



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
21 JULY 2021**

PRESENT

Chairman	Councillor V J Bell
Councillors	M G Bassenger, M W Helm, A L Hull and W Stamp, CC
In attendance	Councillor C Morris

167. CHAIRMAN'S NOTICES

The Chairman welcomed all present and took the Committee through some general housekeeping issues.

At this point the Chairman took the opportunity to address a query raised at the last meeting. The issue centred on a call-in by a Councillor who was not present at the meeting. She advised that she had discussed this with the Monitoring Officer who clarified that any Councillor could approach her in her role as Chairman to call-in an application and attend to speak on it in a lobbying capacity, but not vote. She then confirmed that this was the process she would follow at this meeting under Agenda Item 5 – The Old Clubhouse, The Quay, Burnham-on-Crouch, CM0 8AT, having called-in the application, she would comment from a lobbying perspective but abstain from voting.

168. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R G Boyce, Mrs P A Channer, R P F Dewick and N Skeens.

169. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 23 June 2021 be approved and confirmed.

170. DISCLOSURE OF INTEREST

Councillor W Stamp declared a non-pecuniary interest as a member of Essex County Council a statutory consultee on all planning related matters. She added that she knew of the Objector on Agenda Item 5, as she ran a business locally.

Councillor Bassenger declared a non-pecuniary interest in Agenda Item 5 as he knew Mr Lewis who was accompanying Mrs Bailey (an Objector on Item 5) and said that Mr Lewis had been his architect.

171. **21/00219/VAR - THE OLD CLUBHOUSE, THE QUAY, BURNHAM-ON-CROUCH, CM0 8AT**

Application Number	21/00219/VAR
Location	The Old Clubhouse, The Quay, Burnham-On-Crouch, CM0 8AT
Proposal	Variation of condition 2 (plans) on approved application 20/01080/HOUSE (Proposed single storey rear and side extensions, first floor side extension and balcony overlooking sea, first floor balcony deck above existing rear projections, new decking projection from south and east elevations, and general refurbishment to the existing building including new window and doors) to include iron railings above existing brick sea wall.
Applicant	Mr & Mrs Polturak
Agent	Chris Wragg - Arcady Architects Ltd
Target Decision Date	23.07.2021
Case Officer	Hannah Dungate
Parish	BURNHAM-ON-CROUCH
Reason for Referral to the Committee / Council	Member Call in by Councillor V J Bell citing the following Policy D1 – Design Quality and Built Environment.

Following the Officer's presentation an Objector, Mrs Diana Bailey and the Agent, Mr Chris Wragg addressed the Committee.

The Chairman opened the debate which largely centred on the height of the railings in question. It was noted that the building next door, onto which the railings would abut, was an award winning building and the Chairman felt that as such, the area deserved better. The Lead Specialist Place advised that the Conservation Officer found the application acceptable and that Members needed to decide if the height of the railings affected the conservation area.

Councillor Bassenger proposed that the application be refused contrary to the Officer's recommendation due to the height of the railings having a detrimental effect on the conservation area. This was seconded by Councillor Stamp.

The Chairman put Councillor Bassenger's proposal to the Committee and upon a vote being taken it was.

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

1. The height of the proposed railings would harm the character and appearance of the conservation area, contrary to policies D1 and D3 of the Maldon District Local Development Plan.

The meeting closed at 8.00 pm.

V J BELL
CHAIRMAN