



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
25 JUNE 2025**

PRESENT

Chairperson	Councillor V J Bell
Vice-Chairperson	Councillor A Fittock
Councillors	M G Bassenger, D O Bown, A S Fluker, W J Laybourn, M G Neall, R G Pratt, U C G Siddall-Norman and W Stamp, CC
In attendance	Councillor(s)

1. CHAIRPERSON'S NOTICES

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

2. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor L J Haywood.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 9 April 2025 be approved and confirmed.

4. DISCLOSURE OF INTEREST

There were none.

5. 24/00801/COU, OUTBUILDING AT SMALL GAYNES BUNGALOW

Application Number	24/00801/COU
Location	Outbuilding At Small Gains Bungalow Grange Road Dengie Essex
Proposal	Change of use of existing building to form one no. self build dwelling complete with alterations, parking, landscaping, garden and related infrastructure
Applicant	Mr and Mrs J. Driscoll
Agent	Chris Loon
Target Decision Date	25/06/2025
Case Officer	Saffron Loasby
Parish	TILLINGHAM and DENGIE
Reason for Referral to the Committee / Council	Member Call-In

There was a Members' Update circulated prior to the meeting showing representations from Tillingham Parish Council and other stakeholders

Following the Officers' presentation Mr Hopper, a supporter, and Mr Loon, the Agent, addressed the Committee.

Councillor M G Neall spoke in favour of the proposed development, referring to an adjacent site where planning permission had recently been granted and commenting that he didn't feel flooding was a reason to refuse the application. He then proposed that the application be approved, contrary to Officers recommendation. This was duly seconded.

During the discussion that ensued some Members spoke in support of the proposal, noting that the site is brownfield land and the dwelling would replace a redundant rural building and some spoke against the proposed development.

Chairperson moved the proposal in the name of Councillor Neall.

In accordance with Procedure Rule No. 13 (3) Councillor A Fittock requested a recorded vote. This was duly seconded.

The Development Management Team Manager advised that should Members be mindful to approve the application this would be subject to a Unilateral Undertaking and conditions being agreed with the Chairperson of the Committee. This was noted.

The Chairperson then moved the proposal of approval, and the voting was as follows:

For the recommendation:

Councillors M G Bassenger, D O Bown, A S Fluker, W J Laybourn, M G Neall and U G C Siddall-Norman.

Against the recommendation:

Councillors V J Bell, A Fittock, R G Pratt and Councillor W Stamp.

Abstention: There were none.

The Chairperson declared that the application was therefore approved.

RESOLVED that the application be **APPROVED** subject to the applicant entering into a Unilateral Undertaking and subject to conditions the details of which are to be agreed with the Chairperson of the Committee.

6. **25/00223/HOUSE (HS), 4, TIDEWAYS ROW, RIVERSIDE ROAD, BURNHAM ON CROUCH**

Application Number	25/00223/HOUSE
Location	4 Tideways Row, Riverside Road, Burnham-on-Crouch, CM0 8TG
Proposal	Installation of 4 solar panels on the western roof slope and 9 solar panels on the eastern roof slope.
Applicant	Ellen & Paul Pearse
Agent	N/A
Target Decision Date	30 June 2025
Case Officer	Hayley Sadler
Parish	BURNHAM SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

Councillor A S Fluker supported the application and proposed that the Committee accept the Officers recommendation to approve this application. This was duly seconded.

A debate ensued. In response to concerns raised over solar panels in a conservation area, the Development Manager Team Manager reassured Members that this application had been assessed and considered acceptable by the Conservation Officer.

The Chairperson then moved the proposal in the name of Councillor Fluker to approve the application. Upon a vote being taken this was duly agreed.

RESOLVED that the 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 approved plans as shown on the decision notice.
- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.

7. **ANY OTHER ITEMS OF BUSINESS THAT THE CHAIRPERSON OF THE COMMITTEE DECIDES ARE URGENT**

At this point in the meeting the Chairperson advised that she had allowed the Development Management Team Manager to introduce an item of urgent business.

The Officer referred to a recent appeal lodged for a site at Glebe Meadow, adjacent to King George V Playing field, Station Road, Southminster. This application had been considered by the Committee in 2024, and Members had overturned Officers' recommendations refusing planning permission. At that time Councillor A S Fluker was identified as the nominated Member should this application go to appeal. Members were advised that because Officers were unable to defend some of the reasons for refusal due to a professional conflict of interest confirmation was being sought as to whether Councillor Fluker was still be happy to be the lead Member for the hearing.

Councillor Fluker confirmed that he was happy to be the lead Member for this appeal and sought further clarification regarding the appeal. The Officer explained that Officers were looking for the nominated Member to defend the decision at appeal with Officer support and had Councillor Fluker not been happy Officers would go out to a planning consultant to defend the appeal.

A discussion ensued. In response to the discussions Councillor R G Pratt proposed that the Chairperson move the meeting into private business (excluding the public and press) because discussions would be published on YouTube and he didn't feel they should be. This proposal was duly seconded. In response the Chairperson advised that it was necessary to specify the reason for excluding the public and press, and she made specific reference to Part 1 of Schedule 12A to the Local Government Act 1972.

Following further discussion, the Chairperson advised that she was going to adjourn the meeting to seek clarification.

8. ADJOURNMENT OF THE MEETING

RESOLVED that the meeting be adjourned at 8:28pm to allow further clarification in respect of the urgent item of business.

9. RESUMPTION OF BUSINESS IN OPEN SESSION

RESOLVED that the meeting resumes at 8:36pm in open session.

10. ANY OTHER ITEMS OF BUSINESS THAT THE CHAIRPERSON OF THE COMMITTEE DECIDES ARE URGENT CONTINUED

On reconvening the Chairperson referred to the Development Management Team Manager. The Officer asked Councillor A S Fluker, as the nominated Member for the appeal, if she could liaise with him regarding proceedings for the appeal, along with Councillor A Fittock as the other Ward Member. Councillor Fluker agreed to this, pointing out that Councillor R G Pratt was the other Southminster Ward Member and not Councillor Fittock.

There being no other items of business the Chairperson closed the meeting at 8.38 pm.

V J BELL
CHAIRPERSON