



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
23 SEPTEMBER 2020**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor R H Siddall
Councillors	E L Bamford, M F L Durham, CC, K W Jarvis, J V Keyes and C P Morley
In Attendance	Councillors C Mayes and C Morris

1. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the meeting and took Members through some general housekeeping issues, the etiquette for the meeting as a result of the COVID-19 pandemic and then asked Officers present to introduce themselves.

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

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs J L Fleming and Miss S White.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 26 August 2020 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillor M F L Durham disclosed a non-pecuniary interest as a Member of Essex County Council who were statutory consultees on a variety of matters relating to planning.

5. 20/00641/FUL - LAND NORTH WEST OF FERNBROOK HALL, MOPE LANE, WICKHAM BISHOPS

Application Number	20/00641/FUL
Location	Land North West Of Fernbrook Hall Mope Lane Wickham Bishops
Proposal	Demolition of the existing stable block and the construction of a five bedroom detached house.
Applicant	Mrs Paula Betchel
Agent	Raymond Stemp Associates
Target Decision Date	22.09.2020
Case Officer	Hannah Bowles
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member call in by: Councillor K W Jarvis Reason: D1 and H4

It was noted from the Members' Update that a letter from the Agent had been received.

Following the Officer presentation Members were advised that two public participation submissions had been received, one from the Applicant and one from Wickham Bishops Parish Council. In accordance with the public participation scheme these were duly read out.

6. ADJOURNMENT OF THE MEETING

RESOLVED that the meeting be adjourned for 10 minutes to allow Officers to address an issue relating to one of the links on the Council's website to the live video stream of the meeting.

7. RESUMPTION OF BUSINESS

RESOLVED that the meeting be resumed.

The meeting resumed at the start of Agenda Item 5 upon advice given by the Monitoring Officer, the officer's presentation and public submissions were re-read.

8. 20/00641/FUL - LAND NORTH WEST OF FERNBROOK HALL, MOPE LANE, WICKHAM BISHOPS CONTINUED

Application Number	20/00641/FUL
Location	Land North West Of Fernbrook Hall Mope Lane Wickham Bishops
Proposal	Demolition of the existing stable block and the construction of a five bedroom detached house.
Applicant	Mrs Paula Betchel
Agent	Raymond Stemp Associates
Target Decision Date	22.09.2020
Case Officer	Hannah Bowles

Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member call in by: Councillor K W Jarvis Reason: D1 and H4

It was noted from the Members' Update that a letter from the Agent had been received.

Following the Officer presentation Members were advised that two public participation submissions had been received, one from the Applicant and one from Wickham Bishops Parish Council. In accordance with the public participation scheme these were duly read out.

A debate ensued and comments regarding the site's previous development and sustainability were raised. It was also highlighted that the property would be screened from the road by woodland and would be in keeping with other large properties along Blue Mills Hill.

The Lead Specialist Place emphasised that this application was not within a defined settlement boundary and was contrary to policy.

The Chairman moved the Officers' recommendation that planning application 20/00641/FUL – Land North West of Fernbrook Hall, Mope Lane, Wickham Bishops be refused for the reasons as detailed in Section 7 of the report. This was seconded by Councillor E L Bamford. Upon a vote being taken the Officer's recommendation was lost.

Councillor K W Jarvis having supported the application during the earlier debate, proposed that the application be approved contrary to the Officer's recommendation, subject to suitable conditions and legal agreements being delegated to Officers in consultation with the Chairman of the Committee and a Section 106 Agreement. A number of reasons for approval were discussed and it was duly agreed that these should relate to how on balance there was not significant harm, the proposal was of an acceptable design and replaced an existing building.

The Chairman put the proposal to approve the application contrary to the Officer's recommendation to the Committee. Upon a vote being taken the application was approved.

RESOLVED that the application be **APPROVED** subject to legal agreements and conditions delegated to Officers in consultation with the Chairman and subject to a Section 106 agreement.

9. 20/00678/FUL - AGRICULTURAL BARNs ADJACENT 31 PLAINS ROAD, GREAT TOTHAM

Application Number	20/00678/FUL
Location	Agricultural Barns Adjacent 31 Plains Road Great Totham
Proposal	Demolition of existing outbuildings and construction of 2no. detached residential dwellings with associated landscaping and vehicle parking
Applicant	Mr Hubble
Agent	Paul Calder - Real8 Group

Target Decision Date	11.09.2020
Case Officer	Hayleigh Parker-Haines
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Member call in from Councillor R H Siddall Reason: S8 - the re-use of a redundant or disused building that would lead to an enhancement to the immediate setting. D1 – built environment, positive contribution and natural environment (f)

It was noted from the Members' Update that responses from Great Totham Parish Council and Environmental Health had been received.

Following the Officer presentation Members were advised that a public participation submission had been received from the Applicant. In accordance with the public participation scheme this was duly read out.

A discussion ensued as to the site's previous employment and agricultural use, and the proposed improvement to the street scene. Some Members commented that the site was an eyesore in its current state and debate followed as to the redevelopment of the site into residential development.

The Lead Specialist Place emphasised that the Council did not support employment loss, that the application was against policy, not within a settlement boundary, and that significant weight should be given to the application's previous refusal at Committee in June 2020.

The Chairman moved the Officers' recommendation that planning application 20/00678/FUL – Agricultural Barns Adjacent 31 Plains Road, Great Totham be refused for the reasons as detailed in Section 8 of the report. This was seconded by Councillor M F L Durham. Upon a vote being taken the Officer's recommendation was lost.

Councillor R H Siddall supported the application and proposed that it be approved contrary to the Officer's recommendation for the reasons that it would improve the natural environment by restoring land to countryside, improve the visual impact to the street scene, and would provide a positive contribution to the surrounding area. In addition, it should be subject to suitable conditions and legal agreements being delegated to Officers in consultation with the Chairman of the Committee and a Section 106 Agreement.

The Chairman put the proposal to approve the application contrary to the Officer's recommendation to the Committee. Upon a vote being taken the application was approved.

RESOLVED that the application be **APPROVED** subject to the legal agreements and conditions delegated to Officers in consultation with the Chairman and subject to a S106 agreement.

10. **20/00738/HOUSE - 22 THE GLEBE, PURLEIGH**

Application Number	20/00738/HOUSE
Location	22 The Glebe, Purleigh
Proposal	Adding dropped kerb and vehicle crossing to allow access to and use of side/front garden as driveway.
Applicant	Ms G Beacham
Agent	N/A
Target Decision Date	06.10.2020
Case Officer	Hayleigh Parker-Haines
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – Councillor Miss S White – Public Interest and Highways

Following the Officer presentation Members were advised that two public participation submissions had been received, one from a Supporter and one from the Applicant and in accordance with the public participation scheme these were duly read out.

The Chairman moved the Officers' recommendation that planning application 20/00738/HOUSE – 22 The Glebe, Purleigh be refused for the reason as detailed in Section 8 of the report and this was duly seconded by Councillor R H Siddall.

Members discussed the proposal and following this the Chairman put the officer's recommendation of refusal to the Committee. This was duly seconded and upon a vote being taken it was refused.

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

1. A dropped kerb in this location, as a result of the amount of grass verge and vegetation which would be lost and expanse of associated driveway proposed, would be an incongruous feature to the detriment of appearance of the streetscene where such features are largely absent along this section and southern side of The Glebe. As a result, the development would cause demonstrable harm to the character and appearance of the area, contrary to policies D1 and H4 of the approved Maldon District Local Development Plan.

There being no further items of business the Chairman closed the meeting at 3.40 pm.

MRS M E THOMPSON
CHAIRMAN

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