



It was **RESOLVED** that the Minutes of the Planning Committee meeting held on 3<sup>rd</sup> March 2016 be approved and confirmed.

**15/494**     **Declarations of Discloseable Pecuniary Interests, Other Registerable Pecuniary Interests, Registerable Non-Pecuniary Interests.**

None from voting Members. Cllr Dr. Blyth expressed a personal interest regarding the The Lakes planning application.

**15/495**     **Public Participation**

The Chairman noted the importance to hear from the public and that there will be time restrictions in place. It was noted that the public will be invited to speak before each planning application was discussed by Members.

**15/496**     **Planning Applications**

It was **RESOLVED** that the District Council be informed of the comments as set out below the following applications:

Application No:     FUL/MAL/16/00150  
Proposal:             Relocation and provision of new Heybridge Swifts Football Club facilities including an all-weather pitch, practice pitch and youth team pitch. New access road, car parking, sound attenuation bund, landscaping & ancillary and associated development.  
Location:             Land East of Drapers Farm, Goldhanger Road, Heybridge

Mr. Patrick Forseyth spoke on behalf of the Goldhanger Road Group. They are in favour of the Heybridge Swifts relocating however they do not believe that the proposed site is appropriate. Concerns raised included:

- Rural activities and businesses will be affected;
- Operating hours;
- Noisy activity (possibly 2000 to 3000 spectators);
- Traffic
- Sets precedent
- The planning application belittles the problems
- Has been limited public consultation
- Effect on the tourism, fishing lakes, and the rare horses
- Essex Wildlife Trust will be objecting to the application.

Members discussed the application and noted the visual impact (floodlights), not appropriate area, wildlife, emerging Local Development Plan does not provide for the facility (in particular S1 and S8 and Maldon District Replacement Plan 2008), precedent linked to encroachment of agricultural land.

**OBJECT: Although the Parish Council is not against the relocation of the Swifts, it recommends the refusal of planning permission of this site for the following reasons:-**

- **Change in character of the area**
- **Potential noise and disturbance of the environment**
- **Precedence risk which is linked to the facility not being provided for within the emerging LDP (policy S1 and S8) and the 2005 Replacement Plan**
- **Encroachment on agriculture land**

Application No: FUL/MAL/16/00154  
Proposal: Development of the existing Heybridge Swifts Football ground for 104 dwellings, public open space, landscaping, highways & ancillary and associated development. Raising of the ground level across the site by up to a maximum of 0.8m.  
Location: Land Adjacent Heybridge Swifts Football Club, Scraley Road, Heybridge

There were no comments from the public.

**OBJECT: Although the Parish Council is not against the development of dwellings on the site, it recommends the refusal of planning permission for the following reasons:-**

- **the development should include a certain percentage of affordable housing and provision of suitable housing for the elderly;**
- **traffic mitigation including congestion and access**

The meeting adjourned at 7:50pm for 5 minutes to allow for a comfort break.

Application No: FUL/MAL/16/00300  
Proposal: Use of lakes for fishing purposes including the provision of 63 fishing platforms.  
Location: The Lakes, Hall Road, Heybridge

Mr. Sharpe of 29 Battle Rise made the following comments regarding the application:-

- a similar application had been submitted in 2013 of which the Parish Council had objected.
- The planning notices have yet to be posted in the area
- The application is for a commercial operation adjacent to a residential area;
- No public need for additional fishing lakes
- Access through residential area along a single track road
- No highways survey
- Concern on the impact of wildlife

Mr. Taylor of 17 Mill Road made the following comments regarding the application:-

- The District Council have not designated the lakes as a wildlife reserve even though they were to be
- Commercial profit
- Change of use
- Area is highly visited (10,000 people per year)
- Bird population
- Parking problems/ congestion
- Sanitary and litter problems
- Impact on house prices in the area

Mr. Rivers of 9 Northey View made the following comments regarding the application:-

- Change of use to commercial;
- Scale of business (will be operating every day of the year);
- Proximity to residential dwellings of swims. One swim will be within 10 metres from his property;
- Fisherman stay for 3 to 4 days at a time therefore will be camping near their homes;
- Northey View is a private road and is the only access. There is a protected strip belonging to Redrow;
- Car park too small;
- Antisocial behaviour of fisherman;
- Impact on wildlife.

Ms. Post of 10 Lake Mead made the following comments regarding the application:-

- Although Ms. Post will be moving from the area, she believes that the application will destroy the area;
- Concern as walks dogs around the lakes and won't be able to anymore.

Mr. Rayner of 7 Northey View made the following comments regarding the application:-

- Property is not owned by the applicant;
- Strain on the infrastructure

Members discussed the planning application.

**OBJECT: The Parish Council recommends the refusal of planning permission for the following reasons:-**

- **Change of use**
- **Access**
- **Not in compliance with Maldon policy CC4 which states that the pits would be reserved to become a Local Nature Reserve**
- **Location of some of the swims in close proximity to residential dwellings**
- **Impact on wildlife**

Cllr Edwards left the meeting at 8:11pm.  
Cllr Edwards returned at 8:14pm.

Application No: FUL/MAL/16/00217  
Proposal: Proposed single storey side extension.  
Location: 19 Blackwater Close, Heybridge Basin

Mrs. Leary of 68 Basin Road expressed concern as to the proximity of the extension to the boundary.

**SUPPORT provided that street scene and form of extension be arranged such that there is no encroachment to the adjacent property.**

Application No: TCA/MAL/16/00272  
Proposal: T1 Blue Cedar - Fell  
Location: Chelmer End, Lock Hill, Heybridge Basin

**SUPPORT**

Application No: HOUSE/MAL/16/00266  
Proposal: Proposed side & rear single storey extension  
Location: 17 Long Common, Heybridge

**SUPPORT**

Application No: FUL/MAL/16/00293  
Proposal: Convert existing detached dwelling into 2x3 bed semi-detached dwellings (existing dwelling previously converted to one dwelling from 2x semi-detached houses)

Location: Redlands 22 Crescent Road, Heybridge

**SUPPORT**

Application No: FUL/MAL/16/00251  
Proposal: Retention of current use as a builder's yard (Retrospective)

Location: Greystones, Scraley Road, Great Totham

**SUPPORT**

Application No: HOUSE/MAL/16/00258  
Proposal: Roof conversion, rear extension and internal alterations.

Location: 39 Crescent Road, Heybridge

**SUPPORT**

Application No: HOUSE/MAL/16/00276  
Proposal: Addition of porch on front elevation.

Location: 23 Elizabeth Way, Heybridge

**SUPPORT**

Application No: HOUSE/MAL/16/00341  
Proposal: Single storey side & rear extension  
Location: 29 Wagtail Drive, Heybridge  
**SUPPORT**

Application No: HOUSE/MAL/16/00242  
Proposal: Two storey rear extension and internal remodelling  
Location: 4 Springfield Cottages, Heybridge  
**SUPPORT**

**15/497**      **Local Development Plan**

It was noted that an examiner has been appointed.

**15/498**      **Marine Planning**

Members received a report from Mr. Lankester on the Essex Coastal Forum which will be considered at the next Planning Committee meeting.

Mr. Lankester will be attending the Marine Management Organisation event on the 15<sup>th</sup> April 2016 regarding the South East Marine Plan.

Mr. Lankester will be attending the Thames Estuary Partnership event on Sustainable Drainage Systems in London on the 27<sup>th</sup> May 2016.

**15/499**      **Neighbourhood Planning Task and Finish Working Group**

The Working Group will next meet on the 12<sup>th</sup> April 2016 to finalise the questionnaire.

**15/500**      **DCLG Consultation on proposed technical changes to National Planning Policy**

It was noted that the consultation document had previously been circulated to Members. The consultation deadline was 15<sup>th</sup> April 2016.

It had previously been agreed that:-

- Cllr Lawson review Chapter 2
- Cllr M Edwards review Chapter 4;
- Cllr Young review Chapter 5;
- Cllrs Perry and Gentry review Chapter 6;
- Cllr Jennings review Chapter 10.

Cllr Edwards had completed Chapter 4; Cllr Young had completed Chapter 5; Cllr Prof Schnurr had received comments from Cllr Lawson on Chapter 2. Cllrs Perry and Gentry had yet to complete Chapter 6. Cllr Prof Schnurr would email Cllr Jennings.

It was **RESOLVED** that comments be forwarded to the Clerk who will compile and submit to the DCLG.

15/501

**Future Meetings**

The Annual Parish Meeting will be held on Thursday 19<sup>th</sup> April 2016 at 7:00pm.

The Parish Council Meeting will be held on Thursday 19<sup>th</sup> April 2016 following the Annual Parish Meeting.

The next meeting of the Planning Committee of the Parish Council will be held on Thursday 5<sup>th</sup> May 2016 at 7.00pm.

The next meeting of the Events Committee of the Parish Council will be held on Thursday 12<sup>th</sup> March 2016 at 7.30pm.

The Chairman closed the meeting at 9.00pm.

Signed by CHAIRMAN

Date: