



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
19 OCTOBER 2022**

PRESENT

Chairman	Councillor C Mayes
Vice-Chairman	Councillor N G F Shaughnessy
Councillors	Miss A M Beale, M R Edwards, M S Heard, B B Heubner, K M H Lagan, S P Nunn, P L Spenceley, Mrs J C Stilts and C Swain

305. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting.

306. APOLOGIES FOR ABSENCE

There were none.

307. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 27 July 2022 be approved and confirmed.

308. DISCLOSURE OF INTEREST

There were none.

Prior to starting the presentations the Chairman advised that she intended, with the agreement of the Committee, to consider Agenda Item 6 first followed by Agenda Item 5, these applications were interrelated. She advised that both applications had the potential to be refused or approved and that reversing the applications on the agenda was the best approach in order to proceed appropriately. This was agreed by assent.

309. 22/00672/HOUSE - 27 MUNDON ROAD, MALDON, ESSEX, CM9 5JT

Application Number	22/00672/HOUSE
Location	27 Mundon Road, Maldon, Essex, CM9 5JT
Proposal	Single storey rear extension.
Applicant	Ms Jacqueline Drummond
Agent	Mr Tony Rymill
Target Decision Date	21.07.2022

Case Officer	Nicola Ward
Parish	MALDON
Reason for Referral to the Committee / Council	Applicant is Member of staff

Following the Officer's presentation the Chairman opened the discussion.

A debate ensued where a number of Members raised concerns regarding the size of the proposed extension and the proximity to the neighboring property, whilst some felt that the scale and design was acceptable. The Lead Specialist: Development Management said that in addition to the adverse visual impact the structure as a whole had an overbearing impact on the neighbouring property.

Councillor Lagan felt that the reason for refusal was very clear as the extension would be overbearing and was not in keeping with the streetscene. Councillor Heard proposed that the application be refused in accordance with the Officer's recommendation and this was seconded by Councillor Edwards.

There being no further discussion the Chairman put the recommendation to refuse the application to the Committee and it was unanimously agreed by assent.

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

1. The proposed extension, due to its siting, bulk, height, and excessive depth, is considered an unneighbourly development likely to have a domineering and overbearing impact on the amenities of the neighbouring property. The proposal would thereby be contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

310. **22/00346/FUL - 27 MUNDON ROAD, MALDON, ESSEX, CM9 5JT**

Application Number	22/00346/FUL
Location	27 Mundon Road, Maldon, Essex, CM9 5JT
Proposal	Single storey detached granny annexe
Applicant	Mr Christopher Drummond
Agent	Mr Tony Rymill
Target Decision Date	10.05.2022 EOT – 01/07/2022
Case Officer	Nicola Ward
Parish	MALDON
Reason for Referral to the Committee / Council	Applicant is Member of staff

Following the Officer's presentation the Chairman opened the discussion.

A debate ensued where issues were raised around the evidence of a functional link with the main dwelling, the use of mitigating circumstances and the existing back gate.

In response the Lead Specialist: Development Management advised that the functional link was notional as the annexe did not have to be physically attached to the main dwelling. In this example there were shared facilities together with a caring element due to a level of disability. This meant that there was a reliance on the main house, whilst maintaining a level of independence. The key factor was the annexe as proposed was integral to the main dwelling, not separated by fencing.

With reference to the mitigating circumstances he advised that this was in accordance with the Planning SPD (Supplementary Planning Document) and that there had been examples of these types of extenuating circumstances across other committees. It was noted that the issue of the gate was a matter for enforcement and that the existing conditions were robust.

Councillor Edwards proposed that the application be approved in accordance with the Officer's recommendation and this was seconded by Councillor Heard.

There being no further debate the Chairman put the recommendation to approve to the Committee and it was agreed by assent.

RESOLVED that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: Design and Access Statement, 1 Proposed & Existing Block Plan and Roof Plan, 2 Elevations, 3 Proposed Floor Plans
- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of the dwelling known as 27 Mundon Road, Maldon and shall not be used as a separate dwelling unit.

311. 22/00820/FUL - THE PROMENADE PARK, PARK DRIVE, MALDON, ESSEX

Application Number	22/00820/FUL
Location	The Promenade Park, Park Drive, Maldon, Essex
Proposal	Use of a defined area of Promenade Park for concessions in temporary structures (such as gazebos, tents, shepherd huts or small motorised vehicles) to support seasonal attractions between April and October inclusive between the hours of 10am and 10pm
Applicant	Maldon District Council
Agent	Mr Paul Calder – Real8 Group
Target Decision Date	11.10.2022
Case Officer	Kathryn Mathews
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council application relating to Council owned land Call-in by Councillor Swain for the following reason(s): so that its implications can be considered in detail by Committee. Policies N1 and N3 are both affected.

A Members' Update had been circulated prior to the meeting that detailed comments from the Strategy Team who were internal consultees. A further verbal update was provided by the Case Officer that a consultation response from ECC Ecology had been received which raised no objection to the proposal subject to conditions being imposed. Following the Officer's presentation the Chairman opened the discussion.

At this point Councillor Spenceley declared a non-pecuniary interest in this item of business.

A debate ensued where the consensus was that there was not sufficient information to come to a decision on the application. Other concerns were raised around potential adverse impacts on the climate change strategy, the character and appearance of the area, failure to enhance the historic environment and the lack of a long-term management plan.

The Chairman proposed that the application be deferred to come back to the Central Area Planning Committee with further information on the Promenade Park management plan together with a well thought through strategy for the development. This was seconded by Councillor Nunn. She then put the proposal to defer the application to the Committee and it was unanimously agreed.

RESOLVED that the application be **DEFERRED** to allow the applicant an opportunity to provide further information.

The meeting closed at 8.45 pm.

C MAYES
CHAIRMAN