



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
30 SEPTEMBER 2020**

PRESENT

Chairman	Councillor M W Helm
Vice-Chairman	In the Chair
Councillors	V J Bell, R G Boyce MBE, Mrs P A Channer, CC, A L Hull and W Stamp
In Attendance	Councillors E L Bamford, C Morris and R H Siddall

1223. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the remote meeting, held under new regulations which came into effect on 4 April 2020 in response to the COVID-19 pandemic. He took Members through some general housekeeping issues, together with the etiquette for the meeting and then asked Officers present to introduce themselves.

This was followed by a roll call of all Members present.

1224. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger and R P F Dewick.

1225. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 2 September 2020 be approved and confirmed.

1226. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer, CC, disclosed a non-pecuniary interest in all items on the agenda as a member of Essex County Council, a consultee on highways, access, waste, education and all planning related matters.

Councillor M W Helm declared a pecuniary interest in Agenda Item 5 18/01034/OUT – Mapledean Poultry Farm, Mapledean, Mundon, Essex and said he would leave the meeting for this item of business.

1227. 18/01034/OUT - MAPLEDEAN POULTRY FARM, MAPLEDEAN, MUNDON, ESSEX

Application Number	18/01034/OUT
Location	Mapledean Poultry Farm Mapledean Chase Mundon Essex
Proposal	Redevelopment of poultry farm for approximately 5030sqm B1 (b) & (c) commercial floorspace with associated access arrangements
Applicant	B.J. Rock Ltd & S.P. Bardwell Ltd
Agent	Mr Peter Le Gryns - Stanfords
Target Decision Date	Extension Target Date 15 March 2019
Case Officer	Julia Sargeant / Yee Cheung
Parish	MUNDON
Reason for Referral to the Committee / Council	Previous Committee Decision Major Application

A Members' Update had been circulated that advised the legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the planning obligations in relation to highway improvements and Travel Plan monitoring fee had now been agreed by Essex County Council Highways. On that basis the application had therefore been withdrawn from the South Eastern Area Planning Committee Agenda.

Given this item was withdrawn Councillor Helm remained in the meeting.

1228. 20/00609/OUT - WINTERDALE MANOR, BURNHAM ROAD , ALTHORNE

Application Number	20/00609/OUT
Location	Winterdale Manor Burnham Road, Althorne
Proposal	Outline planning permission with matters of access, appearance, layout and scale for determination for the demolition of existing buildings and erection of 14 dwellings with associated infrastructure.
Applicant	Bardwell Plant & Agricultural Services Ltd
Agent	Mrs Tamsin Rogers - 2M Architects
Target Decision Date	05.10.2020
Case Officer	Hannah Bowles
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Major Application Member call in from Councillor R G Boyce (MBE) Reason: D1 design H1 affordable housing

Following the Officer's presentation, the Chairman addressed three public participation submissions one from the Agent, Richard Bray on behalf of the applicant, one from the Chairman of Althorne Parish Council, Councillor Paul Burgess and finally, one from an Objector, Mr Terry Inkpen.

The Chairman advised the Committee that as he had briefly lost connectivity during the presentation and in accordance with Section 4, paragraph 4.7 of the Remote Meeting Protocol (May 2020) would not vote on this item of business.

The Chairman then moved the recommendation that planning application 20/00609/OUT, Winterdale Manor, Burnham Road, Althorne be refused for the reasons as detailed in Section 8 of the report. This was seconded by Councillor Bell.

Councillor Boyce, having called-in the application, opened the discussion. As a result of a reference to social housing in one of the submissions he commenced by declaring a non-pecuniary interest as a trustee of an Almshouse Charity. He added that given there could be no assurance that local residents availed of the social housing opportunities he supported the Officer's recommendation to refuse the application.

Councillor Bell said that she agreed with the Officer's recommendation of refusal as the application contravened the Local Development Plan (LDP) and commended the Officer's report.

Councillor Mrs Channer also declared a non-pecuniary interest as a trustee of an Almshouse Charity. She concurred with Councillor's Bell's summary and referred to the previous report and history of applications in Althorne, whereby the authority had won appeals with various Inspectors, as it was not a sustainable location. Councillor Stamp said she agreed with the views expressed, the Officer's report was excellent, and she supported the recommendation of refusal.

The Chairman put the Officer's recommendation of refusal to the Committee and upon a vote being taken it was agreed.

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

- 1 The application site lies outside of the defined settlement boundaries where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Maldon District Local Development Plan to meet the objectively assessed needs for housing in the District. The proposed development would substantially alter the character of the area and have an unacceptable visual impact on the countryside and the locality through the urbanisation and domestication of the site, representing the sprawl of built form outside the settlement boundary of Althorne. Furthermore, the limited design merit of the proposal, which would create a contrived and out of keeping form of development which would exacerbate the impact on the character and appearance of the area and the locality. The development would therefore be unacceptable and contrary to policies S1, S8, D1 and H4 of the approved Maldon District Local Development Plan (2017) and Government advice contained within the National Planning Policy Framework (2019).
- 2 In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 the development makes no contribution for affordable housing. The development would not therefore contribute to a strong vibrant community as it would not provide a supply of housing required to meet the needs of present and future generations and as such is not considered

to represent sustainable development, contrary to policies H1 and I1 of the Maldon District Local Development Plan, and Government guidance as contained within the National Planning Policy Framework.

1229. ANY OTHER ITEMS OF BUSINESS THAT THE CHAIRMAN DECIDES ARE URGENT

Councillor Helm thanked the Committee for its support during his time as Chairman.

There being no further items of business the Chairman closed the meeting at 1.29 pm.

M W HELM
M W HELM
CHAIRMAN