

Development Committee – 30 May 2013

Minutes of the meeting of the Development Committee held on **30 May 2013** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr Mrs C E Roe

Cllr Mrs P Aves	Cllr Mrs G A Lucas-Gill
Cllr C I Black	Cllr C J Lumley
Cllr Mrs L A Butcher	Cllr Mrs J R Lumley
Cllr Mrs T J Capon	Cllr M Maddocks
Cllr J P Cottis	Cllr Mrs C M Mason
Cllr R R Dray	Cllr J R F Mason
Cllr Mrs H L A Glynn	Cllr Mrs J E McPherson
Cllr K J Gordon	Cllr D Merrick
Cllr J E Grey	Cllr S P Smith
Cllr Mrs A V Hale	Cllr D J Sperring
Cllr B T Hazlewood	Cllr M J Steptoe
Cllr Mrs D Hoy	Cllr I H Ward
Cllr M Hoy	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M R Carter, T G Cutmore, J D Griffin, Mrs J A Mockford, T E Mountain, R A Oatham and C G Seagers.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
T Hardwick	- Team Leader (Area Team South)
A Law	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

J Cunnane - For item 5

100 MINUTES

The Minutes of the meeting held on 18 April 2013 were approved as a correct record and signed by the Chairman.

101 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a non pecuniary interest in item 6 of the Agenda by virtue of membership of Rochford Parish Council.

102 13/00231/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

The Committee considered an application to construct a single storey part pitched roofed part flat roofed sales building with associated car parking.

Resolved

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

1. The use hereby permitted shall be for a temporary period expiring on 29 May 2016 whereby upon expiry of the consent hereby given the sales building shall be reinstated for use as a domestic garage and the flat roofed side and rear additions shall be removed.
2. The use hereby permitted shall be for the purposes of a sales office associated with the adjoining residential development, as approved on 17 December 2012 under application no. 12/00381/FUL and for no other purpose. (HPT)

(Note: Cllrs Mrs C M Mason and J R F Mason wished it to be noted that they had voted against the above decision.)

103 13/00118/FUL – LAND OPPOSITE 2 GOLDSMITH DRIVE, RAYLEIGH

The Committee considered an application for the change of use of land to form a site for travelling show people.

Resolved

That the application be refused for the following reasons:-

- (1) The saved 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 except in very special circumstances for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in policies R2 and R5 of the saved Local Plan). The proposal is considered to be inappropriate development contrary to Green Belt policy [and to policy GB1 of the adopted Rochford District Council Core Strategy](#). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

The proposal does not come into any of the excepted categories and, if allowed, would develop an existing open and undeveloped site with an existing tall grass covering with development in the form of touring caravans, mobile homes, commercial vehicle storage and maintenance and a hardstanding area to some 56% of the site coverage, which, taking all these features together, would detract visually from the

relative undeveloped plotland appearance and character of that part of the Green Belt in which the site would be situated and would introduce noise and commercial repairs to show men's equipment, detracting from the amenity enjoyed to this location generally, but with a particular loss of residential amenity for neighbouring properties in Goldsmith Drive.

- (2) The proposal would be served by a 117m length of unmade plotland road to a width of 5m without footway and a poor surface. As such, the site would not enjoy a direct access onto a metalled highway surface and the proposal would instead encourage further commercial traffic onto the sub standard highway network to the detriment of the safety to pedestrians and other highway users and the flow of traffic. (HPT)

104 13/00263/FUL – ACACIA HOUSE, 2 EAST STREET, ROCHFORD

The Committee considered an application to demolish an existing out building and convert the existing building into 7 no. one-bedroomed flats with parking and amenity areas.

During debate there was a general consensus that additional work was required to improve the positioning of the refuse bins and to determine whether the amenity space could be positioned closer to the proposed flats, or, if this was not possible, to increase car parking provision and delete the amenity space.

Resolved

That the application be deferred to a future meeting of the Committee. (HPT)

The meeting closed at 8.40 pm.

Chairman

Date

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