



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
16 MARCH 2022**

PRESENT

Chairman Councillor K M H Lagan
Councillors M R Edwards, M S Heard, B B Heubner, S P Nunn,
 N G F Shaughnessy and C Swain

562. CHAIRMAN'S NOTICES

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

563. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss A M Beale, C Mayes and Mrs J C Stilts.

564. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 27 January 2022 be approved and confirmed.

565. DISCLOSURE OF INTEREST

Councillor N G F Shaughnessy declared a non-pecuniary interest as a resident of Lodge Road which was parallel to the road the proposed application was located.

566. 21/01283/FUL - NEW LODGE, DYKES CHASE, MALDON, ESSEX, CM9 6HP

Application Number	21/01283/FUL
Location	New Lodge Dykes Chase Maldon Essex CM9 6HP
Proposal	Demolition of the existing garage and erection of a new dwelling
Applicant	Mrs Ward & Mr Titchmarsh
Agent	Andrew Ransome - ADP Ltd
Target Decision Date	14.02.2022 EOT requested
Case Officer	Hannah Bowles
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In by Councillor N G F Shaughnessy – Policies D1, D3 and H4.

Following the Officer's presentation, the Agent, Mr. Ransome addressed the Committee. The Chairman then opened the debate and deferred to Councillor Shaughnessy for comment as she had called-in the application. Councillor Shaughnessy raised concerns regarding the detrimental impact on the character of the surrounding area, the negative effect on nearby heritage assets and the potential overbearing result on both the site and the street scene.

A lengthy debate ensued around the aforementioned issues and in addition the concern regarding the lack of archaeological conditions given the location of the site which the Committee felt required investigation. The Senior Specialist Co-Ordinator: Development Management advised that Place Services at Essex County Council had not flagged this as an issue, therefore, it was reasonable to assume that the site was not in an archaeological sensitive area.

Following the discussion, the Chairman put the duly seconded Officer's recommendation to the Committee. There being an equality of votes he exercised his casting vote and the Officers' s recommendation was lost.

The Chairman then put Councillor Heard's duly seconded proposal to refuse the application contrary to the Officer's recommendation, due to the negative visual impact on the character and appearance of the area and the surrounding heritage assets to the Committee. This was carried and the application was refused.

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

1. The negative visual impact on the character and appearance of the area and surrounding heritage assets - PP6.

567. 21/01334/FUL - POLICE STATION, WEST SQUARE, MALDON, ESSEX, CM9 5PA

Application Number	21/01334/FUL
Location	Police Station West Square Maldon CM9 5PA
Proposal	Change of use of former police station to Class E (Offices)
Applicant	Mr C Mills - TFP Financial Planning
Agent	Mrs Caroline Legg - Phase 2 Planning And Development Ltd
Target Decision Date	17.02.2022 Extension Of Time 18.03.2022
Case Officer	Hannah Bowles
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Director of Service Delivery Call In

Following the Officer's presentation, the Chairman opened the debate.

A discussion ensued where both the interior and the exterior of the building was discussed. Members were heartened by the fact that the original facia was being maintained with its original police signage. Concern was expressed regarding the demolition of the cells resulting in loss of the integral story of the building. Members agreed that it would be appropriate to include a condition with the Officer's recommendation of approval that prior to implementation of the works a record be taken of the layout and historic fabric within the building.

The Chairman then put the officer's recommendation to approve the application, together with the aforementioned condition delegated to officers in consultation with the Chairman, to the Committee and the application was approved by assent.

RESOLVED that the application be **APPROVED** subject to the following conditions to include the additional condition discussed above:

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: 1912-100, 879-EDN-MH-GA02A Proposed Ground Floor Plan, 879-EDN-MH-GA02 Proposed First Floor Plan, 236A-1-000, 236A-G/236-OB-000, 1912-300, 1912-220 and 1912-301. 3. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order), premises shall only be used for purposes falling within Use Class E(g)(i) of the Schedule to the Town & Country Planning Use Classes and for no other purpose.4. All loading / unloading / reception and storage of building materials and the manoeuvring of all vehicles, including construction traffic shall be undertaken within the application site, clear of the public highway.5. Prior to first beneficial use of the development, the cycle parking shall be provided in accordance with the details contained on plan reference 879-EDN-MH-GA02A Proposed Ground Floor Plan and the details contained within the document titled 'Specifications for Secure and Covered Cycle Parking'. The approved facility shall be secure, convenient, covered and retained at all times.
6. The hours of operation of the, E(g)(i) unit hereby permitted shall be:
 - Monday to Friday - 0830 hours until 1730 hours
 - Saturday – No operation
 - Sundays and Bank holidays - No Operation
7. No extraction or ventilation equipment shall be installed or fitted to any part of the building except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.
8. The change of use hereby permitted shall not commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. This shall encompass recording and analysis of all of the internal elements of the building, (including details of the cells within the building).

568. APPOINTMENT OF VICE-CHAIRMAN

The Chairman introduced this item and from the chair nominated Councillor B B Heubner. This was seconded by Councillor S P Nunn. Councillor M S Heard then nominated Councillor N G F Shaughnessy and this was seconded by Councillor M R Edwards.

The Chairman called for a recorded vote, this was seconded by Councillor S P Nunn and the results were as follows:-

For Councillor B B Heubner

Councillors B B Heubner, K M H Lagan and S P Nunn.

For Councillor N G F Shaughnessy

Councillors M R Edwards, M S Heard, N G F Shaughnessy and C Swain.

No Abstentions

RESOLVED that Councillor N G F Shaughnessy was appointed Vice-Chairman of the Central Area Planning Committee for the remainder of the municipal year.

The meeting closed at 8.33 pm.

K M H LAGAN
CHAIRMAN