



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
25 JANUARY 2017**

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**PRESENT**

Chairman	Councillor B E Harker
Vice-Chairman	Councillor
Councillors	I E Dobson, Mrs B D Harker, M S Heard, Miss M R Lewis, S J Savage, Mrs N G F Shaughnessy and Rev. A E J Shrimpton

**914. CHAIRMAN'S NOTICES (PLEASE SEE OVERLEAF)**

The Chairman drew attention to the list of notices published on the back of the agenda.

**915. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A M Beale, A T Cain and M R Pearlman.

**916. MINUTES OF THE LAST MEETING**

**RESOLVED**

- (i) That the Minutes of the meeting of the Committee held on 14 December 2016 be received.

**Minute 811 – Disclosure of Interest**

Councillor S J Savage advised that his interest in Agenda Item 8 was of a non-pecuniary interest.

**RESOLVED**

- (ii) That subject to the above amendment, the Minutes of the meeting of the Committee held on 14 December 2016, be approved.

**917. MINUTES**

**RESOLVED** that the Minutes of the meeting of the Central Area Planning Committee held on 19 October 2016, be approved and confirmed.

## **918. DISCLOSURE OF INTEREST**

Councillor S J Savage made the following declarations of non-pecuniary interest:  
Agenda Item 11 – FUL/MAL/16/01230 – Land Rear of 47 Spital Road, Maldon as some of the family members lived in his ward.  
Agenda Item 13 – FUL/MAL/16/01318 – 146C Fambridge Road, Maldon, as he gave the applicant advice.

Councillor M S Heard made the following declarations of non-pecuniary interest:  
Agenda Item 12 – ADV/MAL/16/01247 – 151 High Street, Maldon as he knew the agent.

## **919. MEMBERS' BRIEFING**

The Group Manager for Planning Services gave a presentation to the Members on Material Considerations.

The Chairman introduced the Interim Head of Planning, Simon Rowberry to the Members.

## **920. OUT/MAL/15/01261 - THE OLD ENGINE SHED, STATION ROAD, MALDON**

<b>Application Number</b>	<b>OUT/MAL/15/01261</b>
<b>Location</b>	The Old Engine Shed, Station Road, Maldon
<b>Proposal</b>	10 B1 office units and 20 No 2 bedroom apartments
<b>Applicant</b>	Mr J Purdy
<b>Agent</b>	Robinson and Hall LLP now Stanfords
<b>Target Decision Date</b>	7 March 2017
<b>Case Officer</b>	Nigel Hebden, TEL: 01621 875741
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Previous Committee Decision Major Application

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received, including those detailed on the Members' Update.

The Group Manager for Planning Services explained that the unilateral undertaking had now been received from the applicant and recommended that Members agree delegation to the Interim Head of Planning to approve this application subject to the s106 agreement being signed within a month of this committee date.

It was suggested that the Economic Officer made contact with the business currently working out of this location to find them a new location within the district.

**RESOLUTION** of the committee from the 16<sup>th</sup> March carried subject to a time limit for the completion of the S106 Agreement.

**921. FUL/MAL/16/00761 - MALDON SAINTS FOOTBALL CLUB, THE PROMENADE PARK, MALDON**

<b>Application Number</b>	<b>FUL/MAL/16/00761</b>
<b>Location</b>	Maldon Saints Football Club, The Promenade Park, Park Drive, Maldon
<b>Proposal</b>	Permission is sought for the retention of the existing container store
<b>Applicant</b>	Miss Jodie Wright - Maldon Saints YFC
<b>Agent</b>	Mr Chris Cumbers - C B S Cumbers
<b>Target Decision Date</b>	6 February 2017
<b>Case Officer</b>	Rebecca Greasley, TEL: 01621 875805
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Major Application

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

Following the Officers presentation the Agent, Chris Cumbers, addressed the Committee.

A discussion followed with regards to why the application was not recommended for the requested three year temporary permission and whether the site should be considering a more permanent solution.

Councillor S J Savage proposed to change the Officer's recommendation from one year to three years and this was seconded by Councillor M S Heard.

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

1. The storage container hereby permitted shall be removed and the land restored to its former condition on or before 26 January 2020 unless before that date a formal planning application for the retention of the building has been approved by the local planning authority.  
Reason: It is not considered that the grant of a permanent planning permission would be appropriate given the temporary nature of the storage unit and its impact upon the surrounding area.
2. The container shall only be used for storage purposes and for no other purpose including any purpose as defined within Class B8 of the Schedule to the Town & Country Planning Use Classes (Amendment) Order 2005 (or in any provision equivalent to that Class in any statutory instrument revoking or re- enacting that Order) and for no other purpose.  
Reason: In order to ensure the appropriate use of the site in relation to neighbouring development and in accordance with policy BE1 of the adopted Maldon District

Replacement Local Plan, D1 of the submitted Local Plan and the NPPF.

3. The storage container hereby permitted shall be retained with a painted green finish and shall not be painted any other colour unless otherwise agreed in writing by the local planning authority

Reason: To ensure the structure is of an appropriate colour within this setting in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan, D1 of the submitted Local Plan and the NPPF.

**922. ADV/MAL/16/01100 - LAS PARTNERSHIP, RIVENDELL, WHITE HORSE LANE, MALDON**

<b>Application Number</b>	<b>ADV/MAL/16/01100</b>
<b>Location</b>	LAS Partnership Rivendell White Horse Lane Maldon Essex CM9 5QP
<b>Proposal</b>	Application for advertisement consent for two (2) no. fascia signs
<b>Applicant</b>	Mr Timothy Howard
<b>Agent</b>	N/A
<b>Target Decision Date</b>	26 December 2016 E.o.T. 27 January 2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

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

1. The express consent hereby granted shall be for a period of 5 years beginning from the date hereof.
2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to:
  - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
  - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) Hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons 1- 6: These conditions are imposed pursuant to Schedule 2 of the Town & Country Planning (Control of Advertisements)(England) Regulations 2007.

**923. HOUSE/MAL/16/01174 - 30 TENNYSON ROAD, MALDON**

<b>Application Number</b>	<b>HOUSE/MAL/16/01174</b>
<b>Location</b>	30 Tennyson Road, Maldon
<b>Proposal</b>	Two storey side & single storey rear extension.
<b>Applicant</b>	Mr & Mrs K Whiteley
<b>Agent</b>	Mr Allan Taylor - Blue Door Solutions Ltd
<b>Target Decision Date</b>	22 December 2016
<b>Case Officer</b>	Emily Hall, TEL: 01621 875744
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

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

1. The express consent hereby granted shall be for a period of 5 years beginning from the date hereof.
2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to:
  - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
  - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) Hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons 1- 6: These conditions are imposed pursuant to Schedule 2 of the Town & Country Planning (Control of Advertisements)(England) Regulations 2007.

**Informative**

- Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

**924. FUL/MAL/16/01230 - LAND REAR OF 47 SPITAL ROAD, MALDON**

<b>Application Number</b>	<b>FUL/MAL/16/01230</b>
<b>Location</b>	Land Rear Of 47 Spital Road, Maldon
<b>Proposal</b>	Proposed new 2 bedroom bungalow
<b>Applicant</b>	Mrs Anita Church
<b>Agent</b>	Penny Little - A & P Designs Ltd
<b>Target Decision Date</b>	27 January 2017
<b>Case Officer</b>	Emily Hall, TEL: 01621 875744
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

The Chairman made the Members aware that this application was **WITHDRAWN** by the applicant.

**925. ADV/MAL/16/01247 - 15 HIGH STREET, MALDON**

<b>Application Number</b>	<b>ADV/MAL/16/01247</b>
<b>Location</b>	151 High Street Maldon Essex CM9 5BS
<b>Proposal</b>	Advertisement consent for 1no. Non illuminated projecting sign and 1no. externally illuminated fascia sign with oak surround.
<b>Applicant</b>	Mr B Rencber
<b>Agent</b>	Terence Wynn
<b>Target Decision Date</b>	19 January 2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

Following the Officers presentation the Agent, Terence Wynn, addressed the Committee.

A slight discussion was had over the contents of the advert and whether it would be illuminated or not.

**RESOLVED** that this application be **GRANTED ADVERTISEMENT CONSENT** subject to the following conditions:

1. The express consent hereby granted shall be for a period of 5 years beginning from the date hereof.
  2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  3. No advertisement shall be sited or displayed so as to:
    - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
    - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
    - (c) Hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
  4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- Reasons 1- 6: These conditions are imposed pursuant to Schedule 2 of the Town & Country Planning (Control of Advertisements)(England) Regulations 2007.

**926. FUL/MAL/16/01318 - 146C FAMBRIDGE ROAD, MALDON**

<b>Application Number</b>	<b>FUL/MAL/16/01318</b>
<b>Location</b>	146C Fambridge Road, Maldon
<b>Proposal</b>	Variation of Condition 7 of approved application FUL/MAL/04/00899 (5 no dwellings with garages).
<b>Applicant</b>	Mr & Mrs Dawes
<b>Agent</b>	N/A
<b>Target Decision Date</b>	19 January 2017
<b>Case Officer</b>	Nigel Hebden, TEL: 01621 875741
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received, including those detailed on the Members' Update.

The Chairman drew attention to the correction of the address on condition 2; the address should read 146C Fambridge Road.

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

1. The development hereby permitted shall begin no later than three years from the date of this decision.  
Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
2. The variation to condition 7 of Planning Permission FUL/MAL/04/00899 relating to the provision of timber joinery shall only relate to the dwelling now known as No 146C Fambridge Road, Maldon and all rainwater goods shall be in cast metal with a painted finish and retained as such thereafter.  
Reason: For the avoidance of doubt and to meet the requirement of policies BE1 and BE16 of the Maldon District Replacement Local Plan.
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) no windows or dormer window, other than those expressly authorised by Planning Permission FUL/MAL/04/00899 shall be formed without planning permission having been obtained from the local planning authority  
Reason: For the avoidance of doubt and to meet the requirement of policies BE1 and BE16 of the Maldon District Replacement Local Plan

**927. ADV/MAL/16/01333 - THE TOLL HOUSE, FULLBRIDGE**

<b>Application Number</b>	<b>ADV/MAL/16/01333</b>
<b>Location</b>	The Toll House, Fullbridge
<b>Proposal</b>	Application for advertisement consent for 3No. illuminated signs, 1No. illuminated picture slide show & 1No. illuminated picture within the windows on the South Elevation
<b>Applicant</b>	Ms Zoe Napier - Zoe Napier Country & Equestrian
<b>Agent</b>	Mr William Morgan - Petro Designs Limited
<b>Target Decision Date</b>	4 January 2017 EOT 27 January 2017
<b>Case Officer</b>	Nicola Ward, TEL: 01621 875864
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

Following the Officers presentation the Applicant, Zoe Napier and an Objector, Christopher Coyle, addressed the Committee.

Councillor M S Heard proposed that condition 7 be changed so the times of the illuminated advert were from 08:00hrs to 18:00hrs throughout the whole year. This proposal was seconded by Councillor M R Lewis and was agreed

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

1. The express consent hereby granted shall be for a period of 5 years beginning from the date hereof.



2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to:
  - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
  - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) Hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.  
Reasons 1- 6: These conditions are imposed pursuant to Schedule 2 of the Town & Country Planning (Control of Advertisements)(England) Regulations 2007.
7. The advertisements hereby permitted shall be in only be illuminated between the hours of 08:00hrs and 18:00hrs.  
Reason: In the interest of protecting the amenity of the neighbouring occupiers in accordance with policies BE1 or the Replacement Local Plan and D1 of the Local Development Plan.

**928. HOUSE/MAL/16/01342 - 7 ACACIA DRIVE, MALDON**

<b>Application Number</b>	<b>HOUSE/MAL/16/01342</b>
<b>Location</b>	7 Acacia Drive, Maldon, Essex
<b>Proposal</b>	Existing garage to side of dwelling removed and replaced with two storey extension to side including first floor extension over part of existing side/ rear extension. New pitched roof over existing front bay window
<b>Applicant</b>	Mr & Mrs M Pepper
<b>Agent</b>	Mr N Ward - The Nicholas Ward Design Practice
<b>Target Decision Date</b>	11 January 2017 EOT 27 January 2017
<b>Case Officer</b>	Nicola Ward, TEL: 01621 875864
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

The Committee considered the report of the Director of Planning and Regulatory Services and determined the above application taking into account all representations and consultation replies received.

**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.  
Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.  
Reason: In order to ensure that the development is carried out in accordance with the approved details.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish to match the existing dwelling.  
Reason: To protect the amenity and character of the area in accordance with BE1 of the adopted Maldon District Replacement Local Plan.

## **929. OTHER AREA PLANNING AND RELATED MATTERS**

The Committee received the report of the Director of Planning and Regulatory Services, including those on the Members' Update, detailing the following:

### **(i) Appeals Lodged:**

**Appeal Start Date:** 09/01/2017

**Application Number:** HOUSE/MAL/16/00726 (APP/X1545/D/16/3161573)

**Site:** 6 Narvik Close, Maldon, Essex, CM9 6UX

**Proposal:** Two storey side extension

**Appeal by:** Mr S Mosey

**Appeal against:** Refusal

**Appeal procedure requested:** Householder appeal service (HAS)

**Appeal Start Date** 09/01/2017

**Application Number:** HOUSE/MAL/16/00662 (APP/X1545/D/16/3164272)

**Site:** 98 Washington Road Maldon

**Proposal:** Single storey rear extension, single storey enlargement of lounge at front, single storey enlargement at front of garage, removal of dormer and alteration to front bedroom wall and roof, loft conversion. (Resubmission)

**Appeal by:** Mr M Brebner

**Appeal against:** Refusal

**Appeal procedure requested:** Householder Appeals Service (HAS)

**Appeal Start Date:** 13/01/2017

**Application Number:** HOUSE/MAL/16/00769 (APP/X1545/D/16/3162395)

**Site:** 81 Holloway Road - Heybridge

**Proposal:** Single storey rear extension to an existing dwellinghouse.

**Appeal by:** Mr Peter Ottaway

**Appeal against:** Refusal

**Appeal procedure requested:** Householder Appeals Service (HAS)

### **(ii) Appeal Decisions:**

HOUSE/MAL/16/00102 (Appeal Ref: APP/X1545/D/16/3161558)

**Proposal:** Front first floor extensions over existing addition

**Address:** 43 Suffolk Road Maldon

**Decision Level:** Committee as per Officer Recommendation to refuse  
**APPEAL ALLOWED – 21 December 2016**

**FUL/MAL/16/00279 (Appeal Ref: APP/X1545/W/16/3153893)**

Proposal: Conversion of former All Saints CE Primary School to 8 residential units, associated amenity space and parking.

Address: All Saints Church Of England Primary School, London Road, Maldon

**APPEAL ALLOWED – 18 January 2017**

**APPELLANT APPLICATION FOR AWARD OF COSTS IS REFUSED – 18 January 2017**

**DECISION LEVEL:** Committee overturned Officer Recommendation to approve.

There being no further items of business the Chairman closed the meeting at 8.48 pm.

B E HARKER  
CHAIRMAN