



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
4 SEPTEMBER 2017**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor E L Bamford
Councillors	J P F Archer, H M Bass, M F L Durham, CC, J V Keyes, A K M St. Joseph and Miss S White
Ex-Officio Non- Voting Member	Councillor Mrs P A Channer, CC

368. CHAIRMAN'S NOTICES

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

369. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D M Sismey.

370. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 7 August 2017 be approved and confirmed.

371. 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 matters such as access, parking and highways safety.

Councillor M F L Durham, CC declared the same non-pecuniary interest as above, for the reasons already given.

372. FULMAL1700587 - FORMER VETERINARY SURGERY, CHELMSFORD ROAD, PURLEIGH

The Committee received the report of the Chief Executive and determined the following planning application, having taken into account all representations and consultation

replies received, including those listed on the Members' Update circulated at the meeting.

Following the Officer's presentation of the report, the application was debated by Members and, in response to a question, the Officer advised that the objection received from Purleigh Parish Council was due to concern it had that the application was misleading as the vet's practice had been gone for a long time. The Committee was reminded that the fundamental issue to be considered was the conversion to another use in accordance with principles, including those of the National Planning Policy Framework (NPPF).

Members raised concern about the difficulties with access and parking and the increase in traffic using the road since the building had been used at a vet. The Officer advised that the justification for this would be that visitors to the application site (if permission was granted for the change of use to an office) would probably be less than in the past when the building was used as a vet.

Following some debate on this issue, the Officer advised that it would be possible to impose a condition requiring a scheme of parking to be laid out, but that no guarantees could be given that this would prevent cars from reversing out on to the highway.

A question was asked regarding drainage and the Officer advised that as the hardstanding was already in place, there would be no need for any such condition.

Councillor J V Keyes proposed that the Officer's recommendation be accepted. This was duly seconded and upon a vote the motion was carried.

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 as well as the submitted detailed specifications.
3. The premises shall only be used as for purposes as defined within Use Class B1 of the Schedule to the Town & Country Planning Use Classes (Amendment) Order 2014 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.
5. The use of the site hereby permitted shall not take place other than between the hours of 07:30 and 18:00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays and at no time on Sundays and Public Holidays.
6. No machinery shall be operated nor shall any process be undertaken outside of the building.
7. No goods, materials, plant, machinery, skips, containers, packaging or other similar items shall be stored or kept outside of the building.
8. The beneficial use of the building hereby permitted shall not commence until a scheme for the means of refuse storage including details of any bin stores has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development and retained for such purposes at all times thereafter.

373. OTHER AREA PLANNING AND RELATED MATTERS

(i) Appeals Lodged:

It was noted from the Agenda and Members' Update that the following appeals had been lodged with the Planning Inspectorate:

Appeal Start Date: 29/08/2017

Application Number: OUT/MAL/17/00350 (APP/X1545/W/17/3177879)

Site: Annexe - Oakbridge - Marlpits Road - Purleigh

Proposal: Outline planning permission with some matters reserved for the demolition of dwelling granted through application LDE/MAL/16/01289 and construction of replacement dwelling, with new access, outline with matters of access, siting and scale considered.

Appeal by: Mr G Phillips

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 31/08/2017

Application Number: HOUSE/MAL/17/00469 (APP/X1545/D/17/3180676)

Site: Brecknell Cottage - 55 Mell Road - Tollesbury

Proposal: Proposed room in roof with small dormer

Appeal by: Mr Jeremy Heigham

Appeal against: Refusal

Appeal procedure requested: Householder Appeal Service (HAS)

Appeal Start Date: 31/08/2017

Application Number: HOUSE/MAL/17/00399 (APP/X1545/D/17/3181375)

Site: Spring Elms Farm, Spring Elms Lane, Little Baddow, Essex, CM3 4SQ

Proposal: Construction of tennis court

Appeal by: Mr Robert Jones

Appeal against: Refusal

Appeal procedure requested: Householder Appeals Service (HAS)

(ii) Appeal Decisions:

It was noted from the agenda and Members' Update that the following appeal decision had been received from the Planning Inspectorate.

FUL/MAL/16/01231 (Appeal Ref: APP/X1545/W/17/3169458)

Proposal: Extension to office building to form an attached live/work unit

Address: J A P Contracts - The Old Dairy - Broad Street Green Road - Great Totham

APPEAL DISMISSED – 11 August 2017

DECISION LEVEL: Delegated

There being no further items of business the Chairman closed the meeting at 7.40 pm.

MRS M E THOMPSON
CHAIRMAN