



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
18 NOVEMBER 2020**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	M F L Durham, CC, Mrs J L Fleming, K W Jarvis, C P Morley and R H Siddall
In attendance	Councillors Mrs P A Channer, CC, and C Morris

68. 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. She 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.

69. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Miss S White.

70. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 21 October 2020 be approved and confirmed.

71. DISCLOSURE OF INTEREST

Councillor M F L Durham declared a non-pecuniary interest in all items on the agenda as a Member of Essex County Council who were statutory consultees on a variety of matters relating to Planning.

In relation to Agenda Item 5 20/00910/FUL – Land Adjacent to Little Totham Hall Church Lane, Little Totham the following declarations were made:

- Councillor J V Keyes declared a non-pecuniary interest as he knew the applicant; he had done haulage for them in a previous job and went through Young Farmers with them.
- Mrs J L Fleming declared that she knew the applicant well and although she would remain in the meeting she would not comment or vote on the application.

72. LAND ADJACENT TO LITTLE TOTHAM HALL, CHURCH LANE, LITTLE TOTHAM

Application Number	20/00910/FUL
Location	Land Adjacent To Little Totham Hall Church Lane, Little Totham
Proposal	Demolition and rebuild outbuilding for use as an annexe for dependant relatives
Applicant	Mr & Mrs Ashcroft
Agent	Mr Peter Le Grys - Stanfords
Target Decision Date	02.11.2020
Case Officer	Hannah Bowles
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Member Call In from Councillor R H Siddall: D1 design quality and enhancement, S8 outside the settlement boundary and D3 Conservation

Following the Officer's presentation, the Chairman moved the Officer recommendation that planning application 20/00910/FUL – Land Adjacent to Little Totham Hall Church Lane, Little Totham be refused for the reasons as detailed in section 8 of the report, this was duly seconded.

Councillor R H Siddall having called the application in, opened the debate by drawing Members' attention to the dilapidated nature of the existing building, its central location within the farmyard, it's screening from the listed church by a large agricultural barn, and that in accordance with Policy D1 of the Local Development Plan (LDP) it would enhance the design and quality of the area.

In response to questions from Members, clarification was given by Officers as to the distance of the proposed annexe from the main dwelling and that the proposal was for a rebuild of the existing building. The Lead Specialist Place agreed that several criteria for an annexe had been met however there was a need for the building to be ancillary to the main dwelling.

The Chairman put the Officer's recommendation to refuse the application to the Committee and upon a vote being taken it was lost.

Further discussion ensued as to the building's central location within the site and its ancillary nature. Councillor J V Keyes proposed that due to the nature and proximity of the site layout of the property it did meet the criteria for being an annexe to the main dwelling and that the application be approved contrary to the Officer's recommendation. This was duly seconded and upon a vote being taken it was approved.

RESOLVED that the application be **APPROVED** subject to conditions delegated to the Lead Specialist Place in consultation with the Chairman and Ward Members.

There being no further items of business the Chairman closed the meeting at 6.41 pm.

MRS M E THOMPSON
CHAIRMAN