



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
3 APRIL 2018**

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, D M Sismey, A K M St. Joseph and Miss S White

957. CHAIRMAN'S NOTICES

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

958. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs P A Channer, CC.

959. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 5 March 2018 be received.

Minute No. 854 – Apologies for Absence

The Chairman informed the meeting that apologies had been received from Councillor D M Sismey.

RESOLVED

- (i) that subject to the above amendment the Minutes of the meeting of the Committee held on 5 March 2018 be confirmed.

960. DISCLOSURE OF INTEREST

Councillor M F L Durham CC declared that he was also a Member of Essex County Council and, as such, he had a non-pecuniary interest in relation to any matter pertaining to that organisation.

Councillor J V Keyes declared a non-pecuniary interest in relation to Agenda Item 12 – MLA/MAL/17/00582 – Land Opposite 34 Hall Raod, Great Toham, Essex, as he was also a Member of Great Totham Parish Council.

Councillor H M Bass declared a non-pecuniary interest in respect of Agenda Item 7 – RES/MAL/17/01474 – Land East of Malone Cottage, Maypole Road, Wickham Bishops, Essex, as he lived in the same road.

The Committee received the reports of the Director of Planning and Regulatory Services 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.

961. RES/MAL/17/00766 - MANOR FARM, THE AVENUE, NORTH FAMBRIDGE, ESSEX CM3 6LZ

Application Number	RES/MAL/17/00766
Location	Manor Farm The Avenue North Fambridge Essex CM3 6LZ
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/01018 (Outline planning application for up to 30 dwellings)
Applicant	David Wilson Homes
Agent	Mr Andy Butcher - Strutt And Parker
Target Decision Date	9 March 2018
Case Officer	Yee Cheung
Parish	North Fambridge
Reason for Referral to the Committee / Council	Member Call In by Councillor Miss S White

The Officer presented the report to the Committee and drew attention to the Members' Update regarding a letter from BDW Western Counties requesting that the application be deferred to the 3 May 2018 North Western Area Planning Committee meeting. Furthermore an email had been received from the applicant to the same effect.

Following the Officer's presentation, Parish Councillor Ms Sandra Nunn, North Fambridge Parish Council, an Objector, and Mr Sean Martin, the Agent, addressed the Committee.

A brief discussion ensued regarding the issue of deferrals and withdrawals and it was agreed that decisions of this nature were for the Committee alone following discussion of the relevant applicant and officer report. It was not by request from the applicant and/or agent.

Members further debated the housing mix which was deemed to be disproportionate and not reflective of the needs for the District.

Councillor Miss S White proposed that the application be refused in accordance with the Officer's recommendation. This was duly seconded and upon a vote the motion was carried.

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

- 1 The proposal would result in a housing mix which would fail to accord with the requirement of Condition 28 of outline planning permission OUT/MAL/14/01018 or with the Council's Strategic Housing Market Assessment (SHMA 2014). As such, the proposal would fail to provide a sustainable, mixed community as required by Policy H2 of the Maldon District Local Development Plan and Government guidance contained within the National Planning Policy Framework.

962. DET/MAL/17/05154 - LAND WEST OF FAMBRIDGE ROAD, NORTH FAMBRIDGE, ESSEX

Application Number	DET/MAL/17/05154
Location	Land West Of Fambridge Road North Fambridge Essex
Proposal	Compliance with conditions notification of approved application OUT/MAL/14/01016 (Outline planning application for up to 75 market and affordable dwellings, a village centre of up to 1,000sqm of flexible commercial and community floor space, a 1.8ha village green and public open space). Condition 5 - Materials. Condition 6 - Treatment boundaries. Condition 8 - Trees. Condition 9 - Hedges. Condition 10 - Ecology Report. Condition 12 - Surface water drainage system. Condition 13 - Foul and surface water drainage system. Condition 14 - Visibility splays. Condition 17 - Surface water. Condition 18 - Finished ground and floor levels. Conditions 19 - On-site construction management plan. Condition 21 - Reptile mitigation strategy. Condition 22 - Mitigation and management strategy. Condition 23 - Archaeological assessment. Condition 24 - Programme of archaeological work. Condition 31 - Wastewater strategy. Condition 33 - Foul water strategy.
Applicant	David Wilson Homes - C/O Agent
Agent	Mr Andy Butcher - Strutt And Parker
Target Decision Date	6 February 2018
Case Officer	Yee Cheung, TEL: 01621
Parish	NORTH FAMBRIDGE
Reason for Referral to the Committee / Council	Chief Executive Discretion

It was noted from the Members' Update that a letter had been received from BDW Eastern Counties requesting that the application be deferred to 3 May 2018 North Western Area Planning Committee meeting. This was due to not having an adequate response from Natural England.

Following the Officer's presentation of the report, Mr Kevin Boden, an Objector, Parish Councillor Ms Sandra Nunn, North Fambridge Parish Councillor and Mr Sean Martin, the Applicant addressed the Committee.

Members debated the application and agreed the response from Natural England was imperative to the application.

Councillor M F L Durham, CC, proposed that the application be deferred. This was duly seconded and upon a vote, the motion was carried with eight Members in favour of deferring the application.

RESOLVED that this application be **DEFERRED** for the reason cited above:

1. An updated report will be submitted to committee once a further response is available from Natural England

963. RES/MAL/17/01474 - LAND EAST OF MALONE COTTAGE, MAYPOLE ROAD, WICKHAM BISHOPS, ESSEX

Application Number	RES/MAL/17/01474
Location	Land East Of Malone Cottage Maypole Road Wickham Bishops
Proposal	Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application OUT/MAL/15/00267 allowed on appeal APP/X1545/W/15/313309 (Outline planning application with some matters reserved for the residential development of 14 dwellings, garages and associated works)
Applicant	Mr Steve Wheelhouse - Moody Homes Ltd
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	05.04.2018
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In - This application has been called in by Councillor H M Bass on the grounds that the Parish Council has expressed concerns.

The Officer presented the report to the Committee and drew attention to the Members' Update which contained details of responses from Essex Police regarding the proposed footpath and Essex Fire & Rescue Service concerning the access road and turning facilities. Essex Police commented that in order to secure the footpath it would have to be gated. Essex Fire & Rescue had reviewed the application since the Members' Update and determined that access was compliant.

Following the Officer's presentation Mr Phillip Kratz, a Supporter, and Parish Councillor Mr Stephen Nicholas, Wickham Bishops Parish, addressed the Committee.

A debate ensued where concerns were raised regarding the housing mix, landscaping and in particular the central footpath. It was felt that the footpath could lead to security issues and that the gate option was not secure.

Councillor Miss S White proposed that the application be deferred. This was duly seconded and upon a vote being taken the motion was carried with seven members for deferral and one abstention.

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

1. To give the Applicant the opportunity to amend the footpath.

964. FUL/MAL/17/01475 - THE STABLE AT PALE PITT FARM, LATCHINGDON ROAD, PURLEIGH, ESSEX

Application Number	FUL/MAL/17/01475
Location	The Stable At Pale Pitt Farm, Latchingdon Road, Purleigh, Essex
Proposal	Conversion of existing building to dwelling
Applicant	Mrs T D'Cruz-Roberts
Agent	Mr Russell Forde - Smart Planning Ltd
Target Decision Date	05 April 2018
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – Councillors J P F Archer and Miss S White Departure from the Local Plan

Following the Officer's presentation, Mr Russell Forde, the Agent addressed the Committee.

Members discussed the application and the suitability of the design and proximity to the road. The Development Management Team Leader advised that the converted building, in relation to proximity to the road remained as per the existing building, the alterations were only to existing windows.

Councillor Miss A White proposed to refuse the application contrary to the Officer's recommendation and this was duly seconded. Upon a vote being taken the result was tied, the Chairman exercised her casting vote and the application was approved in accordance with the Officer's recommendation.

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 accord with that shown on drawings; 17.4229/M001, 17.4229/M006, 17.4229/E102, 17.4229/E103A, 17.4229/E104A, 17.4229/E105A, 17.4229/E106, 17.4229/P201, 17.4229/P202A, 17.4229/P203A and 17.4229/P204A specifically referenced on this decision notice.
3. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking

or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.

4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

5. No development shall take place until a scheme for the provision and implementation of a surface water drainage scheme has been submitted to the Local Planning Authority for approval in writing. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of the development.
6. Prior to occupation, the dropped kerb vehicular crossing of the footway / highway verge shall be centrally aligned with the site access and shall be no more than 6.0 metres wide. Any kerb stones outside the six metre dropped kerb crossing shall be reinstated to full height.
7. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
8. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
9. No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter.
10. No works or development shall take place until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the local planning authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant that tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority,

seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

965. FUL/MAL/18/00095 - LAND ADJACENT TO LANGFORD WATERWORKS, HATFIELD ROAD, LANGFORD, ESSEX

Application Number	FUL/MAL/18/00095
Location	Land Adjacent To Langford Waterworks Hatfield Road Langford Essex
Proposal	Proposed 3 No. detached properties with associated garage, parking and access drives
Applicant	Mr Terry Brunning - Sunbury Developments LLP
Agent	N/A
Target Decision Date	29.03.2018
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	LANGFORD
Reason for Referral to the Committee / Council	Member Call In – The application has been called in by Councillor H M Bass on the grounds that Langford and Ulting Parish Council Parish Council has expressed concern regarding the development

It was noted that the Members' Update contained detail of additional comments from Urban Design and Housing

Following the Officer's presentation Parish Councillor Ms Irene Allen, Langford and Ulting Parish Council, addressed the Committee.

A debate ensued regarding the lack of affordable housing within the scheme and reference was made to the comments from the Urban Design Officer. However it was noted that given there was already extant planning permission it was difficult to find valid reasons for refusing the application. This was corroborated by the Development Management Team Leader.

A vote was taken on the Officer's recommendation to approve and was carried with three in favour, including the Chairman's casting vote, two against and four abstentions.

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

- 1 The development hereby permitted shall begin no later than three years from the date of this decision.
- 2 The development shall be carried out in accordance with the following approved plans and documents: 1515-PL001, 1515 PL08, 1515 PL09, 1515-PL101 Rev A, 1515-PL102 Rev A, 1515-PL103 Rev A, 1515-PL104 Rev A, 1515-PL105 Rev A, 1515-PL106 and 1515-PL107.
- 3 No development shall take place until samples of the facing material to be used have been submitted to and approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details.
- 4 No development shall take place until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the

local planning authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority.

If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

- 5 Details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers shall be submitted to and approved in writing by the local planning authority. The boundary treatment as approved shall be constructed prior to the first use / occupation of the development to which it relates and be retained as such thereafter
- 6 Prior to the first occupation of the proposed dwellings, each of the proposed vehicular accesses shall each be constructed to a width of 4.8 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.
- 7 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6 metres of the highway boundary.
- 8 The development shall not be occupied until such time as the car parking and turning areas have been provided in accord with the details shown in Drawing Numbered SP/200. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development thereafter.
- 9 Prior to the first occupation of Plot 8 hereby permitted, the first floor window in the north west serving an en-suite elevation shall be glazed with opaque glass and shall be retained as such thereafter.
- 10 Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no dormer windows, or other form of additions or openings shall be constructed in the roofs or gable walls of the dwellings hereby permitted without planning permission having been obtained from the Local Planning Authority.

966. **OUT/MAL/18/00111 - LAND ADJACENT TYE MEADOW, SPAR LANE, PURLEIGH, ESSEX**

Application Number	OUT/MAL/18/00111
Location	Land Adjacent Tye Meadow Spar Lane Purleigh Essex
Proposal	The demolition of existing outbuilding and erection of a detached 2 bedroom bungalow
Applicant	Mr Russell Nunn
Agent	Raymond Stemp Associates
Target Decision Date	21.03.2018
Case Officer	Yee Cheung
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – This application has been called in by Cllr White on the grounds of local interest

Noted that a Members' Update had been received from the Applicant to show that the site was in their ownership and therefore had addressed the concerns raised in the letter of representation.

Following the Officer's presentation, Miss Eliza Hampson, the Agent for the applicant, addressed the Committee.

Members noted that the problem with this application was that it could end up in a ribbon row development along the entire length of the road.

The Management Development Team Leader informed the Committee that it was contrary to policy S8 of the Local Development Plan.

Councillor Archer, Ward Member, proposed that the application be refused in accordance with the Officer's recommendation and this was duly seconded and agreed.

RESOLVED that the application be **REFUSED** for the following reasons:

- 1 Policies S1 and S8 of the Maldon District Local Development Plan seek to provide control over new buildings in rural areas that are beyond defined settlement boundaries, to ensure that new residential developments are directed to appropriate and sustainable locations and that the countryside is protected for its landscape value as well as its intrinsic character and beauty. The application site is in a rural location outside of the defined settlement boundary for Purleigh where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Local Development Plan to meet the objectively assessed needs for housing in the District. The development of this site does not therefore constitute sustainable development. In addition, the proposed development would be an unwelcome visual intrusion into an undeveloped part of the countryside, resulting in an urbanisation of the site to the detriment of the character and appearance of the rural area. As such, the proposal would be contrary to policies D1, S1, S2, S8, H4 and N2 of the Maldon District Local Development Plan, the Maldon District Design Guide, and the core planning principles and guidance contained in The National Planning Policy Framework.

967. FUL/MAL/18/00145 AND LBC/MAL/18/00146 - THE BELL PUBLIC HOUSE, THE STREET, PURLEIGH, ESSEX CM3 6QJ

Application Number	FUL/MAL/18/00145
Location	The Bell Public House, The Street, Purleigh
Proposal	Proposed extension to existing public house with internal alterations and replacement doors and windows.
Applicant	Mr & Mrs Julian Webb
Agent	Mr D Taylor – AFT Design
Target Decision Date	27 March 2018
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – Councillor Miss S White – public interest

Application Number	LBC/MAL/18/00146
Location	The Bell Public House, The Street, Purleigh
Proposal	Proposed extension to existing public house with internal alterations and replacement doors and windows.
Applicant	Mr & Mrs Julian Webb
Agent	Mr David Taylor – AFT Design
Target Decision Date	27 March 2018
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In – Councillor Miss S White – public interest

Noted that a Members’ Update had been received detailing internal consultee comments and an additional letter of objection.

Following the Officer’s presentation, Mr John Challis, an Objector and Miss Kirsten Webb, the Applicant, addressed the Committee.

Members debated the difficulties faced by businesses like this by virtue of its listed status and location. It was acknowledged that granting this consent would make no difference to the amount of traffic in the area. Furthermore the improvements were necessary to provide better working conditions for staff.

Councillor Miss S White requested that an additional condition be included limiting the first floor usage to storage and cooking only. The Development Management Team Leader accepted the additional condition which would ensure that the use of the development would not prejudice the number of car parking available on site.

Councillor Miss S White then proposed that the application be approved in accordance with the Officer’s recommendation and upon a vote been taken the motion was carried.

RESOLVED that the 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 referenced 540/01A, 540/02B, 540/03E, 540/09E, 540/04B, 540/05B, 540/06B, 540/07C, 540/08C, 540/10D, 540/11B, 540/12B, 540/13B, 540/14B and L40220-1 and 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 the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved materials.
- 4 No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has submitted an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site. Such archaeological assessment shall be approved by the local planning authority and will inform the implementation of a programme of archaeological work. The development shall be carried out in a manner that accommodates such approved programme of archaeological work.
- 5 No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.
6. No development, including any site clearance or groundworks of any kind shall take place within the site until a landscaping scheme, to include a cross section of the grass verges and parking bays has been submitted to and approved in writing by the local planning authority.
7. Prior to the first use of the proposed development the car parking and turning area, should be provided in accord with the details shown in the Drawing Numbered 540/09/E. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development thereafter. The agreed scheme shall be implemented prior to the first occupation of the development and retained as such in perpetuity.
8. No development shall take place until a scheme for the provision and implementation of a surface water drainage scheme has been submitted to the Local Planning Authority for approval in writing. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of the development.
9. Prior to the commencement of the development details of the foul drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.
- 10 The development hereby permitted shall not be occupied until a scheme for the ventilation of the building and the treatment of smells and fumes including the

details of the attenuation of all equipment shall first have been submitted to and approved in writing by the local planning authority. The works as approved shall be installed and operational prior to the first use of the building and retained as such thereafter.

- 11 Prior to the commencement of the development hereby approved an Arboricultural Method Statement, written in accordance with BS:5837:2012 to show the excavation works within the root protection areas as shown on the submitted Arboricultural Report will be submitted to and approved in writing by the local planning authority. The Arboricultural Method Statement must include a supervision schedule and tree protection measures. The development hereby approved must then be carried out in accordance with the approved Arboricultural Method Statement.
- 12 No development shall commence until a trial trench along the foundation line has been dug to determine if tree roots are a constraint. Evidence of the findings within the trench and details of the foundations to be used for the development hereby permitted shall then be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.
- 13 The ground and first floor level of the development hereby approved as shown on Drawing No: 540/11/ B dated June 2017 shall be used for kitchen and storage purposes only and not as any form of function room or event space.

LBC/MAL/18/00146

GRANT 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 the approved drawings referenced 540/01A, 540/02B, 540/03E, 540/09E, 540/04B, 540/05B, 540/06B, 540/07C, 540/08C, 540/10D, 540/11B, 540/12B, 540/13B, 540/14B and L40220-1 and specifically referenced on this decision notice
3. No works shall commence until samples of the roof tiles, brick and weatherboarding for the works hereby approved have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details as approved and retained as such thereafter.
4. The brick plinth for the works hereby approved shall be laid in a Flemish Bond.
5. No development shall commence until large scale drawings (1:20) have been submitted to show all new window frames, external doors and door frames and section details at 1:2 of the head, jamb, cill and glazing bars. The details shall be submitted to and approved in writing by local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
6. All rainwater goods shall be of cast metal with a black painted finish and retained as such thereafter.

968. MLA/MAL/17/00582 - LAND OPPOSITE 34 HALL ROAD, GREAT TOTHAM, ESSEX

Application Number	MLA/MAL/17/00582
Location	Land Opposite 34 Hall Road Great Totham Essex
Proposal	Application to the part relinquishing of Section 52 Agreement (MAL/408/84) dated 10/10/1984 relating to land at the rear of Seagers and Millways
Applicant	Mr M Payne - J & M Developers
Agent	Miss A Lai - Smart Planning Ltd
Target Decision Date	08 February 2018
Case Officer	Mark Woodger, TEL: 01621 875851
Parish	Great Totham
Reason for Referral to the Committee / Council	No scheme of delegation applies.

The Chairman advised the Committee that given this application contained certain legal matters the Committee would be going into private session assuming the motion was passed to do so. In the interim she proposed that the report be presented followed by public speaking and then consider the resolution to go into private session

The Development Management Team Leader presented the report to the Committee and this was followed by Mr R P Garrod of 42 Seagers, Great Totham, an Objector, Parish Councillor Frank J Delderfield, Great Totham Parish Council, and Mr R Forde, the Applicant's Agent, addressing the Committee.

969. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business Appendix 1 to the report associated with Agenda Item 12 – MLA/MAL/17/00582 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

The proposal was duly seconded and the resolution was carried.

The Chairman then adjourned the meeting for a short time to enable the members of the public to leave the Council Chamber.

There followed a discussion on the legal advice received in relation to the planning application MLA/MAL/17/00582 – Land Opposite 34 Hall Road, Great Totham.

Following the discussion the Chairman adjourned the meeting to enable members of the public to return to the Council Chamber.

970. RESUMPTION IN OPEN SESSION

The meeting reconvened, the Chairman welcomed back the members of the public for the outcome of the private session on Agenda Item 12 – MLA/MAL/17/00582 – Land Opposite 34 Hall Road, Great Totham.

Councillor J V Keyes proposed that the decision on this application be referred to Full Council and this was duly seconded by Councillor D M Sismey. A vote was taken and carried unanimously.

RESOLVED that consideration of planning application MLA/MAL/17/00582 – Land Opposite 34 Hall Road, Great Totham, be deferred to the Council for determination.

971. ANY OTHER ITEMS OF BUSINESS THAT THE CHAIRMAN OF THE COMMITTEE DECIDES ARE URGENT

A discussion ensued on how best to manage enforcement issues in the future. It was felt that rather than having a special meeting to discuss these issues it take the form of a report on the Area Planning Committee agenda on a quarterly basis.

Councillor H M Bass proposed that this process be adopted and it was duly seconded by Councillor J V Keyes. Upon a vote being taken the motion was carried unanimously.

RESOLVED that enforcement reports be reported to the Area Planning Committee on a quarterly basis.

There being no further items of business the Chairman closed the meeting at 10.33 pm.

MRS M E THOMPSON
CHAIRMAN