

Development Committee – 17 October 2019

Minutes of the meeting of the Development Committee held on **17 October 2019** when there were present:-

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

Cllr D S Efde
Cllr A H Eves
Cllr M J Lucas-Gill
Cllr D Merrick
Cllr P J Shaw

Cllr C M Stanley
Cllr A L Williams
Cllr S A Wilson
Cllr S E Wootton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C C Cannell and Mrs C A Weston.

NON-MEMBERS ATTENDING

Cllrs Mrs J E McPherson, J E Newport and M J Steptoe.

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
C Buckley	- Team Leader (Development Team South)
M Stranks	- Team Leader (Development Team North)
K Ellis	- Senior Planner
C Irwin	- Solicitor
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

R Adams	- for item 10(4)
W Barker	- for item 10(2)
D Cross	- for item 8
J Dagg	- for item 6
R Forde	- for item 10(4)
T Wade	- for item 10(2)

185 MINUTES

The Minutes of the meeting held on 29 August 2019 were approved as a correct record and signed by the Chairman.

186 DECLARATIONS OF INTEREST

Cllr S P Smith noted that all Members present had a non-pecuniary interest in item 10(1) of the agenda – 19/00012/FUL – 22 South Street, Rochford - by virtue of the RDC Strategic Housing Team's interest in the application site.

Cllr M J Steptoe also declared a non-pecuniary interest in item 6 – 17/00877/OUT – Cherry Orchard Brick Works, Cherry Orchard Lane, Rochford, item 8 – 18/01115/FUL – Land rear of 3 to 45 Alexandra Road, Great Wakering and item 10(1) – 19/00012/FUL – 22 South Street, Rochford by virtue of membership of Essex County Council.

187 17/00877/OUT – CHERRY ORCHARD BRICK WORKS, CHERRY ORCHARD LANE, ROCHFORD

The Committee considered an outline application deferred at a meeting of the Committee held on 27 June 2019 with some matters reserved for a proposed retirement village consisting of 32 no. over 55's apartments, 22 no. over 55's dwelling houses and 9 no. over 55's bungalows, 30 no. assisted living apartments, 34 no. sheltered apartments, 93-bed care home, 903 sqm of A1 space, 397 sqm of A3 space, 1974 sqm of B1 space, 890 sqm of D1 space and 197 parking spaces. Access to the site is the only reserved matter for consideration at the outline stage.

Resolved

That planning permission be refused for the following reasons:-

- (1) The proposed development would not accord with the adopted development plan which allocates the site for employment use as part of a business park. There are no material planning considerations which warrant a departure from the statutory development plan. The proposal would undermine the economic objective of sustainable development which seeks to ensure that sufficient land is available to support economic growth. The proposal would fall contrary to policy E3 of the JAAP, policy NEL3 of the Allocations Plan and policy ED4 of the Core Strategy.
- (2) The proposal is not considered to represent sustainable development and would fall contrary to the NPPF by virtue of proposing a significant residential element which would not be a use that would sit comfortably against and be in the interests of good spatial planning immediately alongside a large employment site. This is particularly the case as the main vehicular access would be expected to be via the adjoining business park and given the proposed C2 Use Class development and restriction to persons over 55, (less likely to take advantage of neighbouring employment opportunity) and given the significant distance from existing residential settlements, facilities and amenities.
- (3) The proposal, by virtue of the type of residential accommodation proposed, namely age restricted and a significant proportion involving an element of care, would not respond most closely to the identified need in the district and would not cater for a mixed demographic group, contrary to policy H5 of the Core Strategy.
- (4) Affordable housing is required in respect of any dwellings proposed that fall within the C3 Use Class, as set out in policy H4 of the Core Strategy.

The proposed age limitation to over 55's only in relation to the affordable housing and the proposed mix to include a significant proportion of sheltered affordable housing would not fulfil the affordable housing need in the Rochford District most effectively. The proposal, for the above-mentioned reasons would not accord with policy H4 of the Core Strategy.

- (5) The proposed residential development would not accord with the requirement in the NPPF that a sequential approach to flood risk is followed. The applicant has not demonstrated that there are no other sites within the district at lower flood risk where the type of development proposed could be delivered. The proposal in this regard is therefore objectionable on flood risk grounds contrary to policy ENV3 of the Core Strategy (2011) and relevant parts of Section 14 of the NPPF. (ADP&E)

188 19/00566/REM – LAND EAST OF RUGBY CLUB, AVIATION WAY, ROCHFORD

The Committee considered details of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission reference 15/00781/OUT on 31/10/2016 relating to part of the Airport Business Park Southend Masterplan. The development to comprise of office and light industrial (use class B1), ancillary café facilities, landscaping and car parking facilities.

It was noted that Members would be sent details of all the traffic, cycle path and pedestrian crossing issues that were included within the outline application for the site.

Resolved

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

- (1) The development to which this permission relates must be begun no later than whichever is later of the following:
- (a) within five years of the date of the grant of outline permission; or
 - (b) the development to which this permission relates must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

TP-TLP-BDP-ZZ-00-DR-A-PM_60_10-0001 rev P02 Location Plan

TP-TLP-BDP-ZZ-00-DR-A-PM_60_10-0002 rev P01 Masterplan
Infrastructure and Proposal

TP-TLP-BDP-ZZ-00-DR-A-PM_60_10-0003 rev P03 Site Plan

TP-TLP-BDP-ZZ-00-DR-A-Zz_70_60-0001 rev P02 GA Plan Ground Floor

TP-TLP-BDP-ZZ-01-DR-A-Zz_70_60-0001 rev P02 GA Plan First Floor

TP-TLP-BDP-ZZ-02-DR-A-Zz_70_60-0001 rev P02 GA Plan Second Floor
TP-TLP-BDP-ZZ-XX-DR-A-Ss_25_30_20-0001 rev P01 West Entrance
TP-TLP-BDP-ZZ-XX-DR-A-Ss_25_30_20-0002 rev P01 East Entrance
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_20-0001 rev P02 Typical Façade Bay Detail
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_30-0001 rev P02 GA Elevation North
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_30-0002 rev P02 GA Elevation West
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_30-0004 rev P02 GA Elevations East
TP-TLP-BDP-ZZ-R1-DR-A-Zz_70_60-0001 rev P02 GA Plan Roof Level
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_80-0001 rev P02 GA Sections
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_80-0002 rev P02 GA Sections
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0001 rev P02 GA Visual 01
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0002 rev P02 GA Visual 02
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0003 rev P02 GA Visual 03
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0004 rev P02 GA Visual 04
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0005 rev P02 GA Visual 05
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0006 rev P01 CGI 1
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0007 rev P01 CGI 2
TLP-BDP-ZZ-00-DR-L-En_32_35_36-0001 REV P02 GA Plan (Hard Landscaping)
TLP-BDP-ZZ-00-DR-L-En_32_35_80-0001 REV P02 GA Plan (Soft Landscaping)
TLP-BDP-ZZ-00-DR-L-PM_60_10-0001 REV P02 Masterplan
TP-TLP-BDP-ZZ-00-DR-A-PM_60_10-0004 rev P01 Existing Site Survey
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_80-0001 rev P02 GA Sections
TP-TLP-BDP-ZZ-XX-DR-A-Zz_70_80-0002 rev P02 GA Sections

- (3) No development shall take place until details of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity.
- (4) Prior to occupation of the development hereby approved, tree pit details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall only be undertaken in full accordance with the approved scheme.
- (5) Prior to occupation of the development hereby approved, a detailed planting plan shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall only be undertaken in full accordance with the approved scheme. If within a period of five years from the completion of development any plants die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
- (6) A landscape management plan, including long term design objectives, continued management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens or

areas to be adopted by the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the building hereby permitted and the landscape management shall be carried out in accordance with the approved plan over the period specified.

Informative

An Advertisement consent is required for the signage shown on plan no. TP- TLP-BDP-ZZ-XX-DR-A-Zz_70_90-0006 rev P01 CGI 1. (ADP&E)

189 18/01115/FUL – LAND REAR OF 3 TO 45 ALEXANDRA ROAD, GREAT WAKERING

The Committee considered an application that was deferred at the Committee meeting held on 29 August 2019 for re-development of the site involving the demolition of No. 39A Alexandra Road to form a vehicular access to a proposed residential development consisting of 25 dwellings (1 x 1-bed maisonette, 11 x 2-bed houses and 13 x 3-bed houses), parking and landscaping.

It was noted that the plan showing the location of the open spaces should be forwarded to Cllr Mrs L Shaw.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred in order that additional information relating to flooding, the sub-station, location of open spaces and proposed working hours be provided.

Resolved

That the application be deferred in order that additional information on the following issues be provided to the Committee:

- Clarification around Anglian Water plans to address the risk of flooding down stream referred to in paragraph 4.31 of the officer report.
- Potential for moving the proposed electricity sub station or details of mitigation for noise from the sub-station.
- Details of the location of the proposed open space within the application site.
- Potential for decreasing the working hours to start later and finish earlier and to exclude weekend and Bank Holiday working, where possible. (ADP&E)

190 19/00391/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered a reserved matters application for utility infrastructure (gas and electricity) – partial amendment to details previously approved under reserved matters approval 17/01114/REM.

Resolved

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

- (1) Time limit
- (2) List of plans
- (3) Materials to be used as described in the briefing note..
- (4) Prior to commencement of any works for the installation of the PRI or sub-station hereby approved which require working within the highway, the prior agreement of the Highway Authority will be obtained as to the timetable of intended works and any necessary traffic mitigation requirements and a copy of the agreement with the Highway Authority shall be submitted to the Local Planning Authority. Any agreed highway mitigation measures shall be implemented during the course of construction works. (ADP&E)

191 19/00012/FUL – 22 SOUTH STREET, ROCHFORD

The Committee considered an application to reinstate and convert an existing out building to provide 2 No. 1-bed dwelling units within the C3 use class.

In response to questions from Members relating to the viability of sectioning off part of the car parking area for use as amenity space, officers confirmed that a condition could be included requiring the submission of details of soft landscaping to the western side of No. 12 South Street.

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 not be carried out other than in accordance with the approved plans listed below:

Drawing number 2091/3, 2091/L1 and 2091/1.

- (3) Prior to the commencement of development, a 'Level 2' Scheme of archaeological building recording as outlined in Historic England Guidance *Understanding Heritage Assets* shall be completed and shall have been submitted to and agreed in writing with the Local Planning Authority.
- (4) Details of all external facing and roofing materials including windows and doors for use in construction of the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to first use of the materials. Details to be submitted shall include samples of bricks (and specify brick bond and mortar) and roofing materials including the slate. Rain water goods shall be metal. Scale 1:20 drawings of the proposed windows shall be submitted. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (5) Prior to the installation of any hand rail to the ramp at the site, details of the hand rail shall be submitted to and agreed in writing by the Local Planning Authority. The hand rail shall be installed in accordance with the details as agreed and retained in this form in perpetuity.
- (6) Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials shall be provided clear of the highway.
- (7) Prior to first use of the building hereby approved, details of an amenity space to be provided on site shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such details shall be implemented on site prior to first use of the building hereby approved and retained in the approved form. (ADP&E)

(Note: Cllrs A H Eves, C M Stanley and S A Wilson wished it to be recorded that they had voted against the above decision.)

The meeting was closed at 9.45 pm due to technical difficulties with the IT.

Chairman

Date

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