



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
12 APRIL 2023**

PRESENT

Chairman	Councillor R P F Dewick
Vice-Chairman	Councillor A S Fluker
Councillors	V J Bell, Mrs P A Channer, M W Helm, N J Skeens and W Stamp, CC

691. CHAIRMAN'S NOTICES

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

692. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger and B S Beale MBE.

693. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 15 March 2023 be approved and confirmed.

694. DISCLOSURE OF INTEREST

The Chairman declared a non-registerable interest as he was acquainted with the applicant and the agent for Agenda Item 5.

Councillors Mrs P A Channer, A S Fluker and M W Helm declared a non-registerable interest, in that they were also acquainted with the agent for Agenda Item 5.

695. 22/01135/FUL - LOFTMANS FARM, MALDON ROAD, STEEPLE, CM0 7RR

Application Number	22/01135/FUL
Location	Loftmans Farm Maldon Road Steeple CM0 7RR
Proposal	Construction of a two-storey detached rural workers dwelling. Change of land use to C3.
Applicant	Mr and Mrs Steven Massenhove
Agent	Mr Anthony Cussen - Cussen Construction Consultants
Target Decision Date	EOT to 22.02.2023
Case Officer	Tim Marsh

Parish	STEEPLE
Reason for Referral to the Committee / Council	Member call in from Councillors Mrs P A Channer and M W Helm Reason: S1 - Sustainable growth, S8 - Settlement Boundaries and the Countryside and D1 - Design Quality and Built Environment, H7 – Agricultural and Essential Workers Accommodation, E4 - Agricultural and Rural Diversification

Following the Officer's presentation, the Agent, Mr Cussen, addressed the Committee. The Chairman then opened the discussion.

Councillor M W Helm proposed to approve the application, contrary to the Officers recommendation, citing the following reasons: S1 - Sustainable growth, S8 - Settlement Boundaries and the Countryside and D1 - Design Quality and Built Environment, H7 – Agricultural and Essential Workers Accommodation and E4 - Agricultural and Rural Diversification. This was seconded by Councillor Mrs P A Channer. It was further noted that without this dwelling the applicant would not be able expand his business and needed to be onsite to look after the animals overnight. In addition, the applicant had submitted a draft Section 106 agreement with the application. Officers stated that in line with policy H7, the proper approach, if a scheme were to be supported, was for a temporary structure which can easily be removed. Furthermore, it was highlighted that the application was a change of use of the land to C3 (Residential) with a rural worker's dwelling, which had future implications for the use of the land as a commercial/agricultural use,

A lengthy discussion took place, which included the inappropriate scale of the proposed building, specifically as there had been no change in the design from the previous refusal before committee, the improvement in the appearance of the site through the removal of the various outbuildings and the smaller footprint of the proposed building. The Chairman then put Councillor Helm's proposal, to approve the application, contrary to the Officer's recommendation with conditions, including an agricultural tie condition to the vote. It was also drawn to members attention that the decision would be subject to the confirmation of the submitted S106 agreement. At this point and in accordance with Procedure Rule No. 13 (3), Councillor A S Fluker requested a recorded vote, this was duly seconded and the voting was as follows:

For the recommendation:

Councillors Mrs P A Channer, V J Bell, M W Helm and W Stamp, CC.

Against the recommendation:

Councillor N J Skeens.

Abstention:

Councillors R P F Dewick and A S Fluker.

As a result, the proposal was agreed.

RESOLVED that the application be **APPROVED** subject to conditions and a S106 agreement, to be agreed by Officers in consultation with the Chairman.

The meeting closed at 8.13 pm.

R P F DEWICK
CHAIRMAN