



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
22 FEBRUARY 2017**

PRESENT

Chairman	Councillor B E Harker
Vice-Chairman	Councillor M R Pearlman
Councillors	Miss A M Beale, 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
Ex-Officio Non- Voting Member	

1004. CHAIRMAN'S NOTICES (PLEASE SEE OVERLEAF)

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

1005. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A T Cain and Councillor Mrs P A Channer CC.

1006. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 25 January 2017, be approved.

1007. DISCLOSURE OF INTEREST

Councillor Rev. A E J Shrimpton declared a non-pecuniary interest in Agenda Item 8 – FUL/MAL/16/01496 and LBC/MAL/16/01497 – The Limes Guest House, 21 Market Hill, Maldon as he was consulted by the neighbours regarding a collapsed wall.

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Councillor M R Pearlman declared a non-pecuniary interest in Agenda Item 8 – FUL/MAL/16/01496 and LBC/MAL/16/01497 – The Limes Guest House, 21 Market Hill, Maldon as he knew the applicant.

1008. MEMBERS' BRIEFING

The Chairman advised there was none.

1009. LBC/MAL/16/01343 - BEELEIGH MILL, ABBEY TURNING, MALDON

Application Number	LBC/MAL/16/01343
Location	Beeleigh Mill Abbey Turning Maldon
Proposal	Erection of a wood shed.
Applicant	Mr Lawrence Tattersall - Beeleigh Mill Restoration Group
Agent	-
Target Decision Date	9 March 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	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, including those detailed on the Members' Update.

In response to a question The Group Manager for Planning Services clarified that the shed structure in the application presented no detrimental harm and would be a permanent structure. It was noted from the Members' Update that the recommended conditions had been revised in the light of comments from the Conservation Officer.

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 complete accordance with the approved drawings specifically referenced on this decision notice
- 3 The external surfaces of the shed hereby approved shall be constructed of materials as detailed within the application and painted black and shall be retained as such thereafter.

1010. FUL/MAL/16/01401 - 6 WAVE BRIDGE COURT, COLCHESTER ROAD, HEYBRIDGE

Application Number	FUL/MAL/16/01401
Location	6 Wave Bridge Court Colchester Road Heybridge

Proposal	Replacement of rotting single glazed windows and doors with uPVC frames and composite door, all to FENSA standard with secure locking bolts. No change to external colour - brown. Shape/ style/ appearance to remain
Applicant	Mrs G Bomford
Agent	Mr Allan Taylor - Blue Door Solutions Ltd
Target Decision Date	15 February 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	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.

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 complete accordance with the approved drawings specifically referenced on this decision notice.
- 3 No development shall take place until written details and samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

1011. FUL/MAL/16/01496 AND LBC/MAL/16/01497 - THE LIMES GUEST HOUSE, 21 MARKET HILL, MALDON

Application Number	FUL/MAL/16/01496 LBC/MAL/16/01497
Location	The Limes Guest House 21 Market Hill Maldon Essex
Proposal	The proposals are for an office and bedroom to the rear with ensuite within a single storey extension to the existing annexe.
Applicant	Mr James Mann
Agent	Mr Mark Morgan - Petro Designs Limited
Target Decision Date	1 March 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Parish Trigger

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

Following the Officer's presentation an objector, John Salisbury, addressed the Committee.

The Interim Head of Planning Services reminded Members to be mindful that planning consent already existed for this site.

There was a proposal in the name of Councillor Rev. A E J Shrimpton to refuse this application contrary to the Officers' recommendation, and this was seconded by Councillor S J Savage. After being asked for reasons for refusal, Councillor Shrimpton's proposal was not taken any further. A further proposition to refuse by Councillor Savage was not seconded.

There was some discussion around the parking spaces within this site and Councillor Miss M R Lewis proposed that these applications be deferred pending a site visit, and this was seconded by Councillor Mrs B D Harker and agreed by the Committee.

RESOLVED that consideration of these applications be **DEFERRED** pending a site inspection to be arranged.

1012. ADV/MAL/17/00006 - HSBC, 72 HIGH STREET, MALDON

Application Number	ADV/MAL/17/00006
Location	HSBC 72 High Street Maldon
Proposal	1 No. Externally illuminated letters and logo fascia sign. 1 No. Non illuminated projecting roundel sign. 1 No. Non illuminated vitreous enamelled branch nameplate sign. 1 No. Non illuminated reverse applied vinyl opening hour's sign.
Applicant	Mr Ben French - HSBC Bank PLC
Agent	Mr Mack Anthony - AQP
Target Decision Date	2 March 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	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, including those detailed on the Members' Update.

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); or
 - (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.
- 7 The light source shall be positioned or shielded so that no impairment of vision will affect the users of the public highway.
- 8 The maximum luminance of the sign shall not at any time exceed the standards contained within the Institution of Lighting Professionals, Professional Guide No. 5, which in this case is 600 Candelas per square metre (600cd/m²).

1013. FUL/MAL/16/01419 AND LBC/MAL16/01420 - VAULTY MANOR, GOLDHANGER ROAD, HEYBRIDGE

Application Number	FUL/MAL/16/01419 LBC/MAL/16/01420
Location	Vaulty Manor Goldhanger Road Heybridge Essex
Proposal	Wedding gazebo within the enclosed garden of Vaulty Manor
Applicant	Mr Colin Downie - Osea Leisure Park
Agent	Geoffrey Vale - Geoffrey Vale Chartered Architect
Target Decision Date	7 March 2017
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	GOLDHANGER
Reason for Referral to the Committee / Council	The planning application and Listed Building Consent both fall under the parishes of Goldhanger and Heybridge and therefore would need to be considered by Members at the North Western Area Planning Committee and Central Area Planning Committee.

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.

There was some discussion around the process of this application having to go before three committees to reach a decision given that the application would now be considered by the Planning and Licensing Committee.

It was suggested that recommended Condition 4 regarding flooding was not appropriate for this application and should be removed.

RESOLVED that the Planning and Licencing Committee is recommended to **APPROVE** these applications subject to the following conditions:

FUL/MAL/16/01419:-

- 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 complete accordance with the approved drawings specifically referenced on this decision notice.
- 3 No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

LBC/MAL/16/01420:-

- 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 complete accordance with the approved drawings specifically referenced on this decision notice.

1014. 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:**

(ii) **Appeal Decisions:**

OUT/MAL/16/00360 (Appeal Ref: APP/X1545/W/16/3158021)

Proposal: Outline planning permission for erection of a dwelling and garage

Address: Land South Of Grapnells Farm, Wood Lane, Heybridge, Essex

Decision Level: Delegated

APPEAL DISMISSED – 26 January 2017

RES/MAL/15/01055 (Appeal Ref: APP/X1545/W/16/3156961)

Proposal: Approval of Reserved Matters application relating to the approval of appearance, landscaping, layout and scale as required by condition 1 and 3 of Outline Planning Permission ref

APP/X1545/A/14/2213988 (Outline planning permission for demolition)

of existing buildings and erection of up to 120 residential dwellings with associated vehicular access OUT/MAL/13/00763). This reserved matters application is for 108 dwellings

Address: Land East of Wycke Hill, Maldon

Decision Level: Committee overturned Officer recommendation to approve

APPEAL ALLOWED – 6 February 2017

HOUSE/MAL/16/00769 (Appeal Ref: APP/X1545/D/16/3162395)

Proposal: Single storey rear extension to an existing dwellinghouse.

Address: 81 Holloway Road - Heybridge

APPEAL ALLOWED – 10 February 2017

DECISION LEVEL: Delegated

There being no further items of business the Chairman closed the meeting at 8.04 pm.

B E HARKER
CHAIRMAN