

APOLOGIES Committee Services
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Council Chamber 01621 859677

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

26 January 2018

Dear Councillor

You are summoned to attend the meeting of the;

NORTH WESTERN AREA PLANNING COMMITTEE

on **MONDAY 5 FEBRUARY 2018** at **7.30 pm.**

in the Council Chamber. Maldon District Council Offices, Princes Road, Maldon.

A copy of the agenda is attached.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, hand-drawn oval.

Chief Executive

COMMITTEE MEMBERSHIP

CHAIRMAN

Councillor Mrs M E Thompson

VICE-CHAIRMAN

Councillor E L Bamford

COUNCILLORS

J P F Archer
H M Bass
M F L Durham, CC
J V Keyes
D M Sismey
A K M St. Joseph
Miss S White

Ex-officio non-voting Members: Councillor Mrs P A Channer, CC

BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third party representations and consultation replies received.
3. The following Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance:

Development Plans

- Maldon District Local Development Plan approved by the Secretary of State 21 July 2017
- Burnham-on-Crouch Neighbourhood Development Plan (2017)

Legislation

- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
 - The Planning and Compensation Act 1991
 - The Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008
 - The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
 - The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
 - The Town and Country Planning (Development Management Procedure) (England) Order 2015
- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regs 2007
- The Town and Country Planning (Environmental Impact Assessment) Regs 2011
- Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012 (as amended)
- The Neighbourhood Planning (Referendum) Regulations 2012 (as amended)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
- Growth and Infrastructure Act 2013
- Housing and Planning Act 2016
- Neighbourhood Planning Act 2017
- The Town and Country Planning (Brownfield Land Register) Regulations 2017

Supplementary Planning Guidance and Other Advice

- i) Government policy and guidance
 - National Planning Policy Framework (NPPF) and Technical Guidance
 - Planning Practice Guidance (PPG)
 - Planning Policy for Traveller Sites
 - Relevant government circulars
 - Relevant Ministerial Statements (as referred to in the Report)
- ii) Essex County Council
 - Essex Design Guide 1997 (Note: superseded by Maldon Design Guide)
 - Essex and Southend on Sea Replacement Waste Local Plan 2017
- iii) Maldon District Council
 - Five Year Housing Land Supply Statement 2016 / 17
 - Maldon Design Guide - 2017
 - Central Maldon and Heybridge Masterplan - 2017
 - Planning Policy Advice Note (version 5) - May 2016
 - Infrastructure Delivery Plan (All versions, including update in Council's Hearing Statement)
 - Infrastructure Phasing Plan (January 2015 and January 2017 update for Examination)
 - North Heybridge Garden Suburb Strategic Masterplan Framework - 2014
 - South Maldon Garden Suburb Strategic Masterplan Framework - 2014
 - Vehicle Parking Standards Supplementary Planning Document (SPD) - July 2006
 - Accessibility to Buildings SPD – December 2006
 - Children's Play Spaces SPD – March 2006
 - Sadd's Wharf SPD – September 2007
 - Heybridge Basin Timber Yard SPD – February 2007
 - Developer Contributions Guide - 2010
 - Affordable Housing Guide – June 2006
 - Heybridge Basin Village Design Statement –2006
 - Wickham Bishops Village Design Statement – 2010
 - Althorne Village Design Statement - 2015
 - Woodham Walter Village Design Statement – 2017
 - Various Conservation Area Appraisals.



AGENDA
NORTH WESTERN AREA PLANNING COMMITTEE
MONDAY 5 FEBRUARY 2018

1. **Chairman's notices (please see overleaf)**

2. **Apologies for Absence**

3. **Minutes of the last meeting** (Pages 9 - 14)

To confirm the Minutes of the meeting of the Committee held on 8 January 2018 (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-8 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **MLA/MAL/17/00582 Land Opposite 34 Hall Road, Great Totham** (Pages 15 - 22)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

6. **FUL/MAL/17/00776 Land West of Fambridge Road, North Fambridge** (Pages 23 - 54)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

7. **FUL/MAL/17/00802 Blackstone Farm, Lodge Lane., Purleigh** (Pages 55 - 62)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

8. **FUL/MAL/17/01197 E J Taylor & Sons, Mill Works, Burnham Road, Hazeleigh** (Pages 63 - 76)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

9. **FUL/MAL/01230 Rosemead, D'Arcy Road, Tolleshunt Knights** (Pages 77 - 88)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

10. **FUL/MAL/17/01407 Honeywood Farm, Honeypot Lane, Purleigh** (Pages 89 - 98)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

11. **TPO12/17 Beatbush Wood, Park Lane, Tolleshunt Knights** (Pages 99 - 106)

To consider the planning application and recommendation of the Director of Planning and Regulatory Services (copy enclosed, Members' Update to be circulated).

12. **Any other items of business that the Chairman of the Committee decides are urgent**

13. **Exclusion of the Public and Press**

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

14. **MLA/MAL/17/00582 - Land Opposite 34 Hall Road, Great Totham** (Pages 107 - 108)

To receive the report of the Director of Planning and Regulatory Services (copy enclosed).

Reports for noting: In accordance with the recent Council decision (Minute No. 542 refers), the following report is for noting and a copy has been placed in the Members' Room and on the I drive for Members' information.

Other Area Planning and Related Matters – Appeals Lodged and Appeal Decisions

Note: (* Please note the list of related Background Papers attached to this agenda)

1. The Council operates a facility for public speaking. This will operate only in relation to the consideration and determination of planning applications under Agenda Items Nos. 5 – 10.
2. The Committee may hear from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to speak is afforded only to those having previously made written representation.
3. Anyone wishing to speak must notify the Committee Clerk or a Planning Officer between 7pm and 7.20pm prior to the start of the meeting.
4. For further information please ring 01621 875791 or see the website – www.maldon.gov.uk/committees

NOTICES

Sound Recording of Meeting - Please note that the Council will be recording any part of this meeting held in open session for subsequent publication on the Council's website. At the start of the meeting an announcement will be made about the sound recording. Members of the public attending the meeting with a view to speaking are deemed to be giving permission to be included in the recording.

Fire - In event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety - Please be advised of the different levels of flooring within the Council Chamber. There are steps behind the main horseshoe as well as to the side of the room.

Closed-Circuit Television (CCTV) - Meetings held in the Council Chamber are being monitored and recorded by CCTV.