



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
12 JUNE 2020**

PRESENT

Chairman	Councillor M S Heard
Vice-Chairman	Councillor S P Nunn
Councillors	M R Edwards, C Mayes, C Morris, Mrs J C Stilts and C Swain
In Attendance	Councillor W Stamp and Mrs M E Thompson

1. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the first remote meeting of this committee, held under new regulations which came into effect on 4 April 2020 in response to the COVID-19 pandemic. He took Members through some general housekeeping issues, the etiquette for the meeting and asked all Officers present to introduce themselves.

This was followed by a roll call of all Members present.

2. APOLOGIES FOR ABSENCE

There were none.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 19 February 2020 be approved and confirmed.

4. DISCLOSURE OF INTEREST

At this point the Chairman sought clarification that the second application - 20/00322/FUL – Deed House, 21 London Road, Maldon, had been withdrawn. The Lead Specialist Place confirmed, as outlined on the Member's Update, that the applicant had withdrawn the application.

Councillor S P Nunn declared a non-pecuniary interest in Agenda Item 5 – 19/01242/HOUSE - 56 Viking Road, Maldon, as he knew the applicant.

Councillor J C Stilts declared a non-pecuniary interest in Agenda Item 5 - 19/01242/HOUSE - 56 Viking Road, Maldon, as she knew the applicant.

Councillor M S Heard declared a non-pecuniary interest in Agenda Item 5 – 19/01242/HOUSE - 56 Viking Road, Maldon, as he knew the applicant through other contacts.

5. 19/01242/HOUSE - 56 VIKING ROAD, MALDON

Application Number	19/01242/HOUSE
Location	56 Viking Road, Maldon
Proposal	First floor extension and alterations.
Applicant	Mr Jalal Uddin
Agent	Mr Mark Crocker
Target Decision Date	30.06.2020
Case Officer	Louise Staplehurst
Parish	Maldon West
Reason for Referral to the Committee / Council	Member Call In by Councillor Mayes Reason: Policies D1 and H4 of the LDP.

Following the Officer's presentation, the Chairman advised Members that in line with the Council's public participation scheme a submission had been received from three Objectors to the application, Sue Seabrook, John Watson and Gillian Smith. In accordance with the scheme's criteria he had reviewed the submission and then read it aloud to the Committee.

The Chairman moved the recommendation as set out in the Officer report and reminded Members that only those attending the site visit could vote on the application. This was seconded by Councillor Swain.

At this point Councillor Morris declared a non-pecuniary interest in this item as he knew the applicant.

The Chairman then invited comment on the application. Councillor Mayes said she supported the Officer's recommendation. Councillor Swain concurred and said that there would be difficulty accommodating additional vehicles and a detrimental impact on neighbouring properties.

The Chairman put the Officer's recommendation of refusal to the Committee. Upon a vote being taken the application was refused.

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

- 1 The proposed side and rear extension, by reason of its scale and design, is considered to be a large and bulky addition, which would result in a harmful impact on the character and appearance of the host dwelling and the surrounding area. Furthermore, the design would result in an awkward and contrived roofline to the front. The proposal would therefore be contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

- 2 The proposed side and rear extension, due to its bulk and depth, is considered to have an overbearing impact on the neighbouring site to the east, No.54 Viking Road. The proposal would therefore result in an unneighbourly form of development, which would have a detrimental impact on the residential amenity of this neighbour and therefore the proposed extension would be contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

6. 20/00322/FUL - DEED HOUSE, 21 LONDON ROAD, MALDON, ESSEX

Application Number	20/00322/FUL
Location	Deed House, 21 London Road, Maldon, Essex
Proposal	Replacement windows
Applicant	Ms Anne Shields – Maldon Housing Association
Agent	N/A
Target Decision Date	22.05.2020
Case Officer	Annie Keen
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In – Councillor Mayes Reason - D1 and D3

It was noted from the Members' Update that this application had been withdrawn by the Applicant.

7. ANY OTHER ITEMS OF BUSINESS

The Chairman, referring to the Enforcement report scheduled for the February meeting of this committee that was cancelled due to the pandemic, asked the Lead Specialist Place for an update.

The Lead Specialist Place advised that it may be better to cover this issue in a remote meeting as opposed to a remote committee due to resource constraints. He said he would convene a remote meeting in the near future and asked that Members raise any specific enforcement questions or issues they were aware of in advance of the meeting. This would ensure that all necessary information would be available and result in a productive session.

The Chairman asked who best to direct questions to and it was agreed that, in this instance, Members email Michael Johnson, Lead Specialist: Development Management.

There being no further items of business the Chairman closed the meeting at 1.25 pm.

M S HEARD
CHAIRMAN

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