

Development Committee – 24 November 2016

Minutes of the meeting of the Development Committee held on **24 November 2016** when there were present:-

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

Cllr C I Black	Cllr J E Newport
Cllr N J Hookway	Cllr Mrs L Shaw
Cllr G J Ioannou	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr S A Wilson
Cllr D Merrick	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Milne and T E Mountain.

SUBSTITUTE MEMBERS

Cllr M J Lucas-Gill	- for Cllr R Milne
Cllr J R F Mason	- for Cllr T E Mountain

NON-MEMBERS ATTENDING

Cllr N L Cooper
Cllr Mrs D Hoy
Cllr Mrs T R Hughes
Cllr C M Stanley
Cllr A L Williams

OFFICERS PRESENT

M Thomas	- Assistant Director, Planning & Regeneration Services
A Law	- Assistant Director, Legal Services
W Richards	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
E Thorogood	- Senior Planner
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

Cllr Mrs M Sawyer - Great Waking Parish Council
I Mayhead

252 MINUTES

The Minutes of the meeting held on 20 October 2016 were approved as a correct record and signed by the Chairman.

253 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non pecuniary interest in item 6 of the Agenda

relating to application 16/00731/OUT – land west of Little Wakering Road and south of Barrow Hall Road, Little Wakering by virtue of membership of Barling Magna Parish Council. Cllr N J Hookway declared a non pecuniary interest in the same item by virtue of membership of Great Wakering Parish Council.

254 16/00731/OUT – LAND WEST OF LITTLE WAKERING ROAD AND SOUTH OF BARROW HALL ROAD, LITTLE WAKERING

The Committee considered an outline application for the construction of up to 120 residential units.

It was noted that the reason for the decision and statement detailed on page 6.55 of the officer's report, as follows:-

“The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently identifying matters of concern with the proposal. The issues identified are so fundamental to the proposal that it has not been possible/is not considered possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.”

was incorrect and should be replaced with the following text:-

“The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, assessed against the adopted Development Plan, and the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.”

The following amendments were noted relating to the addendum to the report:-

Page 1: Application reference should be amended to: 16/00731/OUT

Page 3: Paragraph 3.1 should be amended to: 6.10.

Page 4: Page 6.52 Condition 38 should be amended to: Page 6.37, condition 4.

Members expressed concern that not all Substitute Members of the Committee had received all information sent out to Members of the

Committee. A reply which had been received from the agent in respect of questions raised before the meeting by 3 Members regarding access matters was read out by the case officer.

Prior to the officer presenting the report a motion was moved by Cllr N J Hookway and seconded by Cllr J R F Mason relating to the deferral of this application.

Members sought the view of the Assistant Director, Legal Services in respect of a possible deferral of the item and were advised that a decision would be better taken after the case officer had presented the report.

Resolved

That the application be deferred to a future meeting of the Committee.
(ADP&RS)

255 16/00515/FUL – 289 FERRY ROAD, HULLBRIDGE

The Committee considered an application to demolish an existing dwelling and construct a three storey building comprising 14 No. two-bedroomed flats.

Resolved

That the application be refused for the following reasons:-

- (1) The proposal, by way of the bulk and mass of the proposed building filling the width of the site, would result in a lack of spaciousness and an appropriate setting for the size of building proposed, lacking local flavour contrary to policy CP1 of the Rochford District Council Core Strategy 2011 and failing to have a positive relationship with nearby buildings contrary to policy DM1 of the Rochford District Council Development Plan.
- (2) The design of the proposal, by way of the lack of articulation, would further add to the visual bulk and adverse impact of the building proposed and would result in a development of poor design, which would be out of scale and character with neighbouring development proving visually detrimental to the street scene, contrary to policy CP1 of the Rochford District Council Core Strategy 2011 and failing to promote visual amenity contrary to policy DM1 of the Rochford District Council Development Plan.
- (3) The application, by way of further and conflicting information received in relation to the badger report submitted, has resulted in cause for concern regarding the adequacy of the badger report supporting the application and the ability of the Local Planning Authority to accurately determine the impact of the development on the nearby badger sett, contrary to policy DM27 of the Rochford District Council Development Management Plan. If allowed, it is no longer clear to the Local

Planning Authority as to whether the proposed development would harm protected species, in this case badgers, and the badger sett adjoining the site, and as such the Local Planning Authority is not in a position to adequately consider the harm that might arise from the development proposed upon those protected species.

- (4) In the opinion of the Local Planning Authority the proposed layout would fail to provide sufficient off street car parking to serve the needs of future residents and visitors to the development proposed, in accordance with the Council's adopted standards. The nearby public car park is not available for the whole of a day or overnight, and the local bus service and other services nearby are limited such that future residents of the development proposed would be dependant upon travel by private car. If allowed, the proposal would result in increased parking pressure on the highway network to the detriment of the free flow of traffic and the visual amenity afforded to the street. (ADP&RS)

The meeting closed at 8.30 pm.

Chairman

Date

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