



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
26 JULY 2017**

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**PRESENT**

Chairman	Councillor B E Harker
Vice-Chairman	Councillor S J Savage
Councillors	Miss A M Beale, A T Cain, I E Dobson, Mrs B D Harker, M S Heard, Miss M R Lewis, and M R Pearlman.
Ex-Officio Non-Voting Member	Mrs P A Channer, CC

**294. CHAIRMAN'S NOTICES**

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

**295. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs N G F Shaughnessy

**296. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 28 June 2017 be approved and confirmed.

**297. DISCLOSURE OF INTEREST**

Councillor Mrs P A Channer CC declared a non-pecuniary interest as she was also a Member of Essex County Council who was consulted on education, highways and other matters.

The Group Manager for Planning Services provided Members with an update on the Local Development Plan position.

The Committee received the reports of the Chief Executive and determined the following planning applications, having taken into account all representations and consultation replies received, including those listed on the Members' Update circulated at the meeting.

**298. FULMAL1700372 - 26 WASHINGTON ROAD, MALDON**

<b>Application Number</b>	<b>FUL/MAL/17/00372</b>
<b>Location</b>	26 Washington Road Maldon Essex CM9 6BL
<b>Proposal</b>	Replacement staircase
<b>Applicant</b>	Mrs Kathleen Evans
<b>Agent</b>	-
<b>Target Decision Date</b>	22.06.2017 Extension of Time: 27.07.2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

Following the Officer's presentation of the report, Kathleen Evans, the Applicant, addressed the Committee.

There was some discussion around the material that should be used to construct the stair case, with regards to whether wood or steel would be more aesthetically pleasing and length of life.

**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 development hereby approved shall be constructed of materials and finish as detailed within the application form.

**299. FULMAL1700647 - CAR PARK, BUTT LANE, MALDON**

<b>Application Number</b>	<b>FUL/MAL/17/00647</b>
<b>Location</b>	Car Park, Butt Lane, Maldon
<b>Proposal</b>	Change of use of part of car park to Maldon retail market on a Thursday until 31 August 2019
<b>Applicant</b>	Maldon District Council - Mr Richard Holmes
<b>Agent</b>	-
<b>Target Decision Date</b>	07 August 2017
<b>Case Officer</b>	Hilary Baldwin, TEL: 01621 875730
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

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

- 1 The development hereby permitted shall be carried out in complete accordance with the approved Location Plan specifically referenced on this decision notice as well as the submitted detailed specifications.
- 2 The Maldon retail market hereby permitted shall operate only between the hours 07:30 to 18:00 on Thursdays only with no setting up of any stall prior to 07:00. All stalls and related equipment shall be removed from the site prior to 19:00 hours on each day.

- 3 There shall be no amplified sound used within the site edged in red on the Location Plan.

### 300. FULMAL1700648 - CAR PARK, BUTT LANE, MALDON

<b>Application Number</b>	<b>FUL/MAL/17/00648</b>
<b>Location</b>	Car Park, Butt Lane, Maldon
<b>Proposal</b>	Change of use of part of car park to Maldon retail market on a Saturday until 31 August 2019
<b>Applicant</b>	Maldon District Council - Mr Richard Holmes
<b>Agent</b>	-
<b>Target Decision Date</b>	11 August 2017
<b>Case Officer</b>	Hilary Baldwin, TEL: 01621 875730
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

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

- 1 The development hereby permitted shall be carried out in complete accordance with the approved Location Plan specifically referenced on this decision notice as well as the submitted detailed specifications.
- 2 The Maldon retail market hereby permitted shall operate only between the hours 07:30 to 18:00 on Saturday s only with no setting up of any stall prior to 07:00. All stalls and related equipment shall be removed from the site prior to 19:00 hours on each day.
- 3 There shall be no amplified sound used within the site edged in red on the Location Plan.

### 301. OTHER AREA PLANNING AND RELATED MATTERS

The Committee received and noted the report of the Chief Executive on the following matters:

#### (i) Appeals Lodged

It was noted that the following appeals had been lodged with the Planning Inspectorate:

Appeal Start Date: 19/06/2017

**Application Number: ADV/MAL/16/01066 (APP/X1545/Z/17/3171512)**

Site: Unit 4, Home Farm Industrial Estate, Colchester Road, Heybridge, Essex, CM9 4NL

Proposal: Advertisement consent for company logo sign.

Appeal by: Mr Simon Houlding

Appeal against: Refusal

Appeal procedure requested: Commercial Appeals Service (CAS)

Appeal Start Date: 14 June 2017

**Application Number: ADV/MAL/16/01400 (APP/X1545/H/17/3172268)**

Site: Lidl, 2 Station Road, MALDON, CM9 4LQ

Proposal: Appeal against condition 9 of approved consent for the free-standing internally illuminated sign at the entrance, and refused consent for the two illuminated projecting gable 'bubble' signs above the store entrance and the directional signs.

Appeal by: Lidl UK GmbH

Appeal against: Conditions imposed and refusal

Appeal procedure requested: Written Representation

Please note the appeals lodged under Item 1 on the agenda for 26 July 2017, have already been addressed on the previous Agenda and Members update for 28 June 2017 Central Area Committee.

**(ii) Appeal Decisions**

It was noted that the following Appeal Decisions had been received from the Planning Inspectorate:

**ADV/MAL/16/01137 (Appeal Ref: APP/X1545/Z/17/3169073)**

Proposal: Replace the existing signs due to company name change and regulatory authority

Address: TFP Financial Planning Limited - Left Front Office - 65B High Street - Maldon

**APPEAL DISMISSED – 4 July 2017**

**DECISION LEVEL:** Delegated

**FUL/MAL/16/01331 (Appeal Ref: APP/X1545/W/17/3171628)**

Proposal: Single storey extension to side of existing building over part of existing enclosed yard.

Address: The Toll House, Fullbridge, Essex, CM9 4LE

**APPEAL ALLOWED – 24 July 2017**

**DECISION LEVEL:** Delegated

There being no further items of business the Chairman closed the meeting at 7.55 pm.

B E HARKER  
CHAIRMAN

(a)

(b)