



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
22 MAY 2024**

PRESENT

Chairperson	Councillor M E Thompson
Vice-Chairperson	Councillor M F L Durham, CC
Councillors	J C Hughes, S J N Morgan, C P Morley, R H Siddall, E L Stephens and L L Wiffen

55. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

56. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor S White.

57. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 3 April 2024 be approved and confirmed.

58. DISCLOSURE OF INTEREST

Councillors S J N Morgan and C P Morley declared a non-pecuniary interest in Agenda Item 7 23/00130/COU – Building at junction of Braxted Park Road with Maldon Road, near Tiptree, CO5 0QA as they bought goods from the premises.

59. 23/00682/VAR - GROVE FARM, ASHFIELD FARM ROAD, ULTING, CM9 6QP

It was noted from the Members' Update that the Assistant Director - Planning and Implementation had removed this report from the agenda as Members needed to consider expert evidence from the Environmental Health Officer on the issue of noise generation. The report would be presented to the next meeting of the Committee.

60. 24/00125/FUL - LAND ON SOUTH SIDE OF MALDON ROAD, WOODHAM MORTIMER, ESSEX

It was noted from the Members' Update that the Assistant Director - Planning and Implementation had removed this item from the agenda as the Council needed to seek legal opinion following receipt of further representation. The report would be presented to the next meeting of the Committee.

61. 24/00130/COU - BUILDING AT JUNCTION OF BRAXTED PARK ROAD WITH MALDON ROAD, NEAR TIPTREE, CO5 0QA

Application Number	24/00130/COU
Location	Building at junction of Braxted Park Road with Maldon Road, near Tiptree, CO5 0QA
Proposal	Change of use of existing agricultural barn to farm shop and change of use of existing farm shop to cafe, resurfacing of existing car park and provision of 32 car parking spaces commensurate with increased floor space, cycle store and landscaping.
Applicant	Mr J. Purdy
Agent	Mrs Alice Quinn of Smart Planning Limited
Target Decision Date	11.04.2024
Case Officer	Fiona Bradley
Parish	TOLLESHUNT MAJOR
Reason for Referral to the Committee / Council	Member Call In by Councillor C P Morley - Policies D1 and S1.

Following the Officers' presentation, the Agent, Miss Quinn, addressed the Committee.

Some Members spoke against the Officers' recommendation of refusal commenting that they felt there was a functional need for the proposal and the car park was already in existence.

A debate ensued, during which Councillor S J Morgan commented that he felt there was a functional need for the proposed change of use and the car park was already in existence. He then proposed that the application be approved, contrary to Officers recommendation. This proposal was duly seconded.

In response to questions raised, the Principal Planning Officer advised that the car was block paved and permeable and confirmed that Officers were unable to confirm if the barn had been used for agricultural purposes which was one of the reasons why the application did not accord with Policy E4.

In response to a request from the Chairperson, Councillor Morgan clarified his reasons for approval related to Policy S1 as rural prosperity was being increased and Policy S7 in respect of local economy.

The Chairperson advised that if Members were mindful to approve the application conditions would be delegated to Officers in consultation with herself and Councillor Morgan. This was noted. The Chairperson then moved Councillor Morgan's proposal to approve the application and upon a vote being taken this was agreed.

RESOLVED that this application be **APPROVED** subject to conditions delegated to Officers in consultation with the Chairperson and Councillor S J N Morgan.

There being no other items of business the Chairperson closed the meeting at 7.57 pm.

M E THOMPSON
CHAIRPERSON

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