

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHEIF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
11 SEPTEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/00650 & LBC/MAL/17/00651
Location	14 High Street Southminster Essex CM0 7AA
Proposal	Conversion of existing former Post Office and associated office space to mixed bakery shop (A1) and tea room/coffee shop (A3) and internal and external changes to the Listed Building including changing a window to a door.
Applicant	Mrs S Mackler
Agent	Guy Clark - Gclarkitecture
Target Decision Date	FUL – 25 August 2017 LBC – 07August 2017 EOT: 12.09.2017
Case Officer	Hannah Bowles TEL: 01621 875733
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Parish Trigger

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	I have looked at the proposals for the bins and consulted with my colleague in the Commercial team and can advise that we are happy with the applicants proposal for refuse provision hence this condition is no longer necessary. Equally as it has been confirmed that the property is connected to the main sewer I would no longer recommend that the foul drainage condition is applied.	Noted. Updated conditions for 16/00650/FUL below, removing conditions 4 and 5 in the Officers report.

8. PROPOSED CONDITIONS

17/00650/FUL

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 91(1) of The Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the approved plans: HS-MA-05.

REASON: In order to ensure that the development is carried out in accordance with the approved details.

3. The use hereby permitted shall not include any primary cooking, that is the application of heat to raw or fresh food in order to cook it, unless an adequate scheme for ventilation is approved by the Local Planning Authority, except for a toaster, microwave, sandwich press and oven of no more than 60cm wide, The ventilation scheme as agreed shall then be implemented prior to the beneficial occupation of the site for the approved use and retained as such.

REASON: To protect the amenity of the neighbouring occupiers in accordance with policy D1 of the Maldon District Local Development Plan.