

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
CENTRAL AREA PLANNING COMMITTEE
31 MAY 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 12

Application Number	FUL/MAL/ 17/00449
Location	The Limes Guest House 21 Market Hill Maldon Essex
Proposal	Resubmission of planning application FUL/MAL/16/01496 following a recent refusal to construct a single storey extension to the existing annexe.
Applicant	Mr James Mann
Agent	Mr Mark Morgan - Petro Designs Limited
Target Decision Date	21 June 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Town Council	MALDON NORTH
Reason for Referral to the Committee / Council	Previous Committee Decision

Application Number	LBC/MAL/17/00450
Location	The Limes Guest House 21 Market Hill Maldon Essex
Proposal	Resubmission of Listed Building Consent LBC/MAL/16/01497 following a recent refusal to construct a single storey extension to the existing annexe.
Applicant	Mr James Mann
Agent	Mr Mark Morgan - Petro Designs Limited
Target Decision Date	21 June 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Town Council	MALDON NORTH
Reason for Referral to the Committee / Council	Previous Committee Decision

Since the publication of the agenda, the following consultation response and letters of representation have been received by the Council:-

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

(Summary of comments received which are only relevant planning matters that are to be taken into account).

7.1 Representations received from Town Council

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	The Town Council recommends refusal of both these applications on the grounds that the development proposal would result in overdevelopment of the site contrary to policy BE1 of the Maldon District RLP, policy D1 of the Maldon District LDP and government advice contained within the National Planning Policy Framework.	The design and the footprint of the development is addressed in Section 5.2.2 and 5.2.3 of the report

7.4 Representations received from Interested Parties (summarised)

Letters were received **objecting** to the application 17/00449/FUL from the following and the reasons for objection are summarised as set out in the table below:

- Mr Scott Linsley 1 Hill House Hill House Park Maldon
- Mr F.F McMahon Hill House Park Market Hill Maldon
- Margaret & Stan Staines 2 Hill House Mews Hill House Park Maldon
- Val & Roger Wilson 11 Cromwell Court Hill House Park Maldon
- Hill House Park (Freehold) Ltd 5 Hill House Mews Hill House Park Maldon
- David Pickles 5 Hill House Mews Hill House Park Maldon
- Michael & Susan Frederick 3 Hill House Mews Hill House Park Maldon
- Mr & Mrs Silk 15 Cromwell Court Hill House Park Maldon
- A Pitt The Coach House Hill House Park Maldon
- D Whitehead Cromwell Mews Cromwell Hill Maldon
- Jennifer & John Salisbury 4 Hill House Mews Hill House Park Maldon
- C B Rawley Cromwell House Cromwell Hill Maldon
- Mr Declan Wyatt 3 Hill House Hill House Park Maldon

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Overdevelopment of the site • Cramped appearance • Contrary to policies • The Council should refer to the appeal for 13/00163/FUL • Impact on the conservation area • The development would compromise the wall • The land is unstable • The development would result in increase in parking on site • The building would reduce the number of parking available on site • Problems / nuisance affecting the residents at Hill House Park • Structural engineer report has been ignored by the Applicant 	<p>These issues are discussed in Sections 5.2, 5.4 and 5.5 of the report</p>

7.4 Representations received from Interested Parties (*summarised*)

Letters were received **objecting** to the Listed Building Consent 17/00450/LBC from the following and the reasons for objection are summarised as set out in the table below:

- Hill House Park (Freehold) Ltd 5 Hill House Mews Hill House Park Maldon
- David Pickles 5 Hill House Mews Hill House Park Maldon
- Margaret & Stan Staines 2 Hill House Mews Hill House Park Maldon
- Val & Roger Wilson 11 Cromwell Court Hill House Park Maldon
- C B Rawley Cromwell House Cromwell Hill Maldon
- Mr Declan Wyatt 3 Hill House Hill House Park Maldon
- D Whitehead Cromwell Mews Cromwell Hill Maldon
- Jennifer & John Salisbury 4 Hill House Mews Hill House Park Maldon

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Overdevelopment of the site • Cramped appearance • Contrary to policies • The Council should refer to the appeal for 13/00163/FUL • Impact on the conservation area • The development would impact the wall and boundary • The land is unstable • The development would result in increase in parking on site • The building would reduce the number of parking available on site 	<p>These issues are discussed in Sections 5.2, 5.4 and 5.5 of the report</p>