



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
25 NOVEMBER 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, C P Morley and Miss S White

1. CHAIRMAN'S NOTICES

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

2. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J V Keyes.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 28 October 2019 be approved and confirmed.

4. 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.

5. FUL/MAL/19/01016 - EAST COTTAGE, WITHAM ROAD, TOLLESHUNT MAJOR

Application Number	FUL/MAL/19/01016
Location	East Cottage, Witham Road, Tolleshunt Major
Proposal	Replacement dwelling
Applicant	Mr E King
Agent	Mr Peter Le Grys – Stanfords

Target Decision Date	EOT: 29.11.2019
Case Officer	Devan Hearnah
Parish	TOLLESHUNT MAJOR
Reason for Referral to the Committee / Council	Member Call In by: Councillor J V Keyes Reason: Policies D1, D2, S1, H2 & H4

Following the Officer's presentation Alison Dempsey, an Objector, and Mr Peter Le Grys, the Agent, addressed the Committee.

The Chairman opened the discussion by proposing that, since there were no reasons to counter the recommendation, the application be refused in accordance with the Officer's recommendation. This was duly seconded.

The Committee as a whole agreed with the Officer's recommendation given that the proposed building was still overbearing and not in keep with the surrounding area.

The Chairman put the recommendation to refuse the application to the Committee and upon a vote being taken this was carried.

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

- 1 The proposed development represents a substantial building that would, as a result of its excessive width, scale, bulk, mass and unsympathetic design, create a prominent and visually intrusive development on this part of Witham Road. The proposed development would be detrimental to the visual amenity and character of the site, its immediate surroundings and the wider rural area. The proposal would therefore be contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan and Government advice contained in the National Planning Policy Framework.

There being no further items of business the Chairman closed the meeting at 7.44 pm.

MRS M E THOMPSON
CHAIRMAN