



**MINUTES of  
CENTRAL AREA PLANNING COMMITTEE  
15 NOVEMBER 2017**

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**PRESENT**

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

**573. CHAIRMAN'S NOTICES**

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

**574. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Miss A M Beale, Mrs P A Channer CC and Rev. A E J Shrimpton.

**575. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 20 September 2017 be approved and confirmed.

**576. DISCLOSURE OF INTEREST**

In respect of Agenda Item 5 – HOUSE/MAL/17/01101 37 Fambridge Road, Maldon, the following declarations of interest were made:

- Councillors A T Cain, Mrs B D Harker, M S Heard and S J Savage declared non-pecuniary interests at the applicant and supporters were known to them.
- Councillors B E Harker and Mrs N G F Shaughnessy declared non-pecuniary interests, as they knew the applicant.

Councillor I E Dobson declared a non-pecuniary interest in Agenda Item 6 – HOUSE/MAL/17/01119 8 St. Pauls Mews, 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.

**577. LBC/MAL/17/01054 - 72 WANTZ ROAD, MALDON, ESSEX, CM9 5DE**

<b>Application Number</b>	<b>LBC/MAL/17/01054</b>
<b>Location</b>	72 Wantz Road Maldon Essex CM9 5DE
<b>Proposal</b>	Addition of two sky light windows
<b>Applicant</b>	Mr Gary Pipe
<b>Agent</b>	-
<b>Target Decision Date</b>	6 November 2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

Following the Officers' presentation a supporter, Mr Roy Pipe and the applicant, Mr Gary Pipe addressed the Committee.

Councillor S J Savage, the Ward Member, supported the application, highlighted a number of reasons for his support and noted that there had not been any letters of objection received. In response to a comment made by the applicant regarding letters of support not being shown on the Council's website, Councillor Savage asked the Chairman to investigate this matter. Councillor Savage proposed that the application be approved, contrary to Officers' recommendation subject to conditions. This was duly seconded.

The Group Manager for Planning Services advised the Committee that neighbour consultation responses had been removed from the Council's website due to technical issues. The removal of third party representations was not specific to this application and that in any case the Council had no legal requirement to display such letters. Moreover, it was the matters raised by third party representations that should be considered and not the number. Members were reminded that comments made in the past from previous Officers were not before the Committee and could not be taken into account. Furthermore, those comments could not bind the Council, as they were only the Officer's opinion. He clarified that a stairwell was classed as non-habitable accommodation and it was not unusual for stairwells not to have natural light.

A debate ensued. In response to a number of comments the Group Manager for Planning Services reminded Members that the site was in a conservation area and how conservation areas were agreed by the Council and normally were put in place to retain traditional styles etc. and protect them from being eroded. Velux windows would not normally be found on a listed building of this time.

The Chairman put the Officers' recommendation of refusal as set out in the report and upon a vote being taken this motion was declared lost. He then reminded the Committee of the earlier proposition by Councillor Savage to approve the application subject to conditions and the Chairman sought the conditions from the Committee. The Group Manager - Planning Services advised that standard conditions would not apply as this was a retrospective application. The Chairman then put the proposal of approval (with no conditions) and upon a vote being taken this was duly agreed.

**RESOLVED** that this application be **APPROVED**.

**578. HOUSE/MAL/17/01101 - 37 FAMBRIDGE ROAD, MALDON, ESSEX, CM9 6AE**

<b>Application Number</b>	<b>HOUSE/MAL/17/01101</b>
<b>Location</b>	37 Fambridge Road Maldon Essex CM9 6AE
<b>Proposal</b>	Loft conversion with rear dormer
<b>Applicant</b>	Mr & Mrs C Hawes
<b>Agent</b>	Chris Cumbers - CBS Cumbers MCIAT
<b>Target Decision Date</b>	23 November 2017
<b>Case Officer</b>	Devan Lawson, TEL: 01621 875845
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

Members noted amendments to paragraphs 3.1.1 and 5.3.3 of the report as detailed in the Members' Update.

Following the Officers' presentation the Agent, Mr Cumbers addressed the Committee.

**RESOLVED** that this application be **REFUSED** for the following reason:

- 1 The proposed dormer due to its scale, design and siting would result in a dominant, unbalanced and incongruous form of development which would be detrimental to the character and appearance of the original dwelling. Consequently due to its prominent position within the streetscene, the proposal would create an unsympathetic addition to the public realm. Therefore, the proposal is considered to be detrimental to the dwelling and the character and appearance of the area contrary to approved policies D1 and H4 of the Local Development Plan and Government guidance contained within the National Planning Policy Framework.

**579. HOUSE/MAL/17/01119 - 8 ST. PAULS MEWS, HEYBRIDGE, ESSEX, CM9 4QZ**

<b>Application Number</b>	<b>HOUSE/MAL/17/01119</b>
<b>Location</b>	8 St Pauls Mews Heybridge Essex CM9 4QZ
<b>Proposal</b>	Proposed side facing roof windows
<b>Applicant</b>	Mr Gormer & Ms Macmaster
<b>Agent</b>	Mr David Jones - Alun Design Consultancy
<b>Target Decision Date</b>	28 November 2017
<b>Case Officer</b>	Louise Staplehurst, TEL: 01621 875706
<b>Parish</b>	<b>HEYBRIDGE EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Previous Committee Decision

It was noted from the Members' Update that a consultation response had been received from Heybridge Parish Council.

The Chairman advised that he had declared a non-pecuniary interest in this application at the last meeting because he knew the applicant and supporters. There were no supporters on this application and therefore no need for him to declare an interest.

**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: G/3937/17/PL-20.
- 3 The rooflights shown on approved drawing number G/3937/17/PL-20 shall be of a conservation style, black painted, cast metal type, shall not protrude above the tile line or the roof plane and shall be retained as such thereafter.

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

(i) **Appeals Lodged** – None.

(ii) **Appeal Decisions**

It was noted from the Members' Update that the following appeal decisions had been received from the Planning Inspectorate:

**HOUSE/MAL/17/00153 (Appeal Ref: APP/X1545/D/17/3179755)**

Proposal: Proposed alterations to existing window openings to front elevation and replacement of existing windows with new patio doors.

Address: The Lake House - 33 Battle Rise - Heybridge

**APPEAL ALLOWED – 9 November 2017**

DECISION LEVEL: Delegated

**HOUSE/MAL/17/00347 (Appeal Ref: APP/X1545/D/17/3179596)**

Proposal: Two storey side and single storey rear extension to existing dwelling

Address: 2 New Rose Cottages, London Road, Maldon, Essex, CM9 6LH

**APPEAL DISMISSED – 13 November 2017**

DECISION LEVEL: Delegated

There being no further items of business the Chairman closed the meeting at 8.07 pm.

**B E HARKER  
CHAIRMAN**