



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
25 MAY 2021**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	M F L Durham, CC, Mrs J L Fleming, CC, K W Jarvis, C P Morley and E L Stephens
In attendance	Councillor(s) C Morris

56. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the meeting of the Committee and went through some general housekeeping arrangements for the meeting.

57. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R H Siddall and Miss S White.

58. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 10 March 2021 be approved and confirmed.

59. DISCLOSURE OF INTEREST

Councillor M F L Durhann declared a non-pecuniary interest as a Member of Essex County Council who were statutory consultees for certain aspects of planning matters.

Councillor Mrs J L Fleming declared a non-pecuniary interest as a Member of Essex County Council.

60. **20/01337/FUL - BARN AT OLD MILL HOUSE VINEYARD HAZELEIGH HALL LANE WOODHAM MORTIMER.**

Application Number	20/01337/FUL
Location	Barn, Old Mill House Vineyard, Hazeleigh, Hall Lane, Woodham Mortimer
Proposal	Convert agricultural barn into vineyard manager's dwellinghouse with associated internal and external alterations, layout amenity area and plant native hedgerows and trees (amended proposal)
Applicant	Mr Richard Britton - The Old Mill House Vineyard Ltd
Agent	Mr Stewart Rowe - The Planning And Design Bureau Ltd
Target Decision Date	28 May 2021
Case Officer	Hannah Dungate
Parish	WOODHAM MORTIMER
Reason for Referral to the Committee / Council	Member Call-in by Councillor K W Jarvis citing Policies E7 and D1 for the following reason: " <i>need to have farm worker/Manager on site and re-use of otherwise redundant building</i> "

Following the Officers' presentation the Agent, Mr Stewart Rowe, addressed the Committee.

In response to a question the Specialist: Development Manager advised that the application had been considered as an agricultural occupancy dwelling and explained in detail the evidence that had been submitted by the Applicant to identify the need for the proposed dwelling and Officers' evaluation of this taking into account the Council's policies. It was further clarified that, unless in exceptional circumstances, the Council's policies specified that permanent business accommodation should not be granted for new businesses.

Further debate ensued during which Members' discussed a number of aspects of the application and further guidance was provided by the Lead Specialist Place.

The Chairman then proposed that the Officers' recommendation of refusal be agreed. This was duly seconded and upon a vote being taken was agreed.

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

1. The proposed development would result in the creation of a dwelling outside of a defined settlement boundary, in an unsustainable location, remote from community services and essential support services/facilities and inaccessible by a range of means of transport. The proposed conversion of the existing agricultural building would have a detrimental impact on the character and appearance of the surrounding countryside. Inadequate evidence has been provided to demonstrate that an essential functional need exists for an essential workers dwelling, of this scale, at the site or that the business is viable. Therefore, it is considered that the harm identified is not outweighed by other material planning considerations. The proposal is therefore contrary to policies S1, S8, H7, T1 and T2 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.
2. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation

sites, the development would have an adverse impact on those European designated nature conservation sites, contrary to Policies S1, and I1 of the Maldon District Local Development Plan and the NPPF.

The Chairman thanked those present for their attendance and there being no other items of business closed the meeting closed at 8.12 pm.

MRS M E THOMPSON
CHAIRMAN