



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
17 OCTOBER 2018**

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**PRESENT**

Chairman	Councillor B E Harker
Vice-Chairman	Councillor Miss M R Lewis
Councillors	Miss A M Beale, A T Cain, Mrs B D Harker, M S Heard, M R Pearlman, S J Savage, Mrs N G F Shaughnessy and Rev. A E J Shrimpton

**503. CHAIRMAN'S NOTICES**

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

**504. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors I E Dobson and Mrs P A Channer, CC.

**505. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes from the meeting of the Committee held on 19 September 2018 be approved and confirmed.

**506. DISCLOSURE OF INTEREST**

There was none.

**507. FUL/MAL/18/00791 - OSEA LEISURE PARK, GOLDHANGER ROAD, HEYBRIDGE**

<b>Application Number</b>	<b>FUL/MAL/18/00791</b>
<b>Location</b>	Osea Leisure Park Goldhanger Road Heybridge Essex
<b>Proposal</b>	Change of Use of inner field from touring caravans occupied between 1st April - 30th September to use for stationing of Holiday Lodges, with occupation between the 1st March - 14th February each year in line with current static caravan and lodges on the wider site.
<b>Applicant</b>	Mr Christopher Powdrill
<b>Agent</b>	Mr Robert Pomery - Pomery Planning Consultants Ltd
<b>Target Decision Date</b>	31 October 2018
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>HEYBRIDGE EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Major Application

Following the Officer's presentation, the Chairman drew the Committee's attention to the request for a deferral in the Members' Update.

After a brief discussion the Chairman put forward the proposal for a deferral to allow for additional supporting information to be submitted, and this was duly seconded. Upon a vote being taken the deferral was approved.

**RESOLVED** that the application be **DEFERRED** for the above mentioned reason.

**508. HOUSE/MAL/18/00948 - 91 SPITAL ROAD, MALDON**

<b>Application Number</b>	<b>HOUSE /MAL/18/00948</b>
<b>Location</b>	91 Spital Road, Maldon
<b>Proposal</b>	External staircase and entrance to loft space to provide a study, and obscure glass skylights.
<b>Applicant</b>	Mr Tim Keeling
<b>Agent</b>	N/A
<b>Target Decision Date</b>	24.10.2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In – Councillor Shrimpton Reason: Public interest and request of Maldon Town Council

Following the Officer's presentation Mrs Linsey Twinley, an Objector, and Mrs Pauline Keeling, the Applicant, addressed the Committee.

Members discussed the application considering the applicant's business needs and their neighbours' privacy. The Committee sympathised with both the applicant and their neighbours, and considered whether the proposed external entrance was the only way to access the loft space.

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 reasons:

- 1 The proposed staircase would give rise to an unneighbourly form of development which would result in an unacceptable loss of privacy and an increase of perceived overlooking of neighbouring occupiers. The proposal is therefore contrary to Policy D1 of the MDLDP and guidance contained in the NPPF.
- 2 The proposed staircase is considered to be a contrived and visually unacceptable addition, which would detract from the character and appearance of the existing dwelling, contrary to Policies D1 and H4 of the MDLDP and guidance contained in the NPPF.

**509. HOUSE/MAL/18/00967 - 9 WARWICK DRIVE, MALDON**

<b>Application Number</b>	<b>HOUSE/MAL/18/00967</b>
<b>Location</b>	9 Warwick Drive, Maldon
<b>Proposal</b>	Single storey side and rear extension
<b>Applicant</b>	Mr Mick Savill
<b>Agent</b>	Mr Fraser Tugby
<b>Target Decision Date</b>	22.10.2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In – Councillor Shrimpton Reason: Public interest and request of Maldon Town Council

Following the Officer's presentation a debate ensued questioning whether this item should have been called in to the Committee. It was confirmed that the application was called in by Councillor S J Savage.

The Committee raised concerns around Member Call In following the removal of the Parish Trigger. It was agreed that their concerns on Member Call In should be referred to the Monitoring Officer.

The Chairman put the Officer's recommendation to the Committee and upon a vote being taken the application was approved.

**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 following documents: 18418/SP, 18418/01, 18418/02.
- 3 The materials used in the construction of the extension hereby approved shall be as set out within the application form/plans hereby approved.

**510. HOUSE/MAL/18/00980 - 11 BATTLE RISE, HEYBRIDGE**

<b>Application Number</b>	<b>HOUSE/MAL/18/00980</b>
<b>Location</b>	11 Battle Rise, Heybridge
<b>Proposal</b>	Loft conversion with installation of roof lights.
<b>Applicant</b>	Mr Janes
<b>Agent</b>	Mr Jason Tyres – JPT Design Consultants Ltd.
<b>Target Decision Date</b>	22.10.2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>HEYBRIDGE EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In – Councillor Harker Reason: Due to public concern

Following the Officer's presentation, Mr Martin Janes, the Applicant addressed the Committee.

After a brief discussion the Chairman put the Officer's recommendation of approval to the Committee. Upon a vote being taken the application was approved.

**RESOLVED** that the application be **APPROVED** in accordance with the Officer's recommendation:

- 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 accordance with the following approved plans and documents: JPT/CR/MJ/0518/001 Rev D
- 3 The materials used in the construction of the roof lights hereby approved shall be as set out within the application form/plans hereby approved.

There being no further items of business the Chairman closed the meeting at 7.55 pm.

**B E HARKER**  
**CHAIRMAN**