



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
30 SEPTEMBER 2019**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor R H Siddall
Councillors	E L Bamford, M F L Durham, CC, Mrs J L Fleming, K W Jarvis, J V Keyes and C P Morley
Ex-Officio Non- Voting Member	Councillor Mrs P A Channer, CC

423. CHAIRMAN'S NOTICES

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

424. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Subsequent to the meeting, it was noted that an apology for absence had been received from Councillor Miss S White.

425. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 2 September 2019 be approved and confirmed.

426. DISCLOSURE OF INTEREST

Councillor M F L Durham, 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 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.

427. HOUSE/MAL/19/00526 - 32 HEAD STREET, GOLDHANGER

Application Number	HOUSE/MAL/19/00526
Location	32 Head Street, Goldhanger
Proposal	Proposed front/side extension, garage conversion, rooflights and removal of side lean-to.
Applicant	Mrs Linda Davies
Agent	Mr Richard Bailey
Target Decision Date	01.10.2019
Case Officer	Hayleigh Parker-Haines
Parish	GOLDHANGER
Reason for Referral to the Committee / Council	Member Call In – Councillor Mrs M E Thompson. Impact on neighbouring amenity

The Officer presented their report to Members, after which Mrs Maxine Wynne, an Objector, and Mrs Linda Davies, the Applicant, addressed the Committee.

Opening the discussion, the Chairman advised the Committee that the report was initially called in at the request of the Objector due to inaccuracies in the original ground plans, specifically with regard to a window. The Committee was informed that the Officer had, subsequently, visited the site and adjusted the plans accordingly.

It was confirmed that the plans in the Officers presentation were the revised versions.

A discussion ensued with Members scrutinising the proximity of the external wall to the adjacent fence, taking into consideration the proposed roof line, soffits, fascias and guttering, in addition to whether access to the neighbouring property would be required to complete the build.

The Lead Specialist Place advised the Committee that were the applicant unable to build following approval of the application it would not be a planning issue. It was acknowledged that whilst the soffits were close to the borderline, they remained within the boundary of the applicants' land.

In response to a question on the loss of light to the neighbour's property, Members were advised that the Officers report did not consider the loss significant enough to warrant refusal.

Councillor J V Keyes proposed that the application be approved in accordance with the Officer's recommendations, this was duly seconded, and upon a vote being taken the application 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 accordance with the following approved plans and documents: 2019-09 03A, 2019-09 04A, 2019-09 01, 2019-09 02 and 2019-09-05

- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.

428. HOUSE/MAL/19/00653 - HEATH HOUSE, 13 HEATHGATE, WICKHAM BISHOPS

Application Number	HOUSE/MAL/19/00653
Location	Heath House, 13 Heathgate, Wickham Bishops
Proposal	Section 73A application for the removal of existing conservatory and erection of single storey rear extension
Applicant	Mr Gary Howard
Agent	Mr Martin Gray
Target Decision Date	13.08.2019
Case Officer	Hayleigh Parker-Haines
Parish	WICKHAM BISHOPS PARISH COUNCIL
Reason for Referral to the Committee / Council	Member Call In – Councillor M F L Durham – Local Concerns

The Officer presented the report to the Committee, drawing Member's attention to the Members' Update which corrected the name of both the Applicant and Agent. It was noted that this retrospective application had been deferred at the committee on 5 August 2019 meeting (Minute 329 refers) to accommodate a site visit.

Following the Officer's presentation Mrs Sue Booth, an Objector, addressed the Committee.

Councillor J W Jarvis opened the discussion, stating that the build was considered unneighbourly in comparison to the previous building, referring specifically to the loss of light, character, and height. Further reference to the bulk and scale of the dwelling was made, stating that it was considered overbearing. Councillor J W Jarvis concluded by stating that the application was in breach of amenity requirements.

A discussion ensued between those Members present at the site visit. Whilst there was sympathy with the Objector, it was noted that the impact of the loss of light did not result in sufficient demonstrable harm to warrant refusal.

Councillor R H Siddall proposed that the application be approved in accordance with the Officer's recommendation, and this was duly seconded.

The Chairman put the proposal to approve to the Committee and, upon a vote being taken, the application was approved.

It was noted that Councillor E L Bamford was not permitted to comment and vote on the application as she was not present when the application was initially presented to the North Western Area Planning Committee. It was also noted that the Chairman abstained from voting as they were not present at the site visit.

RESOLVED that the application be **APPROVED** with no conditions.

There being no further items of business the Chairman closed the meeting at 8.05 pm.

MRS M E THOMPSON
CHAIRMAN