18th September, 2017

Dear Councillor

You are summoned to a meeting of the **PLANNING COMMITTEE** to be held in the **CONFERENCE ROOM, TOWN HALL,** Market Hill, Maldon on **MONDAY, 25Th SEPTEMBER 2017,**

commencing at 7.30pm, when the under mentioned business is proposed to be transacted.

Yours faithfully

Mrs Jane Coleman

Town Clerk
MALDON TOWN COUNCIL
PLANNING COMMITTEE MEETING TO BE HELD ON MONDAY,
25TH SEPTEMBER 2017, AT 7.30 P.M. IN THE CONFERENCE ROOM,
TOWN HALL

Chairman: Cllr. D. Ogg
Vice Chairman: Cllr. M. Harvey
Councillors: J. Hafiz (Deputy Town Mayor, Ex Officio), R. Ford, J. Miller, S. Nunn, F. Shaughnessy, T. Shrimpton and J. Stilts (Town Mayor, Ex Officio)

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF INTEREST
   Members are reminded that they are required to declare any Disclosable Pecuniary Interests, Other Pecuniary Interests or Non-Pecuniary Interests which they know they might have in items of business on the agenda. They are reminded that they will need to repeat their declarations at the appropriate point in the meeting and leave the room if required under the Code of Conduct. Unforeseen interests must be declared similarly at the appropriate time.

   (Cllrs F. Shaughnessy and T. Shrimpton reserve their right of view at this meeting as Town Councillors and they reserve their right to a different view as District Councillors, and at other meetings.)

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH August, 2017  (copy herewith)
4. PLANNING APPLICATIONS
   To consider Planning Applications.  (copy herewith)
5. PLANNING DECISIONS
   To receive the list of Planning Decisions.  (copy herewith)
6. TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78
   To receive the list of Appeal Decisions and Appeals received  (copy herewith)
7. QUESTIONS FROM THE PRESS AND PUBLIC

Signed…………………………………………. Date: 18th September 2017
Town Clerk

THE PUBLIC AND PRESS ARE CORDIALLY INVITED TO BE PRESENT
MALDON TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 11\textsuperscript{th} SEPTEMBER, 2017, COMMENCING AT 7.30 P.M.
IN THE CONFERENCE ROOM, MALDON TOWN HALL

PRESENT:

Councillors: R. Ford, M. Heard (substitute for M. Harvey), J. Hafiz (Deputy Town Mayor, Ex Officio), S. Nunn, M. Pearlman (substitute for J. Miller), F. Shaughnessy, T. Shrimpton, J. Stilts (Town Mayor, Ex Officio) and P. Stilts (substitute for D. Ogg)

In Attendance: The Planning Committee Clerk

In the absence of the Chairman and the Deputy Chairman the Town Mayor assumed the Chair.

72. APOLOGIES FOR ABSENCE
Apologies were received from D. Ogg (personal engagement), M. Harvey (personal engagement) and J. Miller (health reasons).

73. DECLARATIONS OF INTEREST
Members were reminded that they were required to declare any Disclosable Pecuniary Interests, Other Pecuniary Interests or Non-Pecuniary Interests which they knew they might have in items of business on the agenda. They were reminded that they would need to repeat their declarations at the appropriate point in the meeting and leave the room if required under the Code of Conduct. Unforeseen interests must be declared similarly at the appropriate time.

(Cllrs Heard, Pearlman, Shaughnessy and Shrimpton reserve their right of view at this meeting as Town Councillors and reserve their right to a different view as District Councillors and at other meetings)

All Members declared a non-pecuniary interest in Agenda item 4.b.5. as the Town Council is the applicant.

Cllrs R. Ford, M. Heard, S Nunn, M. Pearlman, T. Shrimpton, J. Stilts and P. Stilts declared a non-pecuniary interest in Agenda item 4.a.4.as they are acquainted with the applicant.

Cllr M Pearlman declared a non-pecuniary interest in Agenda item 4.a.3 as he had been asked for advice from a Ward member.

74. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27\textsuperscript{th} AUGUST, 2017
RESOLVED: that the Minutes of the meeting held on 27\textsuperscript{th} August, 2017, be signed as a true record.
75. PLANNING APPLICATIONS

a. Planning Applications for week ending 25th August, 2017

1. HOUSE/MAL/17/00914 Maldon West
House Application
Single storey front extension
42 Viking Road Maldon Essex CM9 6JN
Mrs L Coker

RESOLVED: that the Town Council recommends approval of this application.

2. HOUSE/MAL/17/00915 Maldon South
House Application
Single storey front extension
17 Burns Close Maldon Essex CM9 6DN
Mr J Reed

RESOLVED: that the Town Council recommends approval of the proposed extension with the condition that the proposed removal of the tree is subject to the views of the Tree Officer.

Cllr M Pearlman declared a non-pecuniary interest in the following item as he had been asked for advice from a Ward member.

3. HOUSE/MAL/17/00919 Maldon North
House Application
Replacement cart lodge building
33 London Road Maldon Essex CM9 6HE
Mr & Mrs Lloyd

RESOLVED: that the Town Council recommends refusal of this application as the description on the application form (replacement cart lodge building) is misleading as the proposed cart lodge, with garden room, shown on the plans is not a like for like replacement for the existing garage.

Cllrs R. Ford, M. Heard, S Nunn, M. Pearlman, T. Shrimpton, J. Stilts and P. Stilts declared a non-pecuniary interest in the following item as they are acquainted with the applicant.

4. TCA/MAL/17/00951 Maldon North
Works to Trees
T1 - Conifer Tree - Remove and replant different tree.
Church House 63 High Street Maldon Essex
Mr Mark Salisbury

RESOLVED: the Town Council recommends approval of this application as long as the applicant follows the recommendation of the Tree Officer regarding the replanting of a replacement tree.
b. **Planning Applications for week ending 1ST September, 2017**

All Members declared a non-pecuniary interest in the following item as the Town Council is the applicant.

5. **WTPO/MAL/17/00989**  
Maldon West  
**Works to Trees with Preservation Order.**  
TPO 10/17. T1 Oak - Remove deadwood from crown, remove sub lateral on lowest s/w fencing limb, crown lift to 2.5m around the edges to enable clearance over footway. T2 Oak - Remove the 2 lowest s/w facing limbs, 5% crown thin (removal of deadwood & crossed branches), crown lift edges of canopy to height of 1st main limb, width reduction on s/w side up to 1m & to height of roof apex.  
Land At Longship Way & Junction Of Viking Road Maldon Essex  
Miss Jennifer Eva - Maldon Town Council

RESOLVED: the Town Council recommends that the advice of the District Tree Officer be followed.

6. **HOUSE/MAL/17/00956**  
Maldon North  
**House Application**  
Single storey rear/side extension.  
24 Fambridge Road Maldon Essex CM9 6AF. Mr Leslie Parden

RESOLVED: that the Town Council recommends approval of this application.

c. **Amended Applications**

Cllr Ford confirmed that he is not related to the applicant for the following item.

7. **HOUSE/MAL/17/00851**  
Maldon West  
**House Application**  
Proposed front porch and rear extension  
49 Dorset Road Maldon Essex CM9 6JY. Mrs S Ford  
The application had been amended by the revision of the description of the proposal, to add ‘and rear extension’.

RESOLVED: that the Town Council recommends approval of the amended application.

76. **MALDON DISTRICT COUNCIL PLANNING DECISIONS**

Members received the list of Planning Decisions for the weeks ending 25th August, & 1st September 2017.

RESOLVED: that the information be noted. It was noted that a report on the Scheme of Delegation for Planning Decisions and the Town Council’s concerns regarding the Parish Trigger was on the Agenda for the Town Council meeting to be held on 19th September, 2017.

77. **QUESTIONS FROM THE PRESS AND PUBLIC**

There were no members of the press and public in attendance at the end of the meeting. The Chairman closed the meeting at 8.05pm.

Cllr J Stilts  Chairman
MALDON TOWN COUNCIL
LIST OF PLANNING APPLICATIONS
TO BE CONSIDERED AT THE PLANNING COMMITTEE MEETING
TO BE HELD ON MONDAY 25th SEPTEMBER 2017

Agenda item 4

c. Planning Applications for week ending 8th September, 2017

1. FUL/MAL/17/00971 Maldon North
   Full Application
   Removal of existing unused quadruple garage and parking area, erection of a pair of
two bedroom semi detached houses with associated off street parking.
   Adjacent 42 The Causeway Maldon Essex
   Mr Mark Plummer

2. HOUSE/MAL/17/00972 Maldon West
   House Application
   Single storey front extension
   52 Gloucester Avenue Maldon Essex CM9 6JZ
   Mr & Mrs G Shurety

3. HOUSE/MAL/17/00982 Maldon North
   House Application
   Proposed single storey rear extension including disability standard ground floor
   shower room replacing existing single storey facility.
   100 Spital Road Maldon Essex CM9 6EE
   Mr & Mrs Banyard

For Information Only

4. NMA/MAL/17/00994 Maldon West
   Application for non-material amendment following grant of Planning Permission of
   HOUSE/MAL/16/01120 (Single storey side and front extension) Amendment sought:
   Bring front door forward by 550m resulting in it remaining 250mm back from front
   profile. Brick wall to right of front door forward 575mm remaining within planned
   overhang using cavity block, 4inch Celcones 3 brick courses on top. Render to
   outside skin, 12.5 plaster board to internal finish plaster.
   2 Plume Avenue Maldon Essex CM9 6LD
   Mrs Charlotte Firkins

d. Planning Applications for week ending 15th September, 2017

5. TCA/MAL/17/01000 Maldon North
   T1 Sweet Chestnut - Reduce height by 3m and 3m off garden side of tree. T2 Yew -
   Reduce height by 4m and 3m off garden side of tree. T3 Bay - Reduce height by 3m
   and 3m off garden side of tree. H1 Laurel - Reduce height by 3m and remove
diseased wood.
   Cedars 3 Bower Gardens Maldon Essex
   Mrs Janet Bowkett
6. **HOUSE/MAL/17/01028**  
Maldon North  
Single storey side garage extension & rear extension including demolition & removal of existing dilapidated concrete section garage.  
41 Wentworth Meadows Maldon Essex CM9 6EH  
Mr M Evans

7. **COUPA/MAL/17/01032**  
Maldon North  
Prior approval of proposed change of use of the first floor from Office (Class B1a) to 3No. Dwellinghouse (Class C3)  
Baltic House Station Road Maldon Essex  
Rollings Commercial Ltd

8. **TCA/MAL/17/01042**  
Maldon North  
T1 Poplar - Remove  
Maldon Resource Centre Chapter House Carmelite Way Maldon  
Mr Derek Ford - Essex County Council

9. **TCA/MAL/17/01048**  
Maldon North  
T1 Sycamore - Crown lift off roof tiles & crown reduction by 3m.  
T2 Sycamore - Crown lift (one branch), crown reduction by 2m, clear any dead wood from both.  
10 Lodge Road Maldon Essex CM9 6HW  
Mrs Flo Shaughnessy

10. **TCA/MAL/17/01049**  
Maldon North  
T3 Yew - Crown reduction by 3m, keeping shape.  
T4 Lime - Minor crown lift to 5m.  
2 Bower Gardens Maldon Essex CM9 6HJ  
Mrs Flo Shaughnessy
MALDON TOWN COUNCIL
LIST OF MALDON DISTRICT COUNCIL PLANNING DECISIONS
PLANNING COMMITTEE MEETING TO BE HELD ON
MONDAY, 25TH SEPTEMBER, 2017

For Information
Approval is subject to a time limit of 3 years or 5 years in a Conservation Area. Details of conditions are available for inspection in the office.

Agenda Item 5

a. Decisions up to week ending 8th September, 2017

1 & 2 HOUSE/MAL/17/00632 & LBC/MAL/17/00633 Maldon North
Damp remedial works. Removal of dilapidated outhouse and replacement with new shed.
6 Silver Street Maldon Essex CM9 4QE
Mr C Shepherd

MTC: recommends approval of these applications subject to the views of the Conservation Officer.
MDC: Approved and Listed Building Consent granted, subject to conditions.

3. HOUSE/MAL/17/00803 Maldon North
Replace 2No. ground floor windows at the front of the property.
28 Victoria Road Maldon Essex CM9 5HF
Mr Gary Hall

MTC: recommends approval of this application
MDC: Approved, subject to conditions.

b. Decisions up to week ending 15th September, 2017

4. LBC/MAL/17/00395 Maldon North
Retention of stud partition
Paul King Funeral Director 1 - 1A High Street Maldon Essex
Mr P J King - Funeral Directors

MTC: although the Town Council is disappointed to note that this is a retrospective application and no advice had been sought from the Conservation Officer, it recommends approval of this application.
MDC: Grantlisted building consent – no condition.

5. FUL/MAL/17/00789 Maldon North
Continued use of ground floor of premises as taxi office with related car parking. Demolition of outbuilding. Conversion of first floor from offices to two self-contained flats with first floor extension.
Banyards Taxis Limited 197 - 199 High Street Maldon Essex
Banyards Taxis Ltd

MTC:- recommend approval of this application
MDC:- Refused on grounds of detrimental impact to living conditions of occupiers of proposed residential units, and existing occupiers of adjoining sites due to noise pollution and disturbance. Inadequate parking provision, possible detrimental impact on highway.

6. **HOUSE/MAL/17/00808**
   Maldon North
   Single storey rear extension to replace existing lean to.  
   24 Victoria Road Maldon Essex CM9 5HF  
   Mr Derek Hood

   MTC: recommend approval of this application  
   MDC: Approve, subject to conditions.

7. **TCA/MAL/17/00886**
   Maldon North
   T1 Sorbus Aria - Remove  
   Maldon Methodist Church High Street Maldon Essex  
   Mrs Gill Songer

   MTC: that the advice of the District Tree Officer be followed.  
   MDC: Allowed to proceed

8. **TCA/MAL/17/00887**
   Maldon North
   T1 Sycamore - Crown reduce by 1-1.5m.  T2 Willow - Pollard.  
   Ware Pond Adjacent To 2 Spital Road Maldon Essex  
   Miss Jennifer Eva - Maldon Town Council

   MTC: that the advice of the District Tree Officer be followed.  
   MDA: Allowed to proceed

9. **TCA/MAL/17/00888**
   Maldon North
   T2 Hawthorn - Fell.  T4, T7 & T8 Willow - Re-pollard.  
   Leech Memorial Garden Dykes Chase Maldon Essex  
   Miss Jennifer Eva - Maldon Town Council

   MTC: that the advice of the District Tree Officer be followed.  
   MDC: Allowed to proceed

10. **TCA/MAL/17/00889**
    Maldon North
    T1 - Crown lift to 2.5m over footpath.  Prune away from highway signage & flagpole to give 1.5m clearance.  T2 - Crown lift to 2.5m over church walk.  Prune to give 1.5m clearance from all adjacent buildings.  
    All Saints Church High Street Maldon Essex  
    Miss Jennifer Eva - Maldon Town Council

    MTC: that the advice of the District Tree Officer be followed.  
    MDC: Allowed to proceed

**Withdrawn Applications**

11. **FUL/MAL/17/00779 & LBC/MAL/17/00780**
    Maldon North
    Full Application & Listed Building Consent  
    New Townhouse
Land Rear Of 119 High Street Maldon Essex. Mrs Judy Smith

The applicant has withdrawn these applications.

MTC: recommends refusal of this application, because the bulk, scale and design plus close proximity to neighbouring Grade II listed properties of proposed development would be a dominant and incongruous feature out of keeping in the Conservation Area. This is considered to be inappropriate backland development in the Conservation Area, which would have a detrimental impact on the heritage of this site. The proximity of the first floor window to the neighbouring property is contrary to the Maldon Design Guide. Increased vehicular movements across the footpath to the highway would be dangerous at this busy and cramped junction.

MDC: recommends refusal of this application, because the bulk, scale and design plus close proximity to neighbouring Grade II listed properties of proposed development would be a dominant and incongruous feature out of keeping in the Conservation Area. This is considered to be inappropriate backland development in the Conservation Area, which would have a detrimental impact on the heritage of this site. The proximity of the first floor window to the neighbouring property is contrary to the Maldon Design Guide. Increased vehicular movements across the footpath to the highway would be dangerous at this busy and cramped junction.
Agenda Item 6

a. **APPEALS RECEIVED UNDER SECTION 78.**
To receive notification that an appeal has been received by the Secretary of State against Maldon District Council's decision to refuse to grant planning permission for the following application.

Site Address: 35 Victoria Road Maldon Essex CM9 5HE
Proposal: Proposed loft conversion with rear dormer and internal alterations (amended scheme)
Application Ref: HOUSE/MAL/17/00422
Appellants Name: Mr Lloyd
The appeal will be determined on the basis of written representations.

b. **PLANNING APPEALS. TOWN AND COUNTRY PLANNING ACT 1990**
To receive notification of the following Planning Appeal decision:

HOUSE/MAL/17/00087. 39 Orchard Road
New garage to front elevation adjoining the existing semi-detached house, maintaining rear access through new rear door garage.
APPEAL DISMISSED. DECISION LEVEL: Delegated