MALDON TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY, 20th MARCH, 2017, COMMENCING AT 7.30 P.M.
IN THE CONFERENCE ROOM, MALDON TOWN HALL

PRESENT: Chairman: Cllr J. Stilts (Deputy Mayor, Ex Officio)
Vice Chairman: Cllr D Ogg
In attendance: The Town Clerk and Cllrs M Harvey, S. Savage and one member of the public

160. APOLOGIES FOR ABSENCE
Apologies for absence were received from Cllr M Pearlman.

161. 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 Pearlman, Savage, 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)

Councillors S Nunn declared a Pecuniary Interest in item 163(b) 7 as he and his wife do paid work for the applicant. Cllrs R Ford, D Ogg and S Savage declared a Non Pecuniary Interest in item 163(b) 7 as the applicant is known to them. Cllrs S Shaughnessy, T Shrimpton, and S Savage declared a Non Pecuniary Interest in item 163(b) 7 as the premises is on MDC-owned land. Cllr D Ogg declared a Non Pecuniary Interest in item 163a 3 as the applicant is known to him. Later in the meeting at item 167 Cllr R Ford declared a Pecuniary Interest as he is employed by Tesco.

162. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6th MARCH 2017
RESOLVED: that the Minutes of the meeting held on 6th March 2017, be signed as a true record.

163. PLANNING APPLICATIONS

a. Planning Applications for week ending 3rd March 2017

1 FUL/MAL/17/00163 Maldon North
Full Application
Removal of condition 2 on approved planning permission FUL/MAL/14/00410 (Demolition of two dwellings and replace with a single dwelling)
New Dwelling At 85 And 87 Spital Road Maldon Essex
Mr Lee Palmer
RESOLVED:-- Recommend Approval. Councillors would not wish to see the attic storage habited at any time.

2. HOUSE/MAL/17/00175 Maldon West
House Application
Erection of an ancillary granny annexe
3 Acacia Drive Maldon Essex CM9 6AW
Mrs Burley

RESOLVED:-- Recommend Refusal on the grounds that this is a separate dwelling, rather than an annexe and backland development

3. LDE/MAL/17/00201 Maldon South
Lawful Development Certificate
Claim for a Lawful Development Certificate for the existing use of a building as a dwellinghouse
Rear Of 10 Cross Road Maldon Essex
Mr David Grimwade

Cllr D Ogg had declared a Non Pecuniary Interest. He advised that the building, which was formerly a dairy, has been in use for ten years and the owner has paid the requisite council tax.

RESOLVED:-- Noted

4. HOUSE/MAL/17/00209 Maldon West
House Application
Single storey side extension
41 Essex Road Maldon Essex CM9 6JH
Mr & Mrs S Courtney

RESOLVED:-- Recommend Approval

Amended Application

5. HOUSE/MAL/16/01499 & LBC/MAL/16/01500 Maldon North
House Application & Listed Building Consent
Single storey to rear of house to provide enlarge kitchen and family space. Internal alteration to provide new cloakroom and larder storage. Internal reconfiguration to first floor to create enlarged family bathroom and improved master bedroom suite. Replacement garage building to end of rear garden to provide car port space, storage and a garden room. Repair of main roof of house to include stripping and relaying of slate tiles.
33 London Road Maldon Essex CM9 6HE
Mr & Mrs Lloyd

The above applications have been amended by the submission of revised plans.

RESOLVED:-- Recommend Approval of both applications
b. **Planning Applications for week ending 10th March, 2017**

6. **HOUSE/MAL/17/00196** Maldon East
   **House application**
   Proposed side and rear extension and roof conversion including front & rear dormers.
   293 Mundon Road Maldon Essex CM9 6PW
   Mr Sutton
   
   **RESOLVED:** Recommend Refusal on the grounds of over-development and out of keeping with the street scene.

7. **FUL/MAL/17/00216** Maldon East
   **Full Application**
   Change of use of existing lease to allow for mooring of historic barge on camp shed as public tearoom and daytime meeting room for three years. Evening use as an Arts venue. Erection of safety stanchions and link chain along riverside of path.
   Topsail Charters Limited Cooks Boatyard The Hythe Maldon
   Ms Stephanie Valentine - Topsail Charters Ltd
   
   Cllr S Nunn had declared a Pecuniary interest and left the room at 7.55 pm. Cllrs R Ford, F Shaughnessy, T Shrimpton and S Savage had declared a Non Pecuniary Interest.
   
   **RESOLVED:** Recommend Approval. Councillors welcome this application which will enhance tourism in the town.
   
   Cllr S Nunn returned to the room at 7.59pm.

8. **ADV/MAL/17/00099** Maldon North
   **Advertisement Application**
   Alterations to existing fascia sign
   110 High Street Maldon Essex CM9 5ET
   Mr Mo Salem - Maldon Discount
   
   **RESOLVED:** Recommend Approval, although councillors are disappointed to be faced with a retrospective application.

9. **HOUSE/MAL/17/00229 and LBC/MAL/17/00230** Maldon North
   **House application**
   Single storey side extension
   29 Gate Street Maldon Essex CM9 5QF
   Mr James McCreddie
   
   **RESOLVED:** Recommend Refusal to both applications on the grounds that it is out of keeping with the street scene and detrimental to the historic nature of the building.

164. **MALDON DISTRICT COUNCIL PLANNING DECISIONS**
   Members received the list of Planning Decisions for the weeks ending 3rd and 10th March.
   
   **RESOLVED:** that the information be noted.
165. **NATURAL ENGLAND – ENGLAND COAST PATH: MALDON TO SALCOTT**
Members received correspondence and maps for the proposal by Natural England to improve public access along the saltmarsh and mudflat areas from Maldon to Saltcott. Members agreed that the proposal was confusing as no new public access was proposed, but merely reinforced the current position. Concerns were expressed at the lack of disabled access at one end of the recreation park in Downs Road.

**RESOLVED:** To advise Natural England that councillors have no objection to their proposals, subject to an Equality Impact Assessment of the route, to ensure that the existing rights of access enjoyed by local people remain unvaried.

166. **PLANNING APPEALS. TOWN AND COUNTRY PLANNING ACT 1990**
Members received notification of the following Planning Appeal against the Council’s decision to refuse to grant planning permission.

**HOUSE/MAL/16/01090**
Site Address: 52 Victoria Road Maldon
Proposal: Rooms in roof Application
Appellants Name: Mr & Mrs J Milne

**RESOLVED:** that the information be noted

167. **QUESTIONS FROM THE PRESS AND PUBLIC**
Cllr R Ford declared a Pecuniary Interest as he is employed by Tesco.

Councillors had received a copy of Mrs J Lea’s concerns about the proposal by Tesco to introduce a 3-hour parking restriction, giving the car park’s significant contribution to the town centre’s parking strategy. It was noted that the Town Council’s response to the planning application had been misrepresented in the press, but was accurately reported on the District Council’s planning website. This application will be discussed at the Central Area Planning Committee Meeting on 22nd March. As Ward Councillor, Cllr T Shrimpton undertook to ensure that the Town Council’s views are accurately and fully represented at the Planning Committee and that the conditions of the original S106 Agreement are fully adhered to, as there appears to be some confusion over its precise contents.

It was noted that the ANPR (Automatic Number Plate Recognition) Cameras record the number plates of vehicles entering and leaving the car park and check how long they have been parked automatically. They are not used to monitor anti-social behaviour. It was also suggested that a 3-hour parking time should be sufficient for shoppers to visit Tesco and also the town centre.

**RESOLVED:** that Cllr T Shrimpton ensures that the Town Council’s views are accurately represented at the Planning Committee and that the conditions of the original S52 and S106 Agreements are fully adhered to.

168. **Maldon and Heybridge Central Area Masterplan - Public Consultation 20 March to 28 April 2017**

The Chairman noted that details of this consultation and the public exhibition to be held in the Town Hall on 5th April had been circulated to councillors. She requested that councillors advised the Town Clerk of their views, for collation and consideration at the next Planning Committee Meeting on 10th April, for recommendation to be
agreed and put to an additional Council meeting combined with a Planning Meeting on 24th April.

RESOLVED: that the information be noted.

There being no further business, the Chairman closed the meeting at 8.27pm.

Cllr J. Stilts
Chairman

Signed ................................................................. Date............................................