

Development Committee – 25 June 2020

Minutes of the remote meeting of the Development Committee held on **25 June 2020** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr Mrs L Shaw

Cllr D S Efde
Cllr A H Eves
Cllr G J Ioannou
Cllr D Merrick
Cllr P J Shaw

Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson
Cllr S E Wootton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C M Stanley.

SUBSTITUTE MEMBERS

Cllr Mrs C M Mason - for Cllr N J Hookway
Cllr J E Newport - for Cllr C M Stanley

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
M Stranks	- Team Leader (Area Team North)
C Irwin	- Solicitor
S Worthington	- Principal Democratic & Corporate Services Officer

PUBLIC STATEMENTS

B Telford - for item 6(1)

72 MINUTES

The Minutes of the meeting held on 7 May 2020 were approved as a correct record and would be signed in due course by the Chairman.

73 ITEMS REFERRED FROM THE WEEKLY LIST

20/00237/FUL – LAND ADJACENT TO 16 MORRINS CLOSE, GREAT WAKERING

The Committee considered an application to sub-divide a plot and construct a detached 1-bed house.

Resolved

That the application be refused for the following reasons:-

- (1) The proposed development is located within Flood Zone 3a and would therefore be at a higher probability of flooding. The proposal is for the provision of a dwelling which is classified as a 'more vulnerable' development. Paragraphs 158 and 160 of the National Planning Policy Framework and policy ENV3 of the Core Strategy seek to direct development to areas with a lower risk of flooding. The proposal is considered to fail both the sequential test and the exception test and given that the Council can demonstrate a five year housing land supply on sites which have been subject of sequential testing and that the wider sustainability benefits to the community do not outweigh the flood risk posed as required by the exception test, the development would therefore be contrary to the National Planning Policy Framework, the National Planning Practice Guidance and policy ENV3 of the Core Strategy.
- (2) The submitted Flood Risk Assessment (FRA), referenced FRA001 V2 and dated 5 March 2020 is insufficient as it is unable to demonstrate that the proposed development is safe for future occupants. The FRA does not comply with the requirements of the National Planning Practice Guidance.
- (3) The proposed siting of the new dwelling in close proximity to the side elevation of No. 16 Morrins Close would result in an unacceptable relationship between this property and the new dwelling with the latter causing overshadowing of a significant number of side facing windows which form primary windows given that No. 16 is an end of terrace property with little fenestration to the northern, frontage elevation. The proposal as a result would be contrary to part (iv) of Policy DM3 of the Development Management Plan.
- (4) The proposed development would amount to over-development of the site as it fails to accommodate adequate on - site parking provision. The proposal would only provide one car parking space, this would fall short of the minimum requirement for a development of a one / two-bed dwelling. The scale of the development proposed results in an inability to provide sufficient on - site parking contrary to part (v) of policy DM1, part (ix) of policy DM3 and policy DM30 of the Development Management Plan and the adopted Parking Standards.
- (5) The application does not include a mechanism to secure a suitable contribution towards the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs). This means that the development could potentially have a significant effect on the sensitive interest features of coastal European designated sites, through increased recreational pressure from future occupiers of the development.

Informative

The applicant's attention is drawn to the fact that the garden areas of the proposed and retained dwelling would fall short of the 100m² as required by policy SPD2 but that the nearby play space mitigates this shortfall exceptionally. (ADPE)

The meeting closed at 8.13 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.