garden shed. Due to this and its scale and location, it is considered that it would cause no harm to the significance of the Listed Building and would preserve the special character of the Chelmer and Blackwater Navigation Conservation Area.

6. ANY RELEVANT SITE HISTORY

- 02/01093/LBC - Repair work to strengthen bridges over north and south leat tunnels, and to north and south barge bay bridges - Grant Listed Building Consent – 20.12.2002
- 14/00935/FUL - Change of use of land for car parking and storage container for the use of volunteers working at Beeleigh Mill – Approve - 22.12.2014
- 14/00978/LBC - Restoration of beam engine and mill hurst to a "rotatable" condition. - Grant Listed Building Consent - 21.11.2014
- 15/00120/FUL - Change of use of land for car parking for the use of volunteers working at Beeleigh Mill – Approve - 01.04.2015

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	The Town council Recommends Refusal of the application on the grounds that it would be out of keeping with the context of this historical site.	Please see section 5 of the report

8. PROPOSED 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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
REASON: In order to ensure that the development is carried out in accordance with the approved details.
- 3 The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.
REASON: To protect the visual amenity and the significance of the listed building in accordance with policy BE16 of the adopted Maldon District Replacement Local Plan, policy D3 of the Local Development Plan and guidance contained within the National Planning Policy Framework.