MALDON TOWN COUNCIL
PLANNING COMMITTEE MEETING TO BE HELD ON MONDAY,
11TH 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 29TH 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. QUESTIONS FROM THE PRESS AND PUBLIC

Signed…………………………………………. Date: 4th 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 TUESDAY 29th AUGUST, 2017, COMMENCING AT 7.30 P.M.
IN THE CONFERENCE ROOM, MALDON TOWN HALL

PRESENT:

Chairman: Cllr. D. Ogg  Vice Chairman: Cllr M. Harvey
Councillors: M. Heard (substitute for F Shaughnessy),
I. Kidman (substitute for R. Ford), J. Miller, S. Nunn,
S. Savage (substitute for T. Shrimpton) and J. Stilts (Town Mayor, Ex Officio)

In Attendance: The Planning Committee Clerk and one member of the public.

65. APOLOGIES FOR ABSENCE
Apologies were received from R. Ford (family commitment), F Shaughnessy (District Council meeting) and T. Shrimpton (out of the country).

66. 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 and Savage 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 items 4.a. 4, 5 & 6 and 4.b.8 as the applications are from the Town Council.

67. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14th AUGUST, 2017
RESOLVED: that the Minutes of the meeting held on 14th August, 2017, be signed as a true record.

68. PLANNING APPLICATIONS

a. Planning Applications for week ending 11th August, 2017

1. FUL/MAL/17/00856 Maldon West
Full Application
Permission for three detached dwellings
Land At Maldon Wycke Spital Road Maldon
M Crook – Lancet Property Ltd
RESOLVED: as the proposed development is out of keeping in an archaeologically sensitive area and, having taken into account the statement from the Environmental Health Department regarding the significant levels of traffic noise from the A414 and the lack of a suitable noise assessment, the Town Council recommends refusal of this application,

2. ADV/MAL/17/00876 Maldon North
Advertisement Application
Advertisement consent for 1No. fascia sign (retrospective)
102 High Street Maldon Essex CM9 5ET
Shoe Zone Retail Limited

RESOLVED: that, although the Town Council is disappointed to note that this is retrospective, it recommends approval of the application.

3. TCA/MAL/17/00886 Maldon North
Works to Trees
T1 Sorbus Aria – Remove
Maldon Methodist Church High Street Maldon Essex
Mrs Gill Songer

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

All Members declared a non-pecuniary interest in the following three items as the applications are from the Town Council.

4. TCA/MAL/17/00887 Maldon North
Works to Trees
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

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

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

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

6. TCA/MAL/17/00889 Maldon North
Works to Trees
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
RESOLVED: that the Town Council recommends that the advice of the District Tree Officer be followed.

For Information Only

7. **LDP/MAL/17/00884**
   Maldon East
   Claim for lawful development certificate for proposed rear extension and roof conversion to include rear dormer.
   293 Mundon Road Maldon Essex CM9 6PW
   Mr Sutton

   RESOLVED: that the information be noted.

b. **Planning Applications for week ending 18th August, 2017**

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

8. **WTPO/MAL/17/00920**
   Maldon South
   Works to Trees with Preservation Order
   T1 silver birch - To prune back branches that are in contact with overhead cables, to give 1.5m clearance.
   Land Adjacent To 14 Eliot Way Maldon Essex CM9 6DQ
   Miss Jennifer Eva - Maldon Town Council

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

69. **MALDON DISTRICT COUNCIL PLANNING DECISIONS**

   Members received the list of Planning Decisions for the weeks ending 11th & 18th August, 2017.

   RESOLVED: that the information be noted.

70. **MALDON TOWN REGATTA ASSOCIATION. ROAD CLOSURE – 23.09.17**

   Members received notification of the road closure of the section of the Hythe from Church Street to the Promenade Park. 08.00 – 17.00. 23.09.17

   RESOLVED: that the information be noted.

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

   A question was received from the member of public in attendance regarding the future of The Friary, Carmelite Way and, as the Town Council had already responded to the application for this site, he was advised that this query should be addressed to the District Council.

   The Chairman closed the meeting at 7.57pm.

   Cllr D. Ogg
   Chairman

   Signed ……………………………………………………. Date…………………………….
Agenda item 4

c. **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

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

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

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 Sailsbury

d. **Planning Applications for week ending 1ST September, 2017**

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

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

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 has 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 application for the
MALDON TOWN COUNCIL
LIST OF MALDON DISTRICT COUNCIL PLANNING DECISIONS
PLANNING COMMITTEE MEETING TO BE HELD ON MONDAY, 11TH 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 25th August, 2017

1. HOUSE/MAL/17/00652 Maldon South
   First floor side extension & replace rear flat roof
   7 Tennyson Road Maldon Essex CM9 6BE
   Mr & Mrs C Raper

   MTC: The Town Council recommends refusal of this application as the proposed development, by means of its bulk, scale and design would be a dominant and incongruous feature and not in keeping with the street scene. Therefore, giving a cramped appearance leading to a detrimental effect on neighbouring properties affecting their residential amenity and contrary to policies BE1 and BE6 of the adopted Replacement Local Plan, Emerging Policy D1 of the Submitted Local Development Plan and guidance contained within the National Planning Policy
   MDC: Approved, subject to conditions.

2. FUL/MAL/17/00754 Maldon South
   Remove existing steep ramp, construct new level platform to receive Terry Steplift 500 wheelchair lifting platform. Widen front entrance door. To allow wheelchair access for disabled tenant.
   37 Warwick Drive Maldon Essex CM9 6BP
   Maldon District Council

   MTC: recommends approval.
   MDC: Approved, subject to conditions.

3. LBC/MAL/17/00460 Maldon North
   RBS are proposing to install New Cisco Wireless Access Points within the branch as part of this delivery, these devices provide access to wireless internet access within the site.
   NatWest 36 High Street Maldon Essex
   Mr Darren Hewitt - Realys Ltd

   MTC: recommends approval.
   MDC: Listed Building Consent granted subject to conditions.
4. **LBC/MAL/17/00464**  
**Maldon North**

New street surface in covered pedestrian walkway and render to be applied to existing red brick walls.
Edward Walk Maldon Essex
Mr Giles Ford

**MTC:** The Town Council recommends refusal of this application as it considers that the proposal is for poor choice of materials and would result in poor visual impact and inappropriate design and architectural style for a Listed Building in the Conservation Area of the High Street and is concerned about the safety issue with the proposed flooring.

**MDC:** Listed Building Consent granted subject to conditions including:

**CONDITION**
This permission approves only the development described in the application and shall not be construed as giving approval for any changes to the shop facades in High Street, Maldon or for any associated Advertisement Consent

**REASON**
For the avoidance of doubt as to the extent of this permission.

**INFORMATIVE**
The applicant and agent are advised that prior to the installation of the flooring material hereby approved, that any such flooring must conform to the appropriate Building Regulation and Equality Act requirements for non-slip flooring in a public open space and be installed accordingly.

5. **FUL/MAL/17/00655**  
**Maldon North**

Vary condition 2 of approved application HOUSE/MAL/15/01065 (Proposed two storey side and single storey rear extension). The applicant would like to make the single storey rear extension slightly larger.
3 Spital Road Maldon Essex CM9 6DY
Ms Jane Kara

**MTC:** recommends approval.

**MDC:** Approved, subject to conditions.

b. **Decisions up to week ending 1st September, 2017**

6. **HOUSE/MAL/17/00570**  
**Maldon East**

Replacement of an existing timber studio.
2 Promenade Cottages St Marys Lane Maldon Essex. Ms Ruth O'Neill

**MTC:** recommends approval of this application subject to a condition that it should not ever be used for residential purposes.

**MDC:** Approved, subject to conditions.
7. **FUL/MAL/17/00578** Maldon East
   To replace the existing single glazed timber windows at both ground and first floor levels to the original school building with new polyester powder coated aluminium double glazed windows to replicate as near as possible the existing window fenestrations.
   Maldon County Primary School Wantz Chase Maldon Essex Essex County Council

   **MTC:** recommends approval.
   **MDC:** Approved, subject to conditions.

8. **HOUSE/MAL/17/00628** Maldon South
   Single storey rear extension & glazed veranda
   104 Fambridge Road Maldon Essex CM9 6BG
   Mr & Mrs A Layley

   **MTC:** recommends approval.
   **MDC:** REFUSE for the following reason:
   The proposed single storey rear extension, by reason of its width, design and materials, would appear as an unsympathetic and inadequately integrated addition to the detriment of the dwelling and the character and appearance of the area. The proposal development is contrary to policy D1 of the Local Development Plan and Government guidance contained within the National Planning Policy Framework.

9. **FUL/MAL/17/00794** Maldon North
   Partial demolition of the existing boundary wall between 9-14 Friars Lane and the rear of 22 High Street. Construction of new brickwork wall to match existing.
   9 Friars Lane Maldon Essex CM9 6FG
   Mr Kevin Auger - Chelmer Housing Partnership

   **MTC:** recommends approval of this application subject to the views of the Conservation Officer.
   **MDC:** Approved, subject to conditions.