

Althorne Parish Council
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MINUTES OF THE MEETING OF ALTHORNE PARISH COUNCIL, HELD 7PM 17th NOVEMBER 2021 AT THE PARISH HALL, SUMMERHILL, ALTHORNE, ESSEX. CM3 6BY

Present: Cllr. Burgess, Cllr. Bardwell, Cllr. Bailey, Cllr. Collins, Cllr Inkpen and two parishioners..

21/179 Apologies for absence

To receive apologies for absence – None.

21/180 Declaration of Interests

To receive 'Disclosable Pecuniary Interests, Other Pecuniary Interests or Non-Pecuniary Interests relating to items on the agenda.
No interests were declared.

21/181 Public Forum with respect to items on the Agenda

A resident commented on planning application 21/00929/FUL PP-10170282, that rules must be adhered to.

21/182 Planning

21/182.01 Applications requiring response from Althorne Parish Council:

Week ending: 29th October 2021

21/00929/FUL PP-10170282

Section 73A application for a barn to be used as a visitors centre, Tasting Room, Shop and café (use falling within use Class E(b)) and associated operational development which includes an area of decking, two covered areas, extractor and air conditioning units, a gas tank, container and internal alterations.

Crouch Ridge Vineyard Fambridge Road Althorne Essex

Althorne Parish Council recommend REFUSAL of this planning application.

Summary of Reasons for Refusal

(Supporting analysis below)

1 Parking The application primarily seeks to change the class use from E(a) Retail only, to E(b) Food and Drink, consumption on the premises. Changing class use has implications for parking requirements. MDC parking standards (a minimum) for E(a), retail operations, is one space for 14sq.m of floor space. For food and drink sales the standard is 1 space for 5sq.m; a 2.8 times multiplier. i.e. from 26 spaces to 73 spaces. There is no provision to increase parking spaces.

2 Café Designation The vineyard website offers a comprehensive hospitality offer, much of which is determined as Sui Generis and is not covered by the E(b) class permission. Therefore, the planning

application fails to reflect the reality of the business model. This could lead to expensive and unnecessary enforcement action by MDC.

3 Associated Service Activities The proposal seeks to install a fenced service area to contain gas tanks, a container, waste disposal and other units. This would create a visible urban commercial clutter in a sensitive rural location. Extraction and air-conditioning units are proposed. For wild life, this would create an unacceptable aural intrusion. These units are adjacent to a LDP burial ground, potentially disturbing its tranquility.

4 Internal Alterations 21/00929 proposes a revised internal configuration, giving access to decking at the south gable end. However, the original 19/01004 change of use Approval, Condition 6, states that the recorded layout should be retained in perpetuity. There can be no changes in the layout. As there is no access, the proposal for decking etc. is redundant.

5 Opening Hours The application is for a café not a restaurant. Cafés tend to operate conventional 9:00am 5:00pm retail hours. There seems no reason to increase permitted hours.

21/183 Information Exchange/Next Agenda Items Only

No decisions can be made under this item.

Matters may be raised by members and requested to be itemised on the next meeting agenda.

Crouch Ridge vineyard lighting.

21/184 Date of next meeting and closure

Parish Council meeting 24th November 2021 @ 7.30pm.

Meeting closed at 8.30pm.