



**Minutes**  
of the extraordinary meeting of  
**MAYLAND PARISH COUNCIL**  
held in the Lawling Park Hall  
on Tuesday 2<sup>nd</sup> August 2016  
at 7.10 p.m.

**Present:** Cllr Evans (Chairman)  
Cllr Duncan  
Cllr Gibson  
Cllr Spires

**Clerk:** Mrs J Massenhove

**In attendance:** 2 residents

**77. Apologies for Absence**

Apologies were received from Cllrs Oatham, Lund and Massenhove.

**78. Declaration of Interests**

None.

**79. Public Discussion**

The residents were invited to speak, but did not wish to do so.

**80. Planning**

The following applications were considered and comment to the Planning Authority agreed: -

- FUL/MAL/16/00814  
Residential development (four detached houses)  
Blackwater Marina Esplanade Mayland Essex

Cllr Spires proposed recommending the refusal of planning permission. The Chairman seconded the proposal, all in favour. Therefore the recommendation to MDC is the refusal of planning permission. The following reasons are given: -

- The inclusion of three storeys to accommodate the proposed development being within flood zone 3 is unacceptable as the eaves height of 9.315 m is too high.
- The properties would be overshadowed from the west by the boatshed.
- Insufficient parking is allowed for within the development. Also, this section of road is already congested and the introduction of four new accesses would further reduce the available kerbside parking.

The council wishes to add the comment that councillors feel that the boatyard does need development and regeneration of the riverside aspect of our village. However, this proposal does not meet the requirements as evidenced by the village plan questionnaire and the parish council's developing neighbourhood plan.

Cllr Gibson suggested that it would be beneficial for the landowner to speak to the Neighbourhood Plan Committee regarding an overall plan for the boatyard, since it agreed that improvement of the site is needed.

- HOUSE/MAL/16/00801  
First floor conversion including raising existing eaves and ridge height  
Glenville 42 Princes Avenue Mayland Essex

Cllr Spires proposed recommending the granting of planning permission. Cllr Duncan seconded the proposal, all in favour. Therefore the recommendation to MDC is the granting of planning permission. The following reasons are given: -

- There is no change to the garage and therefore no reduction in available parking.
- Similar modifications have been approved previously further along the same road.

The council wishes to add the comment that the windows in the roof which face properties either side should be obscure glass to avoid overlooking of neighbours.

The following planning decisions made by the local Planning Authority were noted: -

- HOUSE/MAL/16/00551  
Front single storey extension & internal works.  
The Bower 111 West Avenue Mayland Essex  
APPROVE
- FUL/MAL/16/00091  
Demolition of an existing bungalow and to be replaced with a 3 bed detached house  
Miranda Esplanade Mayland Essex  
APPROVE
- HOUSE/MAL/16/00605  
Convert existing single storey bungalow into chalet style house to address reason for refusal (re-submission)  
Lynhurst 271 Esplanade Mayland Essex  
APPROVE
- HOUSE/MAL/16/00641  
Construction of a new first floor rear extension with internal alterations.  
8 Promenade Mayland Essex CM3 6AR  
APPROVE

The following appeal decisions made by the local Planning Authority were noted: -

- OUT/MAL/15/00083 (Appeal Ref: APP/X1545/W/15/3140800)  
Land West Of Firth View - Steeple Road – Mayland  
Outline application for eight houses with the matters of access and layout for determination  
APPEAL DISMISSED

The meeting closed at 8.44 p.m.

Date of next meeting, Tuesday 13<sup>th</sup> September 2016.