



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
23 AUGUST 2017**

PRESENT

Chairman	Councillor B E Harker
Vice-Chairman	Councillor S J Savage
Councillors	Miss A M Beale, I E Dobson, Mrs B D Harker, M S Heard, Miss M R Lewis, Mrs N G F Shaughnessy, Rev. A E J Shrimpton
Ex-Officio Non- Voting Member	Mrs P A Channer, CC

324. CHAIRMAN'S NOTICES

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

325. APOLOGIES FOR ABSENCE

There were none.

326. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 26 July 2017 be approved and confirmed.

327. 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.

Councillor S J Savage declared a non-pecuniary interest in Item 7 - HOUSE/MAL/17/00643 – 8 St Pauls Mews, Heybridge, as he was a member of the same club that some of the involved parties attend.

Councillor Miss A M Beale declared a non-pecuniary interest in Item 7 - HOUSE/MAL/17/00643 – 8 St Pauls Mews, Heybridge, as she had spoken to some members of the public.

Councillor B E Harker declared a non-pecuniary interest in Item 7 - HOUSE/MAL/17/00643 – 8 St Pauls Mews, Heybridge, as he knew an objector and supporter.

Councillor I E Dobson declared a non-pecuniary interest in Item 6 - HOUSE/MAL/17/00636 – 32 Kingston Chase, Heybridge, as he knew the applicant.

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.

328. LBC/MAL/17/00464 - EDWARDS WALK, MALDON

Application Number	LBC/MAL/17/00464
Location	Edwards Walk, Maldon
Proposal	New street surface in covered pedestrian walkway and render to be applied to existing red brick walls.
Applicant	Mr Giles Ford
Agent	Annabel Brown - Annabel Brown Architect
Target Decision Date	28 August 2017
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Parish Trigger

Following the Officer's presentation of the report, Giles Ford the Applicant, addressed the Committee.

There was a proposal in the name of Councillor S J Savage to refuse this application; this was seconded by Councillor M S Heard.

The Chairman put the Officer's recommendation to the vote and the results were 4 against and 4 for, so the Chairman cast the deciding vote and voted in favour of the officer's recommendation.

RESOLVED that this application be **GRANTED LISTED BUILDING CONSENT** 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 approved drawings **A17510-ELE PROPOSED, A17510-ELE EXISTING LOCATION PLAN, A17510-DD 01, MC5414**/specifically referenced on this decision notice as well as the submitted detailed specifications.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application. Specifically this comprises Flooring: Del Conca, ceramic paving ref: HMN201 in Beige Wall Render: K Rend, Silicon Coloured Render.

4. This permission approves only the development described in the application and shall not be construed as giving approval for any changes to the shop facades in High Street, Maldon or for any associated Advertisement Consent.

329. HOUSE/MAL/17/00636 - 32 KINGSTON CHASE, HEYBRIDGE

Application Number	HOUSE/MAL/17/00636
Location	32 Kingston Chase Heybridge
Proposal	Extension and garage conversion
Applicant	Mr D McGoldrick
Agent	Mr S Reagan
Target Decision Date	EOT 30.08.2017
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	HEYBRIDGE WEST
Reason for Referral to the Committee / Council	Parish Trigger

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 approved drawing: D Goldrick 003, D Goldrick 001,
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.
4. Prior to the commencement of the development, details shall be submitted to and approved in writing by the local planning authority, showing the details of any flood proofing, resilience and resistance techniques, in accordance with 'Improving the flood performance of new buildings' CLG (2007) and also showing that the floor levels within the proposed development will be set no lower than the existing levels. The approved scheme shall be undertaken and completed prior to the first use of the development and shall be retained as such thereafter.

330. HOUSE/MAL/17/00643 - 8 ST. PAUL'S MEWS, HEYBRIDGE

Application Number	HOUSE/MAL/17/00643
Location	8 St Pauls Mews, Heybridge, Essex, CM9 4QZ
Proposal	Proposed side facing roof windows
Applicant	Gormer & Ms Macmaster
Agent	Mr David Jones - Alun Design Consultancy
Target Decision Date	24.08.2017
Case Officer	Mahsa Kavyani; TEL: 01621 875744
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Member Call In

Following the Officer's presentation of the report, Elaine Hammans, an objector and Sharon Conway, a supporter, addressed the Committee.

The Officer drew to the Members attention the recommendation in the Members' update, which read as follows:

Delegate Authority to the Chief Executive to **APPROVE** the application subject to the conditions set out at Section 8 of the report provided that the 21 day consultation period for those people that have been identified by the applicant as owners of the land expires without any new material considerations being raised.

However the Members agreed to defer this application pending the 21 day consultation period and to conduct a Member's site visit during that period.

331. HOUSE/MAL/17/00652 - 7 TENNYSON ROAD, MALDON

Application Number	HOUSE/MAL/17/00652
Location	7 Tennyson Road Maldon
Proposal	First floor side extension & replace rear flat roof
Applicant	Mr Alan Taylor - Blue Door Solutions Ltd
Agent	Mr & Mrs C Raper
Target Decision Date	23.08.2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Parish Trigger

The Members attention was drawn to the Members' update for a proposed alteration to the reason for condition 3.

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 drawing: 7RT/8/16 – 10B.
3. Notwithstanding the details shown within the application, the external surfaces of the extension hereby approved shall be constructed of materials and of a finish to match the existing dwelling.

332. FUL/MAL/17/00684 - 99 WOOD ROAD HEYBRIDGE

Application Number	FUL/MAL/17/00684
Location	99 Wood Road, Heybridge
Proposal	Replacement windows - timber single glazed to UPVC double glazed. Replacement doors to rear elevation (West) - timber to aluminum. Replacement of timber soffits, fascias & barge boards with UPVC.

Applicant	Mr David Rust - Maldon District Council
Agent	-
Target Decision Date	EOT: 25.08.2017
Case Officer	Mahsa Kavyani; TEL: 01621 875744
Parish	HEYBRIDGE WEST
Reason for Referral to the Committee / Council	Councillor / Member of Staff

A question was raised as to whether this was a Council application or whether it was an application by a member of staff. The officer clarified that this was a Maldon District Council application.

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, SATS/560/03.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.

333. **FUL/MAL/17/00754 - 37 WARWICK DRIVE, MALDON**

Application Number	FUL/MAL/17/00754
Location	37 Warwick Drive, Maldon
Proposal	Remove existing steep ramp, construct new level platform to receive Terry Steplift 500 wheelchair lifting platform. Widen front entrance door. To allow wheelchair access for disabled tenant.
Applicant	Christine Dispirito - Maldon District Council
Target Decision Date	08.09.2017
Case Officer	Nicola Ward, TEL: 01621 875864
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Maldon District Council Application

A question was raised as to whether this was a Council application or whether it was an application by a member of staff.

The officer clarified that this was a Maldon District Council application.

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 LOCATION PLAN, BLOCK PLAN, PROPOSED GROUND FLOOR PLAN, PROPOSED ELEVATIONS and LANDSCAPING
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.
4. The hedges identified on the approved plan drawing reference LANDSCAPING which is attached to and forms part of this permission shall be planted during

the first planting season following from the completion of the proposed development. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the local planning authority.

334. OTHER AREA PLANNING AND RELATED MATTERS

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

Appeals Lodged

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

Appeal Start Date: 26/07/2017
Application Number: HOUSE/MAL/17/00087 (APP/X1545/D/17/3177175)
Site: 39 Orchard Road Maldon
Proposal: New garage to front elevation adjoining the existing semi-detached house, maintaining rear access through new rear door garage.
Appeal by: Mr Stephen Hoy
Appeal against: Refusal
Appeal procedure requested: Householder Appeals Service (HAS)

Appeal Decisions

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

FUL/MAL/17/00003 (Appeal Ref: APP/X1545/W/17/3171404)
Proposal: Change of use to a mixed used of B1/B2/D2
Address: Units 1 And 2 Old Maltings, Hall Road, Heybridge, Essex, CM9 4NJ
Decision Level: Delegated
APPEAL ALLOWED – 31 July 2017

ADV/MAL/16/01066 (Appeal Ref: APP/X1545/Z/17/3171512)
Proposal: Advertisement consent for company logo sign.
Address: Unit 4 Home Farm Industrial Estate, Colchester Road, Heybridge, Essex, CM9 4NL
Decision Level: Delegated
APPEAL ALLOWED – 16 August 2017

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

**B E HARKER
CHAIRMAN**