



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
7 JULY 2022**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	M F L Durham, CC, Mrs J L Fleming, CC, S J N Morgan, C P Morley, E L Stephens and S White
In attendance	Councillor M W Helm

146. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting. Members' attention was drawn to the Members' Update circulated prior to the meeting and particularly that application NW6 22/00536/HOUSE – Carr House, Carters Lane, Wickham Bishops had been withdrawn by the Agent.

147. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R H Siddall.

148. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 15 June 2022 be approved and confirmed.

149. DISCLOSURE OF INTEREST

Councillors M F L Durham and Mrs J L Fleming disclosed a non-pecuniary interest as a Member of Essex County Council who were statutory consultees.

150. 21/01177/FUL - MILTON HOUSE, KISMET KEBABS LIMITED, ADJACENT MILTON HOUSE, MALDON ROAD, LATCHINGDON, CHELMSFORD, ESSEX CM3 6LF

Application Number	21/01177/FUL
Location	Kismet Kebabs Limited, Adjacent Milton House, Maldon Road, Latchingdon, Chelmsford, Essex, CM3 6LF
Proposal	S73A application for ancillary storage (building A), gym/workshop for the site owners (building B), detached factory building (building C), building for demonstrations (building D), single storey front and rear extensions to factory (building E), maintenance and storage building (building E2), covered storage area (building F), sales and staff office, containers for product storage, cladding to existing buildings, entrance gates and fencing, hardstanding for parking and turning, and associated plant and landscaping.
Applicant	Kismet Kebabs
Agent	Mrs Lisa Skinner - Phase 2 Planning
Target Decision Date	18.07.2022
Case Officer	Kathryn Mathews
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Major application due to the site area being over 1 hectare (ha). Member call-in – Councillor S White due to effect on the countryside, public interest, sustainability. Member call in – Councillor Fleming in consideration of the following policies as outlined in Purleigh Parish Council’s responses: D1 Design Quality & Built Environment D2 Climate Change & Environmental Impact of New Development S1 Sustainable Development

It was noted that a Members’ Update was circulated prior to the meeting that provided further details on floor space, staff numbers, parking provision and a number of amended conditions. A verbal update was also provided that further minor amendments to the conditions recommended would be required if Members were minded to grant planning permission for the development. Following the Officer’s presentation, an Objector, Ms Matthams and the CEO of Kismet Kebabs, Mr Devadasan addressed the committee.

The Chairman then introduced the Senior Specialist: Environmental Health Officer, in attendance to deal with any technical enquiries and invited Members to put their questions.

A lengthy discussion ensued covering a range of issues, the main concerns related to the adverse impact on neighbouring amenity due to noise and malodorous emissions as a result of an extractor that emitted directly into a residential garden. At one point Members were minded to defer the application in order to have a site visit. However, it was acknowledged that the planning permission would allow for these issues to be addressed and therefore it was preferable not to delay the matter, which could, if delayed result in an appeal against non-determination. It was further noted that planning permission needed to be in place in order for the applicant to comply with a Noise Abatement Notice.

Councillor Durham proposed that the application be approved in accordance with the Officer's recommendation and impose an additional condition requiring the relocation and ducting details of the offending extractor. This was seconded by Councillor Stephens. The exact wording of the condition to be delegated to Officers in consultation with the Chairman. It was noted that the applicant was prepared to relocate the fan.

The Chairman put Councillor Durham's proposal to the Committee and it was approved.

RESOLVED that the application (including subject to a Section 106 Agreement) be **APPROVED** subject to the conditions outlined in the report and the Members' Update together with an additional delegated condition to require the relocation and ducting details of an existing extraction outlet away from the northern elevation of main factory building.

151. 22/00536/HOUSE - CARR HOUSE, CARTERS LANE, WICKHAM BISHOPS, CM8 3LF

Application Number	22/00536/HOUSE
Location	Carr House, Carters Lane, Wickham Bishops, CM8 3LF
Proposal	Proposed two storey side extension, an adjoining double garage to the front with office space above and a new front porch design
Applicant	Mr Butler
Agent	Mr Dickens – Design Designed Ltd
Target Decision Date	15.07.2022
Case Officer	Jade Elles
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In by Councillor Simon J N Morgan for Policy D1

It was noted from the Members' Update that this application had been **WITHDRAWN**.

152. 22/00633/FUL - ALBANY ORCHARDS, OLD LONDON ROAD, WOODHAM WALTER, CM9 6RN

Application Number	22/00633/FUL
Location	Albany Orchards, Old London Road, Woodham Walter, CM9 6RN
Proposal	New driveway from existing access towards front of house.
Applicant	Mr Robert Lee
Agent	Ms Annabel Brown – Annabel Brown Architect
Target Decision Date	25.07.2022
Case Officer	Jade Elles
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	Member Call In by Councillor M F L Durham for policy reason H4

It was noted that a Members' Update had been circulated prior to the meeting that provided responses from Statutory Consultees. Following the Officer's presentation, the Agent, Ms Brown, addressed the Committee. The Chairman then opened the discussion.

Councillor Durham, having called in the application said his position had changed since the previous submission. The visible impact was significantly reduced in the new design, with safer access due to better visibility. He proposed that the application be approved contrary to the Officer's recommendation for the reason that the adverse impact on the rural surroundings was insignificant and a suitable condition be included that the driveway be compliant with Essex County Council Highways standards and no lighting to be included in the development. It was further agreed that the materials and design of the gate and the access road and associated landscaping be conditioned along with applying the standard conditions, the Highways Authority conditions and an informative in respect of protection to the hedges adjoining the highway and the approved access. This was seconded by Councillor Keyes.

The Chairman put Councillor Durham's proposal to approve the application contrary to the Officer's recommendation to the Committee and it was agreed.

RESOLVED that the application be **APPROVED** subject to standard conditions and additional conditions relating to highways safety, lighting and gate design.

There being no other items of business the Chairman closed the meeting at 9.20 pm.

MRS M E THOMPSON
CHAIRMAN