



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
1 JULY 2021**

PRESENT

Chairman	Councillor M R Edwards
Vice-Chairman	Councillor Mrs J C Stilts
Councillors	Miss A M Beale, B B Heubner, K M H Lagan, C Mayes, C Morris, S P Nunn, N G F Shaughnessy and C Swain

139. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting.

140. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M S Heard.

141. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 2 June 2021 be approved and confirmed.

142. DISCLOSURE OF INTEREST

Councillor K H Lagan declared a non-pecuniary interest on Agenda Item 5. 21/00326/HOUSE, 38 Plume Avenue, Maldon, Essex CM9 6LD as he used to live on Plume Avenue.

Councillor C Swain declared a non-pecuniary interest in Item 5. 21/00326/HOUSE, 38 Plume Avenue, Maldon, Essex CM9 6LD as the applicant, Mr Copsey, was also a member of Councillor Swain's grandson's Fantasy Football League.

143. 21/00326/HOUSE - 38 PLUME AVENUE, MALDON, ESSEX CM9 6LD

Application Number	21/00326/HOUSE
Location	38 Plume Avenue, Maldon, Essex CM9 6LD
Proposal	Ground floor extension to the front, side and rear and first floor extension to the front and the side.
Applicant	Mr Mark Copsey
Agent	Jennifer Mahbubani - John Finch Partnership
Target Decision Date	EOT 02.07.2021
Case Officer	Annie Keen
Parish	MALDON

Reason for Referral to the Committee / Council	Member Call In – Councillor F.G.F Shaughnessy Reason – D1 and H4
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A Members' Update had been circulated prior to the meeting that detailed an updated Condition 2 as a result of revised plans submitted. Following the Officer's presentation, the Chairman opened the debate.

Councillor Morris started the discussion by commending the Officer's report. He said that he was in complete agreement with the report and proposed that the recommendation be approved. This was seconded by Councillor Mayes.

A brief debate ensued where Councillor Shaughnessy, having called in the application, expressed concerns regarding the size and scale of the proposed extension, potential overlooking, the all-round visual impact, the cramped appearance on the plot and proximity to the property to the right of the application. Councillor Lagan concurred with these concerns. Other Members felt that it enhanced the street scene, that a number of other properties in the street had had similar renovations, that due to the relationship with neighbouring properties the development would not cause unacceptable harm by way of dominance, overlooking or overshadowing and there had been no objections submitted.

There being no further discussion the Chairman put Councillor Morris' duly seconded proposal to approve the application in accordance with the Officer's recommendation to the Committee. A recorded vote was called for and seconded and the results were as follows:-

For the Recommendation

Councillors A M Beale, M R Edwards, B B Heubner, C Mayes, C Morris, S P Nunn, J C Stilts and C Swain

Against the Recommendation

Councillors K M H Lagan and N G F Shaughnessy

Abstentions

None

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 3543:01 Rev B, 3543:02 Rev B, 3543:03 Rev A, 3543:04 Rev C, 3543:05 Rev A.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
4. Prior to the first occupation of the two storey side extension hereby permitted, the window(s) in the southern elevation shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7 metres above internal floor level) and shall be retained as such thereafter.

The meeting closed at 7.45 pm.

M R EDWARDS
CHAIRMAN