



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
21 OCTOBER 2020**

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
In Attendance	Councillors C Morris, W Stamp and A S Fluker

1. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the remote 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

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 23 September 2020 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillor M F L Durham declared a non-pecuniary interest as a Member of Essex County Council who were statutory consultees on a variety of matters relating to Planning. He further declared a pecuniary interest on Agenda Item 6 - TPO 6/20, The Warren Golf Club, including Bunsay Downs and Badgers, Woodham Walter on the basis that the estate was his next-door neighbour and his parents were landowners on some of the land that the application refers. He advised the Committee he would leave the meeting for this item of business.

Councillor E L Bamford and Councillor Mrs M E Thompson declared a non-pecuniary interest as they knew Mr and Mrs Durham who lived on the estate.

5. ADJOURNMENT OF THE MEETING

RESOLVED that the meeting be adjourned for 5 minutes to allow a public speaker entry to the meeting.

6. RESUMPTION OF BUSINESS

RESOLVED that the meeting be resumed.

7. 20/00742/FUL - LODGE FARM LODGE ROAD, HAZELEIGH

Application Number	20/00742/FUL
Location	Lodge Farm Lodge Road Hazeleigh
Proposal	Removal of condition 2 (demolition of existing dwelling) in order to retain the existing original dwelling on site as ancillary accommodation to the main dwellinghouse on approved planning permission 14/01109/FUL (Variation of condition 2 on approved application FUL/MAL/09/00994 (New detached double garage and conversion of existing bungalow garage to residential family room) to allow the provision of a double front entrance door instead of a single door as approved, and change to the front porch on the northern elevation of the dwelling.)
Applicant	Mr A Burrows
Agent	Mrs H Webb - Smart Planning Ltd
Target Decision Date	23.10.2020
Case Officer	Hannah Bowles
Parish	HAZELEIGH
Reason for Referral to the Committee / Council	Member Call In from Councillor M F L Durham on the basis of local interest. Major Application

Following the Officer's presentation, the Agent, Mr Russell Forde, addressed the Committee.

Members discussed the proposal and the requirement for an annexe to be ancillary and strongly relate to the main dwelling.

The Chairman moved the Officers' recommendation that planning application 20/00742/FUL – Lodge Farm, Lodge Road, Hazeleigh be refused for the reasons as detailed in Section 8 of the report. This was duly seconded and upon a vote being taken it was refused.

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

1. The application site lies outside the defined settlement boundaries of District wherein both policies of the Development Plan and Government Guidance points towards the continued restraint of development in the countryside. In

order to protect the intrinsic character of the countryside, it should be open and free from unnecessary development. The removal of Condition 2 of 14/01109/FUL would result in the retention of the original dwelling which visually would appear tantamount to an additional dwelling at the application site, representing the intrusion and intensification of residential development, eroding the character and appearance of the rural site and area. Therefore, the proposal is contrary to policies S1, S8, D1 and H4 of the LDP the guidance and provisions as contained within the NPPF and the adopted Maldon District Design Guide.

2. A lack of information has been submitted with the application, to demonstrate that the original dwelling would be used in an ancillary nature and the proposal fails to comply with the criteria set out in the Specialist Housing Needs SPD for annexe accommodation. Further, insufficient justification / evidence for the removal of the condition has been supplied. Therefore, the proposal is contrary to policies S1, S8, D1 and H4 of the LDP, the guidance and provisions as contained within the NPPF, the Specialist Housing Needs SPD and the adopted Maldon District Design Guide.

Councillor M F L Durham left the meeting prior to commencement of this item of business.

8. TPO 6/20 - THE WARREN GOLF CLUB, INCLUDING BUNSAY DOWNS AND BADGERS, WOODHAM WALTER

Application Number	TPO 6/20
Location	The Warren Golf Club, including Bunsay Downs and Badgers, Woodham Walter
Proposal	Confirmation of TPO 6/20
Owner/s	The Warren Golf and Country Club Limited
Confirmation by	28.10.2020
Case Officer	Hayleigh Parker-Haines
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	Decision on confirmation of a Tree Preservation Order as per the Council's scheme of delegation

Following the Officer's presentation, a discussion ensued requesting examples of inappropriate tree works and confirmation as to the clarity and accuracy of the aerial map. These were duly provided by Officers.

Councillor A S Fluker joined the meeting at 18:57.

The Chairman put the Officer's recommendation to confirm Tree Preservation Order 6/20 without modification to the Committee and upon a vote being taken it was confirmed.

RESOLVED that Tree Preservation Order 6/20 be **CONFIRMED** without modification.

There being no further items of business the Chairman closed the meeting at 7.10 pm.

MRS M E THOMPSON
CHAIRMAN