

Development Committee – 15 December 2011

Minutes of the meeting of the **Development Committee** held on **15 December 2011** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr J R F Mason
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr M R Carter	Cllr Mrs J A Mockford
Cllr T G Cutmore	Cllr T E Mountain
Cllr K J Gordon	Cllr R A Oatham
Cllr Mrs A V Hale	Cllr R D Pointer
Cllr Mrs D Hoy	Cllr C G Seagers
Cllr M Hoy	Cllr S P Smith
Cllr K H Hudson	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr I H Ward
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr M Maddocks	Cllr P F A Webster
Cllr Mrs C M Mason	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, J P Cottis, Mrs H L A Glynn, J E Grey, Mrs J R Lumley, A C Priest, Mrs C E Roe, J Thomass and Mrs C A Weston.

OFFICERS PRESENT

Mr S Scrutton	- Head of Planning and Transportation
Mr J Whitlock	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
N Khan	- Principal Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Cllr Mrs M A Weir, Hawkwell Parish Council
Mr P Biggs
Mr R Forde

284 MINUTES

The Minutes of the meeting held on 24 November 2011 were approved as a correct record, subject to including Cllr M R Carter in the list of attendees, and signed by the Chairman.

285 DECLARATIONS OF INTEREST

Cllrs Mrs A V Hale, M Hoy, Mrs J E McPherson and Mrs J A Mockford declared a personal interest in item 1 of the schedule by virtue of membership of Rochford Housing Association Board.

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

The Committee considered the schedule of development applications.

Item 1 – 11/00259/FUL – Land Between Main Road and Rectory Road and Clements Hall Way, Hawkwell

Proposal – Demolish existing dwelling and construct development of 176 houses with Thorpe Road, access off Clements Hall Way, access for one plot off Rectory Road, road network, public open space, landscaping and relocation of high pressure gas main.

During debate, concern was expressed about the future management of the proposed open space. Members emphasised that this should be properly reviewed with a view to robust arrangements being developed for the future management and maintenance of such open space, with a preference being expressed for the open space to be transferred to a public body with appropriate financial support for long-term management and maintenance.

The importance of re-siting street furniture and seeking from the developer the provision of a bus subsidy of around £100k was also highlighted.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the appearance, design and layout of the proposed scheme was out of keeping with guidance contained within the Essex Design Guide.

Resolved

That the application be refused for the following reason:-

The proposed scheme does not accord with guidance contained within the Essex Design Guide relating to layout and overall design by virtue of:-

- i) Failing to meet guidance relating to Boulevard Planning in view of the reliance within the layout upon the "tree'd" landscape setting of the site.
- ii) The mix of properties around the green does not create a satisfactory edge to the enclosed space.
- iii) Not providing a distinctive design; there is a predominance of standard developer houses in an indiscriminate fashion and taking a form of

“anywhere housing” unrelated to traditional Essex design and appropriate mix of dwelling style for this edge of settlement site locality.

- iv) Parking courts are highly visible from the public realm. There are areas of land with indeterminate use of some areas of land including unspecified ownership of the refuse collection points.
- v) The parking for plots 113 and 114 are shown perpendicular when they should be parallel to the highway.
- vi) The proposed design of the house types features inappropriate window heads and window sill details comprising brick courses contrary to the use of lintels in differing materials or string courses that should appear adequate for loads above the window opening.
- vii) Too large a span to roof ends with lower roof angles and uncharacteristic depth to proposed dwellings, contrary to Essex vernacular style.
- viii) The inclusion of flat roofed dormers is inappropriate and contrary to the Council’s supplementary guidance which favours traditional pitched roofs to dormers.
- ix) Inadequate garden sizes for a significant number of plots, and particularly affordable housing, giving rise to insufficient space within those plots for limited gardening, recreation, outside drying and outside storage for the reasonable expectations of future occupiers of those dwellings.

If allowed the development would result in a development lacking local distinctiveness and would harm the semi-rural urban fringe location and identity of South Hawkwell. The development would, if allowed, represent a lost opportunity to provide a development of a high standard and exemplar of good design and layout that would otherwise improve the character and quality of the South Hawkwell area, as required by paragraphs 34 and 35 to PPS 1 and Policy CP1 to the Council’s adopted Core Strategy (December 2011).

The meeting closed at 9.00 pm.

Chairman

Date

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