



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
26 NOVEMBER 2018**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor E L Bamford
Councillors	J P F Archer, H M Bass, D M Sismey and Miss S White
Ex-Officio Non-Voting Member	Mrs P A Channer, CC

642. CHAIRMAN'S NOTICES

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

643. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M F L Durham, CC, J V Keys and A K M St Joseph.

644. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 29 October 2018 be approved and confirmed.

645. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer, CC, 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 H M Bass declared a non-pecuniary interest in Agenda Item 6, FUL/MAL/18/01180 - Maltings Cottage, Maypole Road, Great Totham, Essex as he resides close to the property. Due to a personal interest, Councillor Bass advised that he would abstain from voting on this item.

646. FUL/MAL/18/01017 - LAND NORTH OF MAYPOLE HALL, MAYPOLE ROAD, GREAT TOTHAM

Application Number	FUL/MAL/18/01017
Location	Land North of Maypole Hall, Maypole Road, Great Totham
Proposal	Proposed single-storey two bedroom annexe that is incidental to the main dwelling and change of land to garden land
Applicant	Mr. Teasel
Agent	Ms. Annabel Brown – Annabel Brown Architect
Target Decision Date	06.12.2018
Case Officer	Emma Worby
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	The planning application is called in by Councillor J V Keys on the grounds of public interest.

Following the Officer’s presentation, Mrs Clare Dobie, an Objector, addressed the Committee.

A discussion ensued with Members commenting on the siting of the annexe not meeting the Councils requirements due to its distance from the main dwelling. Furthermore, there were concerns around the impact of noise on residents and neighbours.

Members raised concern over the impact construction and future occupants could have on horses stabled at the Riding School. Equally it was acknowledged how noise generated by the Riding School could be a disturbance for future occupants.

The Development Management Team Leader acknowledged the possible impact on both parties and advised the Committee that the Environmental Health Team had not expressed concern over noise levels. It was also confirmed that the annex was situated on the same plot of land as the main dwelling and therefore could not be refused on the grounds of sustainability.

The Chairman put the Officer’s recommendation of refusal to the Committee and upon a vote being taken this was agreed.

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

- 1 The proposed annexe accommodation by virtue of its scale and positioning remote from the host dwelling, would not appear adequately ancillary to the main dwelling and would represent the excessive development of the site. The additional scale of the proposed built form and the domestication of this part of the application site would detract from the character and appearance of the site and reduce the positive contribution that it makes to the rural landscape and the intrinsic beauty of the countryside. The proposal would therefore be contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan and the National Planning Policy Framework.

647. FUL/MAL/18/01180 - MALTINGS COTTAGE, MAYPOLE ROAD, GREAT TOTHAM, ESSEX

Application Number	FUL/MAL/18/01180
Location	Maltings Cottage Maypole Road Great Totham Essex
Proposal	Refurbishment and extension of existing cottage (demolition of 1990's extension) and courtyard housing scheme of six new, accessible 2 bedroom homes.
Applicant	Ms Dennison
Agent	Ms Annabel Brown - Annabel Brown Architect
Target Decision Date	04.12.2018
Case Officer	Yee Cheung - 01621 854477
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	The planning application is called in by Councillor J V Keyes on the grounds of public interest.

Following the Officer's presentation, Ms Annabel Brown, the Agent addressed the Committee.

A discussion ensued where Members acknowledged that the application satisfied housing needs within the district and they welcomed development on this site. The Committee raised concern regarding the design, commenting on the number of properties and the limited parking.

The Chairman put the Officer's recommendation of refusal to the Committee and upon a vote being taken this was agreed.

RESOLVED that the application is **REFUSED** for the following reasons:

- 1 The proposal would by reason of the position, size, layout, design and external appearance of the proposed dwellings, represent an intrusive development, out of keeping with the character and appearance of the prevailing pattern of development in the locality. Its unsympathetic scale and form would not protect or enhance the natural or built environment. Further, the close proximity of the bin store next to Plot 1 and the main road would result in detrimental impact upon the future occupiers of that property. The location of the bin store would not be attractive for the future occupiers of the site. The proposal is therefore unacceptable and fails to accord with policies S1, S8, D1 and H4 of the MDLDP, MDDG, and Government guidance contained within the NPPF.
- 2 The proposed development would not be served by sufficient car parking of adequate size to comply with the Maldon District Vehicle Parking Standards 2018. The proposal would therefore be served by inadequate parking which would have the potential to cause unsafe parking, to the detriment of highway safety and contrary to Policy T2 of the MDLDP.

There being no further items of business the Chairman closed the meeting at 8.13 pm.

MRS M E THOMPSON
CHAIRMAN