

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
CHIEF EXECUTIVE**

**to  
CENTRAL AREA PLANNING COMMITTEE  
31 MAY 2017**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>FUL/MAL/17/00067</b>
<b>Location</b>	Millennium Wood, Park Drive, Maldon
<b>Proposal</b>	Place a 20 foot x 10 foot converted metal container in the promenade park for use as a booking in suite, office and storage. Fence off the surrounding area for change of use for outdoor activity centre.
<b>Applicant</b>	Mr Ian Dobney - KI Combat Limited
<b>Agent</b>	-
<b>Target Decision Date</b>	29 May 2015
<b>Case Officer</b>	Hilary Baldwin
<b>Parish</b>	Maldon Ease
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

**RECOMMENDATION**

**REFUSE** for the reasons as detailed in Section 8 of the agenda.

*To the Council: This application falls to be considered by the Area Planning Committee, but under its terms of reference if the Committee is minded to refuse permission the application will need to be determined by the Council and the Committee will recommend accordingly*

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.3 Internal Consultees (summarised)**

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Economic Development Officer	No objections to the application.	Noted
Tree Officer	<u>Observation:-</u> <ul style="list-style-type: none"><li>Millennium Wood contains diversity in character with various</li></ul>	Noted

Name of Internal Consultee	Comment	Officer Response
	<p>levels and vegetation type</p> <ul style="list-style-type: none"> <li>• The proposal will reduce the habitat/species diversity and therefore undermine the future potential of the wood to become a local beauty spot and support its full potential of species</li> <li>• The area has not been regularly monitored for ecological improvement so it is difficult to estimate the detrimental effect of the proposal on the potential of the wood.</li> <li>• The author of the tree report appears to be aware of BS5837 and has made reference, but the report is wholly inadequate and does not provide the required level of detail</li> <li>• In recent years, the wood has begun to mature and therefore will offer more diverse species and habitat value.</li> <li>• The loss of the application area and its future potential should be balanced against the financial gain.</li> </ul>	

#### 7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received objecting to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mr Steven Craven - 56 Poulton Close Maldon CM9 6GB
- Mrs A Sandison – Longlea Esplanade Maylandsea CM3 6AW
- Thomas Kelly – Iona 2 Midguard Way Maldon CM9 6UP
- Philip Luke - Box Lodge Manse Chase Maldon CM9 5EA

<b>Objection Comment</b>	<b>Officer Response</b>
<ul style="list-style-type: none"> <li>• Fencing off the site would mean the wood becomes a private space and no longer be for free information recreation</li> <li>• The site will no longer be a suitable wildlife habitat / ecology</li> <li>• The container will change the natural environment</li> <li>• Loss of a natural recreational area</li> <li>• Impact on the character and appearance of the area, contrary to policies</li> <li>• This is for financial gain</li> <li>• Local Essex Wildlife Trust volunteers has recently planted a number of Buckthorn trees in the wood for Brimstone butterflies</li> <li>• An alternative site for such activity would be more sustainable than Millennium Wood</li> </ul>	<p>The comments have been noted and addressed within the report</p>