



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
19 SEPTEMBER 2018**

PRESENT

Chairman	Councillor B E Harker
Councillors	Miss A M Beale, Mrs B D Harker, M S Heard, S J Savage, and Rev. A E J Shrimpton
Ex-Officio Non- Voting Member	Mrs P A Channer, CC

448. CHAIRMAN'S NOTICES

The Chairman drew attention to the list of notices published on the back of the agenda.

449. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A T Cain, I E Dobson, Miss M R Lewis and Mrs N G F Shaughnessy.

450. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 22 August 2018 be approved and confirmed.

451. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily.

Councillor S J Savage declared a non-pecuniary interest as a member of Maldon Town Council and on the basis that he had received a number of communications from the public regarding Agenda Item 5 – **HOUSE/MAL/18/00819** – 4 Longship Way, Maldon.

Councillor M S Heard declared a non-pecuniary interest as he had a brief discussion with the applicant about the procedure followed in the Council Chamber.

452. HOUSE/MAL/18/00819 - 4 LONGSHIP WAY, MALDON

Application Number	HOUSE/MAL/18/00819
Location	4 Longship Way, Maldon
Proposal	Section 73A application for the erection of a single storey extension to the rear of a dwellinghouse
Applicant	Mr Adam Peach
Agent	Mr Henry Palin
Target Decision Date	11.09.2018
Case Officer	Louise Staplehurst
Parish	Maldon West
Reason for Referral to the Committee / Council	Member Call In – Councillor Savage Reason: <ul style="list-style-type: none">- This application is challenging the Planning process- S73A functions of Local Authority not to be responsible of an executive of the authority- Public interest- Request of Maldon Town Council

Following the Officer's presentation Mr Richard Marshall, an Objector and Mr Adam Peach, the Applicant, addressed the Committee.

It was noted that this application, retrospective in nature, related to the extension only, the dormer was recently refused under a lawful development application. The Committee was advised that the Inspector concluded that the development causes undue harm to the character and appearance of the host dwelling and the surrounding area. As a consequence planning permission should not be granted retrospectively and therefore the appeal was dismissed.

A debate ensued where Members discussed the Inspector's appeal decision, the further works carried out following the serving of the enforcement notice and the final enforcement decision. They acknowledged that the development was contrary to the Local Development Plan and that the rear extension, by reason of its scale, bulk and design, causes harm to the visual amenity of the existing dwelling and surrounding area.

The Chairman put the Officer's recommendation to the Committee. Upon a vote being taken the application was refused in accordance with the Officer's recommendation.

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

1. The rear extension, by reasons of its scale and design, is considered to be an incongruous and dominant addition which would cause harm to the existing dwelling on the site and the surrounding area. The proposal is therefore contrary to the guidance contained within the NPPF and policies D1 and H4 of the Maldon District LDP.

There being no further items of business the Chairman closed the meeting at 8.00 pm.

B E HARKER
CHAIRMAN