

Development Committee – 7 May 2020

Minutes of a remote meeting of the Development Committee held on **7 May 2020**
when there were present:-

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

Cllr C C Cannell
Cllr D S Efde
Cllr A H Eves
Cllr D Merrick
Cllr P J Shaw

Cllr C M Stanley
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 M J Lucas-Gill.

SUBSTITUTE MEMBERS

Cllr Mrs J R Gooding - for Cllr M J Lucas-Gill

NON-MEMBERS ATTENDING

Cllrs Mrs D Hoy, M Hoy, Mrs C M Mason, J E Newport, D J Sperring, M J Steptoe.

OFFICERS PRESENT

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

PUBLIC STATEMENTS

| | |
|------------|------------------|
| S Barlow | - for item 9 |
| C Donovan | - for item 10(1) |
| K O'Brien | - for item 10(1) |
| T Tedder | - for item 6 |
| S Wakeling | - for item 10(2) |

56 MINUTES

The Minutes of the meeting held on 13 February 2020 were approved as a correct record and would be signed in due course by the Chairman.

57 19/01184/REM – LAND NORTH OF LONDON ROAD, RAYLEIGH

The Committee considered a Reserved Matters application (including full details of the layout, scale, appearance, access and landscaping) in relation to the construction of 120 dwellings, internal roads, parking and other associated infrastructure.

Resolved

That the reserved matters application be approved, subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this approval.
- (2) The development approved shall be undertaken in strict accordance with the following approved plans:

Site Location Plan: P19-1505_19 Rev D
Planning Layout: P19-1505_01 Rev Z
Refuse Storage and Collection Strategy: P19-1505_15 Rev E
Materials Plan: P19-1505_09 Rev E
Back to Back Distances Plan: P19-1505_10 Rev D
Garden Areas Plan: P19-1505_11 Rev E
Hard Surfaces Plan: P19-1505_12 Rev E
Building Heights Plan: P19-1505_13 Rev E
Affordable Tenure Plan: P19-1505_07 Rev D
Part M4(3) Housing Category Plan: 19-1505_08 Rev E
Enclosures Plan: P19-1505_14 Rev E
Enclosure Details: P19-1505_14 Rev A
Parking and Cycle Strategy: P19-1505_16 Rev D
Street Scenes A and B: P19-1505_04-01 Rev G
Street Scenes C and D: P19-1505_04-02 Rev D
Street Scenes E and F: P19-1505_04-06 Rev B
Stuart (Brick) Bloor Homes NSS.2BF03.PL-01 Rev E
Stuart (Brick) Bloor Homes NSS.2BF03-1.PL-02 Rev A
Sassoon (Brick) Bloor Homes NSS.3B5P.PL-01 Rev A
Dekker (Brick) Bloor Homes NSS.277_NSS.277-1.PL-01 Rev A
Reynolds (Brick) Bloor Homes NSS.374-1.PL-01 Rev A
Lawrence (Brick) 1 Bloor Homes NSS.375.PL-01 Rev A
Lawrence (Brick) 2 Bloor Homes NSS.375-1.PL-01
Warton (Brick) Bloor Homes NSS.476-1.PL-01
Warton (Floorplans) Bloor Homes NSS.476-1.PL-06
Hulford (Brick) 1 Bloor Homes NSS.486.PL-01 Rev A
Hulford (Brick) 2 Bloor Homes NSS.486-1.PL-01
Hulford (Render) Bloor Homes NSS.486.PL-02
Gwynn (Brick) 1 Bloor Homes NSS.489.PL-01 Rev A
Gwynn (Brick Floorplans) 1 Bloor Homes NSS.489.PL-06
Gwynn (Brick) 2 Bloor Homes NSS.489-1.PL-01
Gwynn (Brick Floorplans) 2 Bloor Homes NSS.489-1.PL-06
Gwynn (Render) Bloor Homes NSS.489-1.PL-02
Gwynn (Render Floorplans) Bloor Homes NSS.489-1.PL-06
Beckett (Brick) 1 Bloor Homes NSS.490.PL-01
Beckett (Brick Floorplans) 1 Bloor Homes NSS.490.PL-05
Beckett (Brick) 2 Bloor Homes NSS.490.PL-01

Beckett (Brick Floorplans) 2 Bloor Homes NSS.490-1.PL-05
Beckett (Render) Bloor Homes NSS.490-1.PL-02
Beckett (Render Floorplans) Bloor Homes NSS.490.PL-05
Lawrence and Buxton (Brick) 1 Bloor Homes NSS.807.PL-01
Lawrence and Buxton (Brick Floorplans) 1 Bloor Homes
NSS.807.PL-05
Lawrence and Buxton (Brick) 2 Bloor Homes NSS.807-1.PL-01
Lawrence and Buxton (Brick Floorplans) 2 Bloor Homes NSS.807-
1.PL-05
Symons (Brick) Bloor Homes NSS.851-1.PL-01
Symons (Floor plans) Bloor Homes NSS.851-1.PL-03
Savage Semi (Brick) Bloor Homes NSS.2B4P.PL-01 Rev A
Savage Quad (Brick) Bloor Homes SS.861.PL-01 RV
Savage (Floor plans) Bloor Homes NSS.861.PL-03 RV
Scurfield and Sassoon (Brick) Bloor Homes NSS.866-1.PL-01 Rev
A
Scurfield and Sassoon (Floor plans) Bloor Homes SS.866-1.PL-03
Rev A
Acton Bloor Homes SS.903.PL-06-1 Rev A
Acton Bloor Homes NSS.903.PL-06-2 Rev A
Acton (Floor plans) Bloor Homes NSS.903.PL-06-3 Rev A
Acton (Floor plans) Bloor Homes NSS.903.PL-06-4 Rev A
Acton (Floor plans) Bloor Homes NSS.903.PL-06-5 Rev A
Single Garage (1) Bloor Homes GL01.PL-01
Double Garage (2) Bloor Homes GL02.PL-01
Sales Garage Bloor Homes SG02.PL-01
Bin Stores (Plots 97-102) Pegasus Group P19-1505_22 Rev D
Bin Stores (Plots 103-108) Pegasus Group P19-1505_22 Rev D
Cycle Stores Pegasus Group P19-1505_22 Rev D
Buxton (Brick) Bloor Homes NSS.372.PL-01
Forbes (Brick) Bloor Homes NSS.384_384-1.PL-01
Forbes (Floor plans) Bloor Homes NSS.384_384-1.PL-05
Benson (Render) Plot 67 Bloor Homes NSS.472.PL-02
Benson (Render) Floor plans Plot 67 Bloor Homes NSS.472.PL-05
Benson (Render) Plot 44 Bloor Homes NSS.472-01.PL-02
Benson (Render) Floorplans Plot 44 Bloor Homes NSS.472-1.PL-
05
Macaulay (Render) Bloor Homes NSS.BSP420-PL02
Macaulay (Render) Bloor Homes NSS.BSP420-01-PL02
NDSS Floor to Ceiling Heights Bloor Homes V04
Detailed Soft Landscape Proposals (Plots and POS) James
Blake Associates JBA20/078-01 Rev A
Detailed Soft Landscape Proposals (Plots and POS) James
Blake Associates JBA20/078-02 Rev A
Detailed Soft Landscape Proposals (Plots and POS) James
Blake Associates JBA20/078-03 Rev A
Tree Pit Detail (Plots) James Blake Associates JBA20/078-DT1
Tree Pit Detail (POS) James Blake Associates JBA20/078-DT2

Works Schedule Detailed Soft Landscape Proposals James Blake Associates JBA20/078-01 to 03
Finished Floor Levels Ardent 194040-011 Rev F
Highway General Layout (with lighting details) Ardent 194040-013 Rev E
Construction Management Plan Pegasus Group P19_1505_28
Boundary Sections Plan Ardent 194040-SK06 Rev A
Boundary Sections Ardent 194040-SK07 Rev A
Building for Life Assessment Pegasus Group P19-1505_20
Water Efficiency Statement Briary Energy Oct-18
Energy Strategy Statement Briary Energy Mar-20 V2
Construction Environmental Management Plan RSK 422533 V4

- (3) The hard and soft landscaping (on each residential plot) in its entirety shall be implemented during the first planting season (October to March inclusive) following completion or first occupation of the respective dwelling on that plot or alternatively in any such phased timeframe as may have been submitted to and agreed in writing by the Local Planning Authority. Landscaping shall be in accordance with the details provided on the approved landscaping plans reference JBA20/078-01 Rev A, JBA20/078-02 Rev A, JBA20/078-03 Rev A, JBA20/078-DT1, JBA20/078-DT2, JBA20/078-01, JBA20/078-02 and JBA20/078-03.

The hard and soft landscaping that forms part of the communal green spaces within the development hereby approved including the 'green lung' shall be implemented in its entirety, in accordance with the approved plans, prior to the occupation of the 60th dwelling at the site unless an alternative timeframe has been previously submitted to and approved 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.

- (4) All service intakes to dwellings and soil and waste plumbing shall be run internally.
- (5) All secure cycle storage including communal cycle storage as referred to by the list of approved plans shall be provided prior to the first occupation of any dwelling they serve and retained in the approved form in perpetuity.
- (6) All car parking as shown by the Parking Layout, including all garages hereby approved, shall be provided in accordance with the approved plans including having been surfaced in the approved materials and available for use prior to the first occupation of dwellings the parking

serves and this shall remain available solely for the use for the parking of vehicles in perpetuity, notwithstanding rights contained in any class of the Town and Country Planning General Permitted Development Order (2015) (as amended). All visitor parking spaces shall also be provided as above prior to the 50th occupation at the site or alternatively in accordance with a timeframe that has been submitted to and agreed in writing by the Local Planning Authority; these shall also be retained for use solely for the parking of vehicles in perpetuity.

- (7) The main service roads shall be so designed to take the weight of 26 tonne refuse vehicles where to be accessed by refuse vehicles.
- (8) The boundary treatments hereby approved facing the public green spaces/highways to plot numbers 43, 44, 41, 39, 38, 32, 35, 28, 29, 30, 31, 27, 18, 16, 17, 24, 1, 12, 9, 6, 63, 61, 60, 56, 53, 50, 47, 67, 71, 72, 76, 77, 96, 91, 86, 85, 81 and 109 to 120 (inclusive) shall be retained in the approved form in perpetuity, notwithstanding any Class of rights within the Town and Country Planning General Permitted Development Order (2015) (as amended). (ADPE)

58 19/01023/REM – LAND NORTH OF LONDON ROAD, RAYLEIGH

The Committee considered an application for the construction of a spine road (southern link).

Resolved

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

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this approval.
- (2) The development shall be undertaken in strict accordance with the submitted plans referenced: F00132/AEC-NA-NA-DR-D-8005-P7 : Proposed Link Road, General Arrangement Planning submission 3, F00132-AEC-NA-NA-DR-D-8022-P2 PLANNING SUBMISSION 3 LINK ROAD LONGITUDINAL SECTION SHEET 1 OF 2, F00132-AEC-NANA-DR-D-8023-P2 PLANNING SUBMISSION 3 LINK ROAD LONGITUDINAL SECTION SHEET 2 OF 2 and TOR-L (93) 40 Revision D (Updated Landscape Plan). (ADPE)

59 19/00744/FUL – 37 HULLBRIDGE ROAD, RAYLEIGH

The Committee considered an application for a single storey, flat roofed rear addition.

Resolved

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall be carried out in strict accordance with the approved plans listed below:

Drawings numbered: Site Location Plan, CB/19/090/1, CB/19/090/2, CB/19/090/3, CB/19/090/4 (all dated 16 August 2019), CB/19/090/5, CB/19/090/50 (dated 12 February 2020).

- (3) The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (ADPE)

60 19/01107/FUL – 483 ASHINGDON ROAD, ASHINGDON

The Committee considered a retrospective application for the replacement of a picket fence with a 6 foot fence fronting onto Ashingdon Road.

Resolved

That the application be refused for the following reason:-

1. The replacement timber fence is harmful to visual amenity, particularly given the location on a corner plot, in close proximity to a main road and pedestrian footway. The fence is a conspicuous feature significantly reducing the open character of Ashingdon Road. The fence significantly reduces the existing open, soft landscaped green character which would detract from the overall character and appearance of the area and would have an adverse impact upon the street scene. The proposed development would lie contrary to policy CP1 of the Core Strategy and policy DM1 of the Development Management Plan and relevant parts of the National Planning Policy Framework relating to achieving good design. (ADPE)

61 19/00956/FUL – 23 HARROGATE ROAD, HOCKLEY

The Committee considered an application to demolish an existing residential dwelling and construct a 4-bedroom dwelling house.

A Motion moved by Cllr Mrs C A Weston and seconded by Cllr C M Stanley that the application should be refused on the grounds of over-development by way of its bulk, scale and mass which was out of keeping with the existing street scene was lost.

Resolved

That the application be approved, 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) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 1189 rev C.
- (3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (4) The two on site vehicular parking spaces on the driveway shall be provided prior to first occupation of the dwelling hereby approved, each with a dimension of 2.9m by 5.5m and both shall be retained at the site in perpetuity.
- (5) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (6) There shall be no discharge of surface water from the development onto the Highway.
- (7) The first floor window(s) to be created in the northern and southern flank elevations shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished first floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.
- (8) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter.
- (9) Prior to occupation, 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, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted (to compensate for the loss of trees arising from the development);
- 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 (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- existing and proposed functional services above and below ground level (eg. 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. (ADPE)

62 19/01195/FUL – 66 LOWER ROAD, HULLBRIDGE

The Committee considered an application to demolish an existing building and construct a two storey building comprising 3 No. 2-bedroomed and 4 No. one-bedroomed flats (7 flats in total) with a new access onto Lower Road, Hullbridge and off Kingsway.

Resolved

That the application be approved, 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) The development shall be undertaken in strict accordance with the plans referenced 04 A Block Plan, 05A and Location Plan as proposed.
- (3) Prior to their first use samples of all external materials to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

- (4) The development shall be undertaken in accordance with the approved details of external materials
- (5) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter unless demonstrated to be not feasible or viable in which case details shall be submitted to and agreed by the Local Planning Authority prior to first occupation.
- (6) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings hereby approved.
- (7) Prior to occupation of the dwellings hereby approved, 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, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:
 - a schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted (to compensate for the loss of trees arising from the development);
 - 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.

- (8) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C, D and E, of the Town and Country Planning (General Permitted development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) no extensions, porches or alterations of any kind may be added or made to the dwelling hereby permitted, or ancillary buildings erected anywhere within the curtilage of the property, without the prior permission in writing of the Local Planning Authority.
- (9) Prior to first occupation of the proposed development, the developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- (10) No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
i. the parking of vehicles of site operatives and visitors
ii loading and unloading of plant and materials
iii storage of plant and materials used in constructing the development
iv. wheel and underbody washing facilities.
- (11) The vehicular accesses onto Lower Road and onto Kingsway as shown on planning drawing 04 Rev A (including as shown on any revised agreed site layout plan agreed in respect of condition 19) shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access onto Lower Road at its junction with the highway shall be no wider than 5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge and footway. All three vehicular accesses shall be completed and provided for use prior to the first occupation at the site and all shall be retained in the approved form, in perpetuity.
- (12) Any existing redundant access at the site frontage shall be suitably and permanently closed incorporating the reinstatement to full height of the footway/kerbing immediately once the proposed new accesses are brought into first beneficial use.
- (13) Prior to the first occupation of the development the provision of eleven on site vehicle parking spaces and an associated turning area as shown in principle on planning drawing 04 Rev A shall be complete (subject to revised plans for the parking spaces to the rear of the building as required by condition 19). Each parking space shall have dimensions in accordance with current parking standards. The vehicle parking area and associated turning area shall be retained in the agreed form at all times.

- (14) Prior to the first occupation of the development the cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.
- (15) There shall be no discharge of surface water from the development onto the highway.
- (16) No unbound material shall be used in the surface treatment of the car parking areas.
- (17) No works during any part of the construction phase of the development, including all associated ground works including deliveries and/or collections shall take place between the hours of 6pm and 7 am (Monday to Friday) and between the hours of 1 pm and 7am on Saturdays. No construction works, deliveries or collections shall take place on a Sunday or on any bank holidays.
- (18) Prior to commencement of the development hereby approved, confirmation that the two accesses off Kingsway can be provided and used for vehicles and pedestrians in connection with the development hereby approved, in perpetuity, shall have been submitted to and approved in writing by the Local Planning Authority.
- (19) Notwithstanding the car parking layout to the rear of the proposed building, as shown on the approved plans, the two parking spaces, refuse and cycle store shall be provided to the rear of the building in accordance with a revised site layout plan that shall have been submitted to and approved in writing by the Local Planning Authority, which shall include the two parking spaces to the preferred bay size and adjacent to each other (rather than in a tandem arrangement), both accessed directly off Kingsway. The refuse and cycle stores shall be completed prior to first occupation and retained in the approved form in perpetuity. (ADPE)

The meeting closed at 10.22 pm.

Chairman

Date

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