



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
5 JULY 2023**

PRESENT

Chairperson	Councillor J Driver
Vice-Chairperson	Councillor N G F Shaughnessy
Councillors	S J Burwood, K Jennings, K M H Lagan, A M Lay, N D Spenceley, P L Spenceley, J C Stilts and N J Swindle

131. CHAIRPERSON'S NOTICES

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

132. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor N R Miller.

133. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 19 April 2023 be approved and confirmed.

134. DISCLOSURE OF INTEREST

Councillors J C Stilts, N G F Shaughnessy, K Jennings and A M Lay declared a non-registerable interest for agenda item 5 23/00490/FUL - The Kings Head Centre, 38 High Street, Maldon, Essex, in that they knew the applicant.

Councillor P L Spenceley declared a non-registerable interest for agenda item 5 23/00490/FUL - The Kings Head Centre, 38 High Street, Maldon, Essex, in that she knew the applicant and was fellow trustee of the Maldon Festival.

135. 23/00490/FUL - THE KINGS HEAD CENTRE, 38 HIGH STREET, MALDON, ESSEX

Application Number	23/00490/FUL
Location	The Kings Head Centre, 38 High Street, Maldon, Essex
Proposal	Proposed change of use from (Class E(e)) Osteopath treatment rooms to (Sui Generis) short term holiday let accommodation
Applicant	Mr James Mann
Agent	Tim Farley – Copesticks Ltd.
Target Decision Date	07.07.2023
Case Officer	Kathryn Mathews
Parish	MALDON NORTH

Reason for Referral to the Committee / Council	Member call-in request by Councillor N R Miller for the following reasons: S1, D3, E5, E3,T2 and D1 of the LDP.
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Following the Officer's presentation, the Agent, Mr Farley, addressed the Committee.

A debate ensued around the change of use, the impact to nature in the area, the listed building impact and the visitor study that was referenced in the report.

In response to questions raised by Members the Head of Development Management (HoDM) gave the following responses:

- The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) payment would be applied due to the additional footfall generated due to new type of use.
- The change of use request would need to be seriously considered and more information around the viability of the proposal would need to be given for the application to be considered for approval.

Councillor J C Stilts proposed to approve the application contrary to the Officer's recommendation.

The debate continued around the potential benefit to tourism and the lack of information received from the applicant to support the applications viability at which time Councillor K M H Lagan proposed to defer the application until more information and clarifications could be provided, this was seconded by Councillor P L Spenceley.

Councillor Stilts then amended her initial proposal to include a condition that the applicant would need to make a RAMS payment and that more information would need to be provided by the applicant, this was seconded by Councillor K Jennings and when put to the vote, was not agreed.

The Chairperson then put the proposal from Councillor Lagan to the Committee and upon a vote was agreed.

RESOLVED that the application be **DEFERRED** until more information and clarifications are provided.

There being no other items of business the Chairperson closed the meeting at 8.24 pm.

J DRIVER
CHAIRPERSON