



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
31 MAY 2017**

---

**PRESENT**

Chairman	Councillor B E Harker
Vice-Chairman	Councillor S J Savage
Councillors	A T Cain, I E Dobson, Mrs B D Harker, M S Heard, Miss M R Lewis, Mrs N G F Shaughnessy and Rev. A E J Shrimpton
Ex-Officio Non- Voting Member	

**95. CHAIRMAN'S NOTICES**

The Chairman drew attention to the list of notices published on the back of the agenda.

**96. APOLOGY FOR ABSENCE**

An apology for absence was received from Councillor Mrs P A Channer, CC.

**97. MINUTES - 19 APRIL 2017**

**RESOLVED**

- (i) that the Minutes of the meeting of the Committee held on 19 April 2017 be received.

**Minute No. 1217 – Minutes of the Last Minutes**

Councillor S J Savage advised that in respect of the Environmental Impact Assessment training, confirmation of this was provided in the next set of Minutes (page 17 of the Agenda Pack).

An amendment was sought to second part of this Minute regarding Tesco but it was agreed by the Committee that the Minutes were accurate.

**Minute No. 1219 – HOUSE/MAL/17/00164 75 Goldhanger Road, Heybridge**

Councillor Miss M R Lewis advised that the penultimate paragraph did not reflect what she had said and it was agreed that this be amended to read as follows:

“...be a forever home. As their child with special needs *continues to grow, handling was becoming more challenging which was why installation of a lift was needed along with additional storage space for the growing amount of specialist equipment.* Members were of the opinion...”

**RESOLVED**

- (ii) that subject to the above amendment, the Minutes of the meeting of the Committee held on 19 April 2017 be confirmed.

**98. MINUTES - 22 MARCH 2017**

**RESOLVED**

- (iii) that the Minutes of the meeting of the Committee held on 22 March 2017 be received.

**Minute No. 1109 – FUL/MAL/17/00074 – Tesco, Fullbridge, CM9 4LE**

It was agreed that the second paragraph should read ...enforceable under planning law”.

**Close of business**

The Chairman advised that the time stated was incorrect and should be 9:22pm. This was noted by Members.

**RESOLVED**

- (iv) that subject to the above amendments, the Minutes of the meeting of the Committee held on 22 March 2017 be confirmed.

**99. DISCLOSURE OF INTEREST**

Councillor M S Heard declared that in relation to:

- Agenda Item 6: FUL/MAL/16/01252 Mobile Car Wash in Car Park Blackwater Leisure Centre, Park Drive, Maldon - he knew at least seven of the objectors.
- Agenda Item 9: FUL/MAL/17/00216 Topsail Charters Limited, Cooks Boatyard, The Hythe, Maldon – he had hired the applicant’s services two years ago.
- Agenda Item 10 - OUT/MAL/17/00359 Land Rear of 183 Fambridge Road, Maldon – he knew the applicant Mr Harmer<sup>1</sup> a Council employee
- Agenda Item 12 - .FUL/MAL/17/00449 and LBC/MAL/17/00450 The Limes Guest House, 21 Market Hill, Maldon – he knew the applicant as a local developer.

Councillor Rev. A E J Shrimpton declared that in relation to Agenda Item 6: FUL/MAL/16/01252 - Mobile Car Wash in Car Park Blackwater Leisure Centre, Park Drive, Maldon he had used the car wash and Agenda Item 9: FUL/MAL/17/00216 - Topsail Charters Limited, Cooks Boatyard, The Hythe, Maldon he had been a customer of Topsail Charter.

---

<sup>1</sup> Minute No.199 refers

Councillor Savage declared the following:

- Agenda Item 6: FUL/MAL/16/01252 Mobile Car Wash in Car Park Blackwater Leisure Centre, Park Drive, Maldon – he used the facilities of Blackwater Leisure Centre.
- Agenda Item 7: FUL/MAL/17/00067 Millennium Wood, Park Drive, Maldon – he used the facilities.
- Agenda Item 9: FUL/MAL/17/00216 Topsail Charters Limited, Cooks Boatyard, The Hythe, Maldon - non-pecuniary as the applicant was known to him and he had lived adjacent to the flood zone since 1983 and been aware of it since 1969.
- Agenda Item 10 - OUT/MAL/17/00359 Land Rear of 183 Fambridge Road, Maldon – he knew the applicant.
- Agenda Item 11 - HOUSE/MAL/17/00377 27 Mundon Road, Maldon – non-pecuniary.

Councillor A T Cain declared a non-pecuniary interest in agenda items 6: FUL/MAL/16/01252 - Mobile Car Wash in Car Park Blackwater Leisure Centre, Park Drive, Maldon and 12 - .FUL/MAL/17/00449 and LBC/MAL/17/00450 - The Limes Guest House, 21 Market Hill, Maldon.

Councillor I E Dobson declared the he knew the objectors and related parties for agenda items and 9: FUL/MAL/17/00216 Topsail Charters Limited, Cooks Boatyard, The Hythe, Maldon.

Councillor Mrs N G F Shaughnessy declared that she knew one of the objectors in relation to 10 - OUT/MAL/17/00359 Land Rear of 183 Fambridge Road, Maldon.

The Committee considered the reports of the Chief Executive and determined the following applications taking into account all representations and consultation replies received, including those detailed on the Members' Update.

**100. FUL/MAL/16/01252 - MOBILE CAR WASH IN CAR PARK BLACKWATER LEISURE CENTRE, PARK DRIVE, MALDON**

<b>Application Number</b>	<b>FUL/MAL/16/01252</b>
<b>Location</b>	Mobile Car Wash In Car Park Blackwater Leisure Centre Park Drive Maldon Essex
<b>Proposal</b>	Retrospective - Change of use of 3No. parking bays for use as mobile car wash
<b>Applicant</b>	Mr Mark Taylor - Places For People Leisure Ltd
<b>Agent</b>	-
<b>Target Decision Date</b>	06.06.2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

It was noted from the Members' Update that if Members were mindful to refuse the application under the Committee's Terms of Reference the application would need to be determined by the Council.

Councillor Rev. A E J Shrimpton declared an interest in this application, as he was a regular user of the Blackwater Leisure Centre.

Following the Officers' presentation a debate ensued and in response to a comment regarding an application relating to Maldon Saints the Group Manager - Planning Services advised that temporary consent had been granted due to the community benefit it offered. A number of concerns relating to the proposed use were highlighted by Members.

**RECOMMENDED** that this application be **REFUSED** for the following reason:

- 1 The stationing of the metal container by way of its scale, poor utilitarian and rudimentary design and detailing and temporary nature is considered to have a detrimental impact upon the character and appearance of the area and visual amenities contrary to adopted and saved policy BE1 of the Maldon District Replacement Local Plan, emerging policy D1 of the submitted Local Development Plan and guidance contained within the National Planning Policy Framework.

**101. FUL/MAL/17/00067 - MILLENNIUM WOOD, PARK DRIVE, MALDON**

<b>Application Number</b>	<b>FUL/MAL/17/00067</b>
<b>Location</b>	Millennium Wood, Park Drive, Maldon
<b>Proposal</b>	Place a 20 foot x 10 foot converted metal container in the promenade park for use as a booking in suite, office and storage. Fence off the surrounding area for change of use for outdoor activity centre.
<b>Applicant</b>	Mr Ian Dobney - KI Combat Limited
<b>Agent</b>	-
<b>Target Decision Date</b>	29 May 2017
<b>Case Officer</b>	Hilary Baldwin, TEL: 01621 875730
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

It was noted from the Members' Update that if Members were mindful to refuse the application under the Committee's Terms of Reference the application would need to be determined by the Council.

Councillors Mrs B D Harker, B E Harker, M S Heard and S J Savage declared that they knew the objector who had registered to speak on this application.

Following the Officers' presentation, an objector, Mr Bob Wyness addressed the Committee.

**RECOMMENDED** that this application be **REFUSED** for the following reasons:

1. The proposed development would result in significant detrimental impact upon the character and appearance of the site by way of visual intrusion including choice of boundary treatment, choice of materials within the site, level of built form and loss of public open amenity space contrary to adopted policies BE1, CC6 and REC7 emerging policies D1 and E5 of the submitted Local

- Development Plan and the guidance and provision of the National Planning Policy Framework.
2. It has not been demonstrated that the proposal would not result in material harm or detrimental impact upon the enjoyment and safety of adjacent neighbouring occupiers or users and workers within the site contrary to policies BE1, CON5 and CON6 of the adopted Maldon District Replacement Local Plan and emerging policies D1 and D2 of the submitted Local Development Plan and the guidance and provision as contained within the National Planning Policy Framework.
  3. Policy E5 of the Local Development Plan supports development for new tourist facilities providing it is demonstrated that there is an identified need for the proposal, there is good connectivity with other tourist sites and green infrastructure networks, there is no significant detrimental impact on the character and amenity of neighbouring uses or the surrounding area and any impact on the natural environment is avoided. The proposal fails to meet these policy criterion and is therefore, contrary to Policy E5 of the Local Development Plan as well as provision as contained within the National Planning Policy Framework.
  4. The Ecological Scoping Survey reference 0259.0001 Rev 0 has not fully demonstrated that there will be no detrimental effect on the ecology and biodiversity of the site contrary to adopted policies BE1, CC5 and CC6 of the adopted Maldon District Replacement Local Plan and emerging policies D1, E5, N1 and N2 of the submitted Local Development Plan and the guidance and provision as contained within the National Planning Policy Framework.

**102. HOUSE/MAL/17/00183 - 32 RIDGEWAY, MALDON**

<b>Application Number</b>	<b>HOUSE/MAL/17/00183</b>
<b>Location</b>	32 Ridgeway Maldon
<b>Proposal</b>	Single storey rear extension, loft conversion & garage
<b>Applicant</b>	Mr Allan Taylor - Blue Door Solutions Ltd
<b>Agent</b>	Mr & Mrs M Chapman
<b>Target Decision Date</b>	17.04.2017 EOT 01.06.2017
<b>Case Officer</b>	Hannah Bowles
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**RESOLVED** that this application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings: Location Plan, Block Plan, Front Elevation received 20.02.2017 and Rear Elevation received 20.02.2017.
- 3 The external surfaces of the extension hereby approved shall be constructed of materials and of a finish to match the existing dwelling.

**103. FUL/MAL/17/00216 - TOPSAIL CHARTERS LIMITED, COOKS BOATYARD, THE HYTHE, MALDON**

<b>Application Number</b>	<b>FUL/MAL/17/00216</b>
<b>Location</b>	Topsail Charters Limited Cooks Boatyard The Hythe Maldon
<b>Proposal</b>	Change of use of existing lease to allow the following for three years:- <ul style="list-style-type: none"> <li>• For mooring of historic barge on camp shed as public tearoom and daytime meeting room</li> <li>• Evening use as an Arts Venue</li> <li>• Erection of safety stanchions and link chain along riverside of path</li> </ul>
<b>Applicant</b>	Ms Stephanie Valentine
<b>Agent</b>	N/A
<b>Target Decision Date</b>	20 April 2017
<b>Case Officer</b>	Yee Cheung
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

It was noted from the Members' Update that if Members were mindful to refuse the application under the Committee's Terms of Reference the application would need to be determined by the Council.

Following the Officers' presentation Mr Noel Probyn, an Objector, Mr Roger Beckett, a Supporter and Mr Paul Jefferies the Applicant addressed the Committee.

In response to a question, the Group Manager - Planning Services advised the Committee that if it was mindful to approve this application he would suggest that Officers be given delegated authority to discuss conditions with the Environment Agency to limit the harm they perceived.

Councillor A T Cain supported the application highlighting how it was for a short term lease, would bring employment into the area and how the economic benefit it would bring outweighed the disadvantages. These views were reiterated by other Members of the Committee.

In response to a question, the Group Manager - Planning Services provided Members with information regarding Government Guidance on granting temporary permissions. In particular, how such consents should not be extended but either approved or refused once the time limit has expired. He also highlighted a number of areas which Members needed to assess prior to approving or refusing the application.

In response to a question regarding the flood risk, the Officer explained that the Environment Agency would have considered how the site was going to be used and the matrix they would use to assess flood risk.

Councillor A T Cain proposed that the application be approved, contrary to Officers' recommendation.

The Chairman then put the Officers' recommendation of refusal to the Committee. Upon a vote being taken this was declared lost. Councillor S J Savage asked that his vote in favour of refusal be recorded.

The Chairman sought from Officers details of the proposed conditions if Members were mindful to approve the application. The Group Manager - Planning Services advised that would include conditions limiting consent for a temporary period (three years) and controlling hours of operation and noise. The responses from statutory consultees would be checked for additional conditions being recommended, subject to their meeting the statutory tests, and this would include the Environment Agency on flood matters.

The Chairman then put to the vote approval of the application, contrary to Officers' recommendation and this was duly agreed.

**RESOLVED** that this application be **APPROVED** subject to the following conditions together with additional conditions as referred to above:

- 1 The use hereby permitted shall be discontinued and the land restored to its former condition on or before 31 May 2020 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.

Councillor S J Savage commented on applications made on Council owned land and consulting Members in respect of them. In response the Development Control Team Leader provided Members with some information and the Chairman advised that this was a matter for outside of the meeting.

**104. OUT/MAL/17/00359 - LAND REAR OF 183 FAMBRIDGE ROAD, MALDON**

<b>Application Number</b>	<b>OUT/MAL/17/00359</b>
<b>Location</b>	Land Rear Of 183 Fambridge Road, Maldon
<b>Proposal</b>	Outline planning permission with all matters reserved for a single storey dwelling
<b>Applicant</b>	Mr. Nigel Harmer
<b>Agent</b>	-
<b>Target Decision Date</b>	16 June 2017
<b>Case Officer</b>	Hilary Baldwin, TEL: 01621 875730
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

The Members' Update detailed a typographical error to reason for refusal 3 relating to this application. This was noted.

Following the Officers' presentation an Objector, Ms Maureen Patient-Saunders addressed the Committee.

Councillor B E Harker declared that he knew the applicant.

**RESOLVED** that this application be **REFUSED** for the following reasons:

1. The principle of a dwelling in this location by way of its siting and location to the rear of No's 2 – 8 Spencer Close would result in an incongruous and contrived development out of character with the prevailing pattern of development within the area. As such the proposal is contrary to adopted Maldon District Replacement Local Plan policy BE1 policies D1 and H4 of the submitted Local Development Plan and Government guidance contained within the National Planning Policy Framework.
2. The proposed development by way of the proximity of the access and intensification of its use would result in loss of amenity and detrimental impact upon the occupiers of the adjacent dwellings by way of noise and disturbance contrary to policies BE1 of the adopted Maldon District Replacement Local Plan as well as the principles of delivering sustainable development contained within the National Planning Policy Framework.
3. The proposed development by way of the restricted width of the access would result in the intensification of on-street parking to the detriment of highway and pedestrian safety resulting in an unacceptable degree of hazard to potential future occupiers and existing road users, contrary to policy T2 of the adopted Maldon District Replacement Local Plan and policy T2 of the submission version of the Local Development Plan.

**105. HOUSE/MAL/17/00377 - 27 MUNDON ROAD, MALDON**

<b>Application Number</b>	<b>HOUSE/MAL/17/00377</b>
<b>Location</b>	27 Mundon Road, Maldon, Essex
<b>Proposal</b>	Front extension, render existing walls & vehicle crossover
<b>Applicant</b>	Mrs J Cox
<b>Agent</b>	Mr Allan Taylor - Blue Door Solutions Ltd
<b>Target Decision Date</b>	07/06/2017
<b>Case Officer</b>	Nicola Ward, TEL: 01621 875864
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**RESOLVED** that this application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish to match the existing dwelling.
4. Prior to first use of the proposed development, the vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.7m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specification of the Highway Authority.
5. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
6. The driveway hereby approved shall either be constructed of a porous material or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse and shall be retained as such thereafter.

**106. FUL/MAL/17/00449 AND LBC/MAL/17/00450 - THE LIMES GUEST HOUSE, 21 MARKET HILL, MALDON**

<b>Application Number</b>	<b>FUL/MAL/ 17/00449</b>
<b>Location</b>	The Limes Guest House 21 Market Hill Maldon Essex
<b>Proposal</b>	Resubmission of planning application FUL/MAL/16/01496 following a recent refusal to construct a single storey extension to the existing annexe.
<b>Applicant</b>	Mr James Mann
<b>Agent</b>	Mr Mark Morgan - Petro Designs Limited
<b>Date Valid</b>	26 April 2017
<b>Target Decision Date</b>	21 June 2017
<b>Case Officer</b>	Yee Cheung, TEL: 01621 876220
<b>Town Council</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Previous Committee Decision

<b>Application Number</b>	<b>LBC/MAL/17/00450</b>
<b>Location</b>	The Limes Guest House 21 Market Hill Maldon Essex
<b>Proposal</b>	Resubmission of Listed Building Consent LBC/MAL/16/01497 following a recent refusal to construct a single storey extension to the existing annexe.
<b>Applicant</b>	Mr James Mann
<b>Agent</b>	Mr Mark Morgan - Petro Designs Limited
<b>Date Valid</b>	26 April 2017
<b>Target Decision Date</b>	21 June 2017
<b>Case Officer</b>	Yee Cheung, TEL: 01621 876220
<b>Town Council</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Previous Committee Decision

It was noted from the Members' Update that a consultation response had been received from Maldon Town Council and 13 letters of objection relating to application FUL/MAL17/00449 and eight letters of objection relation to application LBC/MAL/17/00450.

Following the Officers' presentation an objector, Ms Val Wilson addressed the Committee.

In response to a question regarding the level of objection received, the Group Manager - Planning Services advised that the level of objection was not a material consideration, it was about the value and content of the letters. Members had to determine an application in accordance with the development plan unless material considerations indicated otherwise. Members were advised that there was also extensive case law that volume of objections was not a material consideration.

In light of the concerns raised Councillor M S Heard sought confirmation as to whether an Environmental Impact Assessment (EIA) should be requested. In response the Officer advised that there were specific requirements to meet when requesting an EIA and this application would not meet them.

A number of Members spoke in support of the application and specific reference was made to this application being smaller than the application already given planning permission.

In response to a question regarding sheds on the site and the allocation of the land should they be removed, the Officer explained that if Members were mindful to approve the application then a condition could be added relating to this.

Councillor A T Cain proposed that the applications be approved. The Chairman then put approval of the applications to the vote and this was duly agreed.

## **RESOLVED**

### **FUL/MAL/17/00449**

That this application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
- 3 No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
- 4 No trees within the site shall be felled, cut back, damaged or removed, unless otherwise first agreed in writing with the local planning authority. No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS 5837:2005 in relation to tree retention and protection as follows:
  - Tree report detailing retained trees and works required;
  - Tree retention protection plan;
  - Tree constraints plan;
  - Arboricultural impact assessment;
  - Arboricultural method statement (including drainage service runs, construction of foundations and hard surfaces).
- 5 No development shall commence until fencing and ground protection to protect the trees shall be erected, details to be submitted and approved as per BS 5837:2005, and ground protection been erected details of which shall have been submitted to the local planning authority for written approval. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority.
- 6 Prior to the commencement of the development details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:

- Run-off from the site is limited to greenfield rates for a storm event that has a 100% chance of occurring each year (1 in 1 year event).
- The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.

### **LBC/17/00450**

That **LISTED BUILDING CONSENT** be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
- 3 No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

## **107. OTHER AREA AND PLANNING RELATED MATTERS**

The Committee received the report of the Chief Executive, including those on the Members' Update, detailing the following:

### **(i) Appeals Lodged:**

It was noted that the following appeals had been lodged with the Planning Inspectorate.

Appeal Start Date: 04/05/2017

**Application Number: FUL/MAL/16/01331 (APP/X1545/W/17/3171628)**

Site: The Toll House, Fullbridge, Essex, CM9 4LE

Proposal: Single storey extension to side of existing building over part of existing enclosed yard.

Appeal by: Rollings Commercial Ltd

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 04.05.2017

**Application Number: FUL/MAL/17/00003 (APP/X1545/W/17/3171404)**

Site: Units 1 And 2 Old Maltings Hall Road Heybridge

Proposal: Change of use to a mixed used of B1/B2/D2

Appeal by: Miss Martyna Jackowska

Appeal against: Refusal

Appeal procedure requested: Written Representation

Appeal Start Date: 09/05/2017

**Application Number: WTPO/MAL/16/01478 (APP/TPO/6087)**

Site: D'Arcy Court - Maldon

Proposal: T1, T2, T3 - Common Lime - Crown reduce by cutting back to the previously cut points. Continue practice of cutting back basal epicormic shoots. Remove any dead wood.

Appeal by: D'Arcy Court Maldon Ltd

Appeal against: Refusal  
Appeal procedure requested: Fast Track Appeal

Appeal Start Date: 25/05/2017

**Application Number: ADV/MAL/16/01137 (APP/X1545/Z/17/3169073)**

Site: TFP Financial Planning Limited - Left Front Office - 65B High Street –  
Maldon

Proposal: Replace the existing hanging and fascia signs

Appeal by: TFP Financial Planning Limited

Appeal against: Refusal

Appeal procedure requested: Commercial Appeals Service (CAS)

In response to a question, the Group Manager - Planning Services clarified that the Commercial Appeals Service was a new scheme to help speed up appeal decisions.

**(ii) Appeal Decisions:**

It was noted that the following appeal decisions had been received from the Planning Inspectorate.

**HOUSE/MAL/16/01090 (Appeal Ref: APP/X1545/D/17/3169620)**

Proposal: Rooms in roof

Address: 52 Victoria Road - Maldon

**APPEAL DISMISSED – 2 May 2017**

DECISION LEVEL: Delegated

**FUL/MAL/16/00649 (Appeal Ref: APP/X1545/W/17/3168381)**

Proposal: Vary condition 15 (delivery hours) of approved planning application FUL/MAL/15/00567 (Planning application for the demolition of existing buildings and the construction of a foodstore (Class A1) together with access, car-parking (100 spaces), landscaping and associated engineering works on land at Station Road / Fullbridge, Maldon) Vary delivery hours.

Address: Land At Corner Of Station Road, Maldon, Essex

Decision Level: Committee overturned Officer recommendation to approve

**APPEAL ALLOWED – 22 May 2017**

**108. NOMINATION OF A MEMBER TO THE LOCAL AREA HIGHWAYS PANEL**

**RESOLVED** that Councillor M S Heard be nominated to represent the Central Area Planning Committee on the Local Areas Highways Panel.

There being no further items of business the Chairman closed the meeting at 9.00 pm.

**B E HARKER  
CHAIRMAN**