



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
21 FEBRUARY 2018**

PRESENT

| | |
|---------------|---|
| Chairman | Councillor B E Harker |
| Vice-Chairman | Councillor S J Savage |
| Councillors | Miss A M Beale, A T Cain, I E Dobson, Mrs B D Harker, M S Heard, M R Pearlman and Rev. A E J Shrimpton |

841. CHAIRMAN'S NOTICES

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

842. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs P A Channer CC, Miss M R Lewis and Mrs N G F Shaugnessy.

843. MINUTES OF THE LAST MEETING

RESOLVED

- (i) that the Minutes of the meeting of the Committee held on 24 January 2018 be received.

**Minute No. 751 FUL/MAL/01355 – Maldon District Council, Council Offices,
Princes Road, Maldon**

Councillor S J Savage wished it recorded that, in respect of paragraph three of this Minute, the request to determine the above named application under delegated powers had been refused by the Committee.

RESOLVED

- (ii) that subject to the above amendment the Minutes of the meeting of the Committee held on 24 January 2018 be confirmed.

844. DISCLOSURE OF INTEREST

There were none.

845. FUL/MAL/18/00010 - ADJACENT 42 THE CAUSEWAY MALDON

The Committee received the reports of the Director of Planning and Regulatory Services and determined the following planning applications, having taken into account all representations and consultation replies received, including those listed on the Members' Update circulated at the meeting.

| | |
|---|---|
| Application Number | FUL/MAL/18/00010 |
| Location | Adjacent 42 The Causeway Maldon |
| Proposal | Removal of existing unused quadruple garage and parking area, erection of a pair of two bedroom semi- detached houses with associated off street parking. |
| Applicant | Mr Mark Plummer |
| Agent | None |
| Target Decision Date | 28.02.2018 |
| Case Officer | Kathryn Mathews, TEL:01621 875805 |
| Parish | MALDON NORTH |
| Reason for Referral to the Committee / Council | Member Call In |

It was noted from the Members' Update that an additional letter had been received from Helen Weldon, 42 The Causeway, Maldon, objecting to the application.

Following the Officer's presentation of the report, Ms Helen Weldon, an Objector and Mr Mark Plummer, the Applicant addressed the Committee.

A debate ensued regarding loss of outlook, design and build being out of character with the area and consequences of new build on a flood zone.

Councillor M R Pearlman proposed that the application be rejected in accordance with the recommendations of the Officer and this was duly seconded and agreed.

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

1. The application site is located in Flood Zone 3a and Fluvial Flood Zone 2 which has high and medium probability of flooding, respectively. The proposal is for new dwellings which have a high vulnerability to flooding. The proposal fails the Sequential Test as the Council can demonstrate a five year housing land supply. Therefore, the flood risk associated with the proposed development is unacceptable, contrary to the National Planning Policy Framework, the National Planning Practice Guidance and Policies S1, S5 and D5 of the Maldon District Local Development Plan.
2. Given the height and position of the proposed building, the development would cause material harm to the occupiers of the neighbouring property (no.42) by reason of loss of outlook from this property's first floor bedroom window which would face the proposed dwelling, which is the only window to this habitable room, contrary to the National Planning Policy Framework, the National Planning Practice Guidance and Policy D1 of the Maldon District Local Development Plan.

There being no further items of business the Chairman closed the meeting at 7.55 pm.

B E HARKER
CHAIRMAN