

## **Development Committee – 28 July 2011**

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Minutes of the meeting of the **Development Committee** held on **28 July 2011** when there were present:-

Chairman: Cllr P A Capon

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr Mrs C M Mason
Cllr Mrs T J Capon	Cllr J R F Mason
Cllr J P Cottis	Cllr R A Oatham
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr M J Steptoe
Cllr K J Gordon	Cllr J Thomass
Cllr Mrs D Hoy	Cllr I H Ward
Cllr M Hoy	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr P F A Webster
Cllr Mrs G A Lucas-Gill	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs M R Carter, J E Grey, Mrs A V Hale, A J Humphries, C J Lumley, Mrs J R Lumley, Mrs J E McPherson, D Merrick, Mrs J A Mockford, T E Mountain, R D Pointer, A C Priest, S P Smith and Mrs B J Wilkins.

### **OFFICERS PRESENT**

J Whitlock	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
K Gymer	- Solicitor
S Worthington	- Committee Administrator

### **195 MINUTES**

The Minutes of the meeting held on 30 June 2011 were approved as a correct record and signed by the Chairman.

### **196 DECLARATIONS OF INTEREST**

Cllr J P Cottis declared a personal interest in item R1 of the Schedule by virtue of being acquainted with the applicant.

Cllr Mrs C M Mason declared a personal interest in item R1 of the Schedule by virtue of being a patient at the adjacent dental surgery.

Cllr Mrs H L A Glynn declared a personal interest in item R2 of the Schedule by virtue of being acquainted with a friend of the applicant.

### 197 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with items 11/00274/FUL and 11/00318/FUL, which had been referred from the Weekly List.

#### **Item R1 – 11/00274/FUL – Essex County Hotel, Aviation Way, Rochford**

**Proposal** – Construct vehicle crossover onto Aviation Way.

#### **Resolved**

That the application be approved, subject to the following conditions:-

- 1 SC4B – Time Limits Full – Standard
- 2 Prior to commencement of the development, the access at its centre line shall be maintained with a clear to ground visibility splay with dimensions of 4.5 metres by 90 metres to the north, as measured from and along the nearside edge of the carriageway. The vehicular visibility splay shall be provided and retained free of any obstruction at all times. (HPT)

#### **Item R2 – 11/00318/FUL – Land adjacent to 144 Greensward Lane, Hockley**

**Proposal** – Sub-divide plot and carry out works and alterations to convert existing store out building to form three-bedroomed dwelling incorporating front and rear extensions. Demolish out building and construct detached garage.

#### **Resolved**

That the application be refused for the following reasons:-

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. Within the Green Belt planning permission will not be given for the re-use of existing rural buildings unless the development complies with the advice contained within PPG 2 (paragraphs 3.7 – 3.10) and Policy R9 of the Replacement Local Plan (2006).

The proposal, by way of the single storey rear extension, contravenes part (iv) of Policy R9, which specifies that the re-use of farm buildings will only be permitted provided that the proposal involves no extension to the building. The extension gives rise to the increase in built development to the site, resulting in the reduction in the openness to

this part of the Green Belt. If allowed, this would set a precedent for allowing the piecemeal erosion of the openness and character of the Green Belt by way of the re-use and extension of rural buildings.  
(HPT)

The meeting closed at 8.20 pm.

Chairman .....

Date .....

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