



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
18 JANUARY 2023**

PRESENT

Chairman	Councillor R P F Dewick
Vice-Chairman	Councillor A S Fluker
Councillors	M G Bassenger, V J Bell, R G Boyce MBE, Mrs P A Channer, M W Helm, A L Hull and W Stamp, CC

480. CHAIRMAN'S NOTICES

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

481. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B S Beale MBE and N J Skeens.

482. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 7 December 2022 be approved and confirmed.

483. DISCLOSURE OF INTEREST

Councillor R P F Dewick declared an interest in Agenda Item 6 – 22/01141/HOUSE The Wheat Barn, Keelings Road, Southminster, Essex, CM0 7US as he knew the applicant. The Chairman noted that all Members had a similar interest in this item business.

Councillor A S Fluker declared a disclosable pecuniary interest Agenda Item 6 – 22/01141/HOUSE The Wheat Barn, Keelings Road, Southminster, Essex, CM0 7US as he was the applicant and advised that he would leave the chamber for this item of business.

484. **22/00882/FUL - THE RIDINGS, BURNHAM ROAD, LATCHINGDON, ESSEX, CM3 6EY**

Application Number	22/00882/FUL
Location	The Ridings Burnham Road Latchingdon Essex CM3 6EY
Proposal	Retention of dwelling as built, detached garage and associated works (further to 16/00968)
Applicant	Mr and Mrs Friend
Agent	Mr Ashley Wynn
Target Decision Date	
Case Officer	Vikki Bowles
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Departure from the Local Plan 2017

Following the Officer's presentation a brief discussion ensued during which further information regarding the hardstanding and drainage at the site was provided. It was noted that the proposed condition would require the applicant to apply for the correct amount of and type of hardstanding deemed acceptable by the Council.

Councillor R G Boyce proposed that the application be approved as per the Officers' report. This proposal was duly seconded and agreed by the Committee.

RESOLVED that this application be **APPROVED** subject to the following condition:

- 1 The dwelling and associated development hereby permitted shall be demolished to ground level and all materials resulting from the demolition shall be removed from the site within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - (i) within three months of the date of this decision a scheme for hard and soft landscaping shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation. The landscaping scheme shall include a boundary hedge to the eastern side of the site. For the avoidance of doubt, the large area of unauthorised hardstanding to the North, east, and southern sides of the site shall be substantially removed.
 - (ii) if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - (iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
 - (iv) the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Following his earlier declaration, Councillor A S Fluker left the meeting at this point and did not return.

485. **22/01141/HOUSE - THE WHEAT BARN, KEELINGS ROAD, SOUTHMINSTER, ESSEX, CM0 7US**

Application Number	22/01141/HOUSE
Location	The Wheat Barn, Keelings Road, Southminster, Essex, CM0 7US
Proposal	Construction of garden produce and garden equipment store on existing concrete base.
Applicant	Mr & Mrs Adrian Fluker
Agent	Ms Sarah Threfall
Target Decision Date	25.01.2023
Case Officer	Lisa Greenwood
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	The applicant is a Councillor.

Following the Officers' presentation, Councillor R G Boyce moved that the recommendations as set out in the report be approved. This was duly agreed by the Committee.

RESOLVED that this 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: TMA/907/05 B, TMA/907 10 Rev B, TMA/907 11.
3. High quality photographs of the black corrugated sheets to be used on the roof, and information on the product, shall be submitted to and approved in writing by the Local Planning Authority prior to their use.

There being no other items of business the Chairman closed the meeting at 7.56 pm.

R P F DEWICK
CHAIRMAN