



Minutes
of the extraordinary meeting of
MAYLAND PARISH COUNCIL
held in the Lawling Park Hall
on Tuesday 26th January 2016
at 7.19 p.m.

Present: Cllr Oatham (Vice Chairman)
Cllr Duncan
Cllr Pettitt
Cllr Spires

Clerk: Mrs J Massenhove

In the absence of the Chairman Cllr Evans, Vice Chairman Cllr Oatham chaired the meeting.

191. Apologies for Absence

Apologies were received from Cllrs Lund, Massenhove, Evans and Hawkes.

192. Declaration of Interests

No interests were declared.

193. Public Discussion

No members of the public were present.

194. Planning

The following application was considered and comment to the Planning Authority agreed: -

HOUSE/MAL/16/00010

Erection of rear single storey 25sqm flat roof extension. Demolition of existing porch. Extension of front single storey 1.75sqm porch. Replacement of existing garage door with window to create new ground floor bedroom
57 Nipsells Chase Mayland Essex CM3 6EH

The following objections to the application were raised: -

- Conversion of the garage to a bedroom removes a parking space whilst potentially creating the need for additional parking.
- The use of on-street parking to meet this need is not appropriate due to the close proximity of the property to the junction with Nipsells Chase.
- On-street parking would be outside neighbouring properties and a possible nuisance to them.

Cllr Oatham proposed that the recommendation to MDC is the refusal of planning permission for those reasons. Cllr Pettitt seconded the proposal. All in favour. Clerk to submit the recommendation to MDC.

The following application was considered, further to an appeal against MDC's decision to refuse planning permission: -

OUT/MAL/15/00179

Outline Planning Permission for a residential development comprising up to 150 residential dwellings (Including 30% affordable housing), structural planting and landscaping, informal public open space and childrens play area, surface water attenuation and associated ancillary works, with all

matters reserved for future determination with the exception of access.
Nipsells Farm Lodge Nipsells Chase Mayland Essex

Cllr Pettitt proposed reinforcing MPC's previous objections and adding the following comments to the Planning Inspectorate: -

- There is insufficient parking provision within the site and any overspill parking would further congest Nipsells Chase.
- The single entry/exit is inadequate for this number of houses.
- The surface water treatment area should not be included within the public space calculation.
- A development of this size will inevitably have a negative impact on the surrounding environment
- The applicant's 30% affordable housing component does not comply with the 40% required by Maldon's submitted LDP.

Cllr Oatham seconded the proposal. All in favour. Clerk to submit the comments to the Planning Inspectorate.

The meeting closed at 7.38 p.m.

Date of next meeting, Tuesday 9th February 2016