MINUTES of
CENTRAL AREA PLANNING COMMITTEE
19 APRIL 2023

PRESENT

Chairman	Councillor C Mayes
Vice-Chairman	Councillor N G F Shaughnessy
Councillors	Miss A M Beale, M S Heard, K M H Lagan, P L Spenceley and C Swain

703. CHAIRMAN'S NOTICES

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

704. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M R Edwards, B B Heubner, S P Nunn and Mrs J C Stilts.

705. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 25 January 2023 be approved and confirmed.

706. DISCLOSURE OF INTEREST

Councillors Miss A M Beale, M S Heard, C Mayes, N G F Shaughnessy and P L Spenceley declared a non-registrable interest in Agenda Item 5 - 22/01241/FUL - Josua, 4 Silver Street, Maldon, CM9 4QE, as they were acquainted with the applicant.

707. 22/01241/FUL - JOSUA, 4 SILVER STREET, MALDON, CM9 4QE

Application Number	**22/01241/FUL**
Location	Josua, 4 Silver Street, Maldon, CM9 4QE
Proposal	Change of use from C3 (dwellinghouse) to sui generis (short term holiday let).
Applicant	Mr N Bresler
Agent	Mr Simon Plater, Plater Clairborne Architecture
Target Decision Date	28 April 2023 (EOT agreed)
Case Officer	Lisa Greenwood
Parish	**MALDON**

Reason for Referral to the Committee / Council	Member Call In – Councillor C Swain Policy D3, protection of heritage asset and Policy E5, specifically issues of onsite parking provision, lack of amenity space and impact on neighbouring properties.

Following the Officer's presentation, the Chairman clarified that the property was a Grade 2 star listed property not a grade 2 as outlined in the report. Mrs Suzanne Wood, an Objector, then addressed the Committee. The Chairman opened the debate.

In the discussion that ensued, and in response to Members concerns Officers clarified that:

- 2 parking spaces would be allocated as outlined in the report.
- Parking restrictions in the area would ensure there would be no unacceptable impact on highway safety in the area.
- The Noise and Activity Management Plan would be a commitment by the applicant that these matters would be enforceable and would ensure that the neighboring amenity is protected.
- A Waste and Refuse Management Plan would be put in place prior to the development proceeding, as outlined under condition 6 in the report.

Councillor M S Heard proposed that the application be approved in accordance with the Officer's recommendation, and this was seconded by Councillor K M H Lagan.

The Chairman put the proposal in the name of Councillor Heard to the vote and this was not agreed. In light of this the Chairman then sought an alternative proposal from the Committee. A debate then ensued, and with advice from the Lead Specialist: Development Management and the Specialist Level 1 – Planning, Members agreed that the only way forward would be to approve in accordance with the Officer's recommendation.

Councillor M S Heard proposed that the application be approved in line with the Officer's recommendation, and this was duly seconded by Councillor K M H Lagan.

The Chairman put the recommendation to approve the application to the Committee and it was agreed.

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 in complete accordance with the approved drawings specifically referenced on this decision notice.

3. The development hereby approved shall be used as holiday accommodation and at no time shall the unit (s) be occupied continuously for a period exceeding 28 days by the same person (s) or reoccupied within 3 months of vacating the accommodation by the same person (s).

4. The owners / operators shall maintain an up to date register of the names of all persons who stay within the approved holiday accommodation on the site, the duration of their stay, and an indication of their main home addresses by way of

road name and town and shall make this information available at all reasonable times to the Local Planning Authority.

5. Prior to the development hereby approved being brought into use, a Noise and activity Management Plan, including how the use shall manage the activity of occupants of the approved premises, in the interests of local amenity, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details thereafter.

6. Prior to the development hereby approved being brought into use, a waste and refuse Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details thereafter.

The meeting closed at 8.34 pm.

C MAYES
CHAIRMAN