

## **Development Committee – 30 June 2016**

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Minutes of the meeting of the Development Committee held on **30 June 2016** when there were present:-

Chairman: Cllr M R Carter  
Vice-Chairman: Cllr J D Griffin

Cllr C I Black	Cllr T E Mountain
Cllr G J Ioannou	Cllr Mrs L Shaw
Cllr Mrs C M Mason	Cllr M J Steptoe
Cllr D Merrick	Cllr S A Wilson

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs N J Hookway, R Milne and J E Newport.

### **SUBSTITUTE MEMBERS**

Cllr S P Smith	- for Cllr R Milne
Cllr C M Stanley	- for Cllr J E Newport

### **NON-MEMBERS ATTENDING**

Cllr Mrs J R Gooding  
Cllr M J Lucas-Gill

### **OFFICERS PRESENT**

S Scrutton	- Managing Director
A Law	- Assistant Director, Legal Services
M Stranks	- Team Leader (Area Team North)
R Davis	- Planner
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

Cllr A Matthews, Rawreth Parish Council	- for item 6
Cllr Mrs M A Weir, Rochford Parish Council	- for item 8
K Holland	- for item 6
M King	- for item 8

### **143 MINUTES**

The Minutes of the meeting held on 7 June 2016 were approved as a correct record and signed by the Chairman.

### **144 DECLARATIONS OF INTEREST**

All Members of the Council declared an other pecuniary interest in item 7 of the agenda – 16/00123/FUL – land south of roundabout at the end of Priory Chase, Rayleigh by virtue of the Council being the freehold owner of the land.

The Monitoring Officer had, however, granted all Committee Members and Substitute Members dispensation pursuant to Section 33 of the Localism Act 2011 in order that this application might be determined.

**145 15/00736/FUL – LAND ADJACENT TO GRANGE VILLA, LONDON ROAD, RAYLEIGH**

The Committee considered an application to form an access and to lay out the site to provide a residential development of 21 flats and 26 houses (47 dwellings in total).

Members considered that there were a number of areas in respect of this application that required further clarification, in particular:-

- the location and type of pedestrian crossing, taking account of the speed limits on the A129 London Road.
- what highway improvement measures would be provided in respect of the additional developer contribution of £50,000 over and above the cost of the proposed pedestrian crossing.
- clarification on proposed flow rates and the opportunity to seek improvement to the rate to improve local resilience against flooding and better details of attenuation arrangements.
- The drainage details relating to conditions 7, 8, 10, 11, 12 and 13 to be submitted with the application for Members' consideration.
- Details of the surface water drainage scheme/underground drainage plan to be made available to the Committee.
- Condition 13 to be amended so that it be required that the yearly maintenance logs be submitted to the local planning authority annually.
- Off street parking spaces to be provided clear of street.
- The road layout to be built to adoptable standards and clarification of whether the road layout will be adopted.
- Dormer windows with flat roofs to be revised to provide pitched roofs.
- Clarification of the proposals to spend the contribution of £45,000 in respect of Little Wheatley's play space, and whether instead this contribution might be used to fund a school crossing patrol for a temporary period of time.

**Resolved**

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

### 146 16/00123/FUL – LAND SOUTH OF ROUNDABOUT AT END OF PRIORY CHASE, RAYLEIGH

The Committee considered an application to provide a Scout building, access and car parking.

#### **Resolved**

That planning permission be granted, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (3) The use hereby approved shall be restricted to use as a scout hall (including ancillary use for nursery school and adult evening educational classes) and for no other use within use classes D1 of the Use Classes Order 1987 (or as otherwise amended).
- (4) The use of the site hereby permitted shall not open for use outside the hours of 0800 hours to 2200 hours Monday to Friday, 0800 hours to 1000 hours on Saturday and 1000 hours to 1800 hours on Sundays.
- (5) No development shall commence before plans and particulars showing precise details of the hard and soft landscaping, which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority.

Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the retention of existing trees, shrubs and hedgerows on the site and in particular the retention of existing shrubs, scrub and saplings at the rear of the building, and include details of:-

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
- existing trees to be retained;
- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;

- existing and finished levels shown as contours with cross-sections if appropriate;
  - means of enclosure and other boundary treatments;
  - car parking layouts and other vehicular access and circulation areas;
  - minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting, etc);
  - existing and proposed functional services above and below ground level (e.g., drainage, power and communication cables, pipelines, together with positions of lines, supports, manholes, etc.); shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.
- (6) Any ecological works to take place on the site are to be carried out in accordance with the recommendations as provided within the ecological impact assessment dated December 2015 provided by Herpetologic Ltd.
- (7) Prior to first use details showing the proposed bin store should be submitted and approved in writing by the Local Planning Authority.
- (8) No amplified speech, music or other form of public address system shall be broadcast or operated on any part of the site. (MD)

### **147 16/00364/FUL – 34 ROCHEWAY, ROCHFORD**

The Committee considered an application to remove or vary condition 15 to application 08/00241/FUL to allow use of the former Disability Essex building to be no longer limited for use by Disability Essex.

#### **Resolved**

That planning permission be approved, subject to the following condition:-

- (1) The use hereby approved shall be restricted to use as a non-residential education, training and health care centre only and no other use within Class D1 of the Use Classes Order 1987. (MD)

**148 16/00162/FUL – LAND AT THE JUNCTION OF RAWRETH LANE AND HULLBRIDGE ROAD, RAYLEIGH**

The Committee considered an application to secure the provision of accommodation works to provide storage for equipment and materials and parking for contractors' vehicles.

**Resolved**

That planning permission be approved, subject to the previous conditions and the following additional head of condition:-

- (13) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority a construction management plan to demonstrate the provision of areas within the applicant's control for the provision of the storage of materials, plant, equipment and operatives' parking. The development shall be implemented in accordance with such details as may be agreed. (MD)

The meeting closed at 9.25 pm.

Chairman .....

Date .....

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