



## Minutes of the Planning meeting held on Thursday 7<sup>th</sup>. September 2023 at 7pm via Zoom

Present: Cllrs M. Gibson (Chairman), C. Thorne (Vice-Chairman), R. Millett and Kevin B. Money (Clerk to Parish Council). There were 0 members of the public present.

**P017/2023 Chairman welcome.** The Chair welcomed everyone to the meeting

**P018/2023 Apologies for Absence** were received from Cllr A. Gardner

**P019/2023 Declaration of Interest**

To declare any Pecuniary, Registerable or non-Registerable Interest relating to items on the agenda  
**None Declared**

**P020/2023 Planning Application/s**

**23/00565/LDP** - Plots 90 And 92 Riverton Drive St Lawrence Southminster

Claim for a lawful development certificate for proposed single storey rear extension & single storey side extension. Changes to fenestration

**RESOLVED: REFUSE this planning application**

- Overdevelopment. The proposal would completely fill the site width-wise with no access to the rear garden. The proposed extension would double the living space.
- Policy D1 – Design Quality. The proposal is for extensions which would have different rooflines to the existing building. Overall it is badly designed, with extensions and reimagining of existing building giving a disjointed appearance.
- Policy D5 – Flood risk: the property is within the flood risk area. No mitigation is shown in the application
- Eastern extension is shown as being within 0.5 metres of the boundary with the neighbouring property
- Removing garage turning a 2 bedroom property into a 4 bedroom property. This removes one parking space from the property but also means that the minimum number of car parking spaces is 3.
- The application does not allow for any increase in the number of spaces. The only parking is in front of the property with no turning space. The “roadway” is narrow, single track unadopted and unmade and serves a number of properties further along.
- The application gives no indication of the impact on surrounding properties. A full planning application would hopefully show this.

If the application were to be approved, strict conditions need to be imposed as the only access to the site is a narrow-unmade road serving other properties. The only parking is on the frontage of the property itself – no vehicles connected with the development can be permitted to park on Riverton Drive and access must be maintained at all times for deliveries, refuse and residents. Hours of work also need to be restricted as this is a residential area.

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**ESS/73/23/MAL** - Bradwell Power Station, Downhall Beach, Bradwell-on-sea, Essex, CM0 7HP

Continued importation of packaged Intermediate Level Waste (ILW) without compliance with condition 04 (Waste Acceptance) of planning permission ESS/86/20/MAL that was for the continued importation of packaged Intermediate Level Waste (ILW) from Magnox sites Sizewell "A" and Dungeness "A" to Bradwell Power Station and the interim storage within the existing Interim Storage Facility (ISF)

**RESOLVED:** No objection to this application

Signed

*M. Gibson*  
**M. Gibson**

27<sup>th</sup>. September 2023

**P021/2023 Decisions made by MDC affecting St. Lawrence**

No planning decision/s have been made affecting St. Lawrence

**P022/2023 Appeals made affecting St. Lawrence**

No planning appeals have been made affecting St. Lawrence

**P023/2023 Date of next Planning Committee meeting TBA**

**P024/2023 Closure of the Meeting**

To close the meeting having considered and determined all items of business.

There being no further business the Chairman closed the meeting at 7.15pm and thanked everyone for attending.