



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
8 DECEMBER 2021**

PRESENT

Chairman	Councillor R P F Dewick
Councillors	M G Bassenger, B S Beale MBE, R G Boyce MBE, Mrs P A Channer, R P F Dewick, A S Fluker, M W Helm and W Stamp, CC
In attendance	Councillor C Morris

333. APPOINTMENT OF A CHAIRMAN FOR THE MEETING

In the absence of the Chairman and Vice-Chairman the Lead Specialist Place opened proceedings and called for nominations to the position of Chairman. Councillor M W Helm proposed Councillor R P F Dewick, and this was seconded by Councillor Mrs. P A Channer. The Committee agreed this by assent.

IN THE CHAIR: COUNCILLOR R P F DEWICK

334. CHAIRMAN'S NOTICES

The Chairman welcomed all present and took the Committee through some general housekeeping issues.

335. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors V J Bell, A L Hull and N Skeens.

336. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 13 October 2021 be approved and confirmed.

337. DISCLOSURE OF INTEREST

The following councillors declared on agenda Item 5 21/00745/VAR - Land Rear of Red Lyons Farm, Burnham Road, Latchingdon, Essex.

Councillor R G Boyce declared a non-pecuniary interest as he had received an email from the agent to remind him not to pre-determine having called in the application. He reassured the Committee that he had never pre-determined any application.

Councillor M G Bassenger declared a non-pecuniary interest having been contacted by both parties. He also stressed he had no pre-determination.

Councillor W Stamp declared a non-pecuniary interest as a member of Essex County Council a consultee on this agenda item and she also had communication with the applicant.

Councillor M W Helm declared a non-pecuniary interest as he had a business close by and had communications from various parties. He added that he had cleared his attendance at the meeting with the Monitoring Officer.

Councillor A S Fluker declared a non-pecuniary interest having received and acknowledged an email from the applicant.

338. 21/00745/VAR - LAND REAR OF RED LYONS FARM, BURNHAM ROAD, LATCHINGDON, ESSEX

Application Number	21/00745/VAR
Location	Land Rear Of Red Lyons Farm, Burnham Road, Latchingdon, Essex
Proposal	Variation of condition 2 on approved application 14/00418/FUL (Change of use of unit 10 from a restricted B8 use (Household Storage) to B1) Change the permitted working to 6:00 until 20:00 Monday to Saturday.
Applicant	Mr J Sinclair
Agent	Miss Catrin Davies - Warner Planning
Target Decision Date	02.11.2021 (EoT agreed: 10.12.2021)
Case Officer	Anna Tastsoglou
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Member Call In Councillor R G Boyce has called in the application for the following policy reason: LDP policy E4 (Agricultural and rural diversification)

A Members' Update had been circulated prior to the meeting that detailed further information from Environmental Health (EH) and interested parties, as well as an additional condition (condition 8). The EH information dealt with recent complaints regarding noise nuisance from Unit 10 and advised that a more specific noise assessment would be secured through the imposition of a condition. Following the Officer's presentation, an Objector Mr Bennett and the Agent Mr Warner addressed the Committee.

A lengthy debate ensued opened by Councillor Boyce who had called in the application as he was aware of the problems across the site and the adverse impact industrial sites had on neighbouring properties. Members raised issues around human rights, the length of the proposed business hours, the types of business in operation and the cumulative effect of noise from this unit and across the site.

The consensus was that the noise would have a detrimental impact on the amenity of neighbouring properties, corroborated by the fact EH required a specific noise assessment conditioned and compounded by the long hours of business. Given the concerns Councillor Stamp, referring to the adverse impact on residential amenity and other concerns and questions raised, proposed that the application be deferred and this was duly seconded by Councillor Helm.

The Chairman put the proposal to defer the application to a future meeting to allow for further information to be provided in respect of various matters, including noise and the lawful use of the site to the Committee and it was agreed.

RESOLVED that the application be **DEFERRED** in order to provide additional information in relation to various matters including noise and the lawful use of the site.

The meeting closed at 8.24 pm.

COUNCILLOR R P F DEWICK
CHAIRMAN