

# **MAYLAND PARISH COUNCIL**

## **Minutes of the Parish Council Planning Meeting**

Held at the Lawling Park Hall on  
**TUESDAY 17<sup>th</sup> July 2012<sup>h</sup> June 2012 at 7.04pm**

### **Present**

Councillor Evans Chairman  
 Councillor Spires  
 Councillor Robinson  
 Councillor Hawkes

Councillor Oatham  
 Councillor Duncan  
 Councillor Pettitt  
 Mrs Rackham Clerk

#### **81. Apologies for Absence**

None.

#### **82. Code of Conduct & Declaring an Interest.**

None.

#### **83. Public Discussion Session**

No members of the public present.

#### **84. Planning.**

#### **Consideration of applications for the council to make comment to the Planning Authority.**

**OUT/MAL/12/00563.** Erection of six cottage style dwellings and garages with new access road. 43-45 Steeple Road, Mayland.

7 Objections.

- Concern about traffic entering and leaving the site safely. The design and access statement quotes results of speed surveys, but when pulling out in the area in question, 40mph traffic is too fast for safe exit.
- Amount of traffic generated by six extra houses.
- Extra pressure on village sewage system which is already overloaded.
- The arboricultural assessment suggests some existing buildings are to be demolished but these are not listed on the application and are not shown on a plan. Therefore the information is incomplete and an informed comment cannot be made in this respect.
- Too much development on the site leading to an overcrowded appearance.
- Introduction of housing in an open area set back from the existing building line; this may set a precedent for future development proposals.
- Infill of the area between The Mayland Mill and the existing property with new development will look cramped and disturb the open aspect of that area of the road.
- As an outline application, the Parish Council does not have enough information to give an informed view on whether adequate parking is provided, and design. Although these matters are to be dealt with as reserved, the level of parking is particularly pertinent to whether the principle of development is agreed.
- The application form states that there is no impact on biodiversity and geological conservation, but there is no evidence to support this view. Other open sites in the village are home to colonies of great crested newts. Both the Bat and Newt surveys included in this application are not independent.
- Four of the cottages are back land development.
- It is therefore considered in conflict with these policies of the Maldon District Adopted Replacement Plan: CC5, BE1, T2, T8.

**FUL/MAL/12/00501.** Retrospective application for change of use from stables and land for the keeping of horses to residential use. Land opposite High View, Old Heath Road, Southminster. This application is on the border of Mayland Parish.  
7 Objections. Retrospective application. Not for habitation. Sets a precedent.

The Chairman closed the meeting at 7.30pm