

Development Committee – 27 August 2020

Minutes of the meeting of the Development Committee held on **27 August 2020**
when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P J Shaw

Cllr D S Efde
Cllr N J Hookway
Cllr G J Ioannou
Cllr Mrs L Shaw

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

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs A H Eves, D Merrick and Mrs C A Weston.

SUBSTITUTE MEMBERS

Cllr Mrs C M Mason - for Cllr A H Eves
Cllr Mrs J R Gooding - for Cllr D Merrick
Cllr M J Steptoe - for Cllr Mrs C A Weston

NON-MEMBERS ATTENDING

Cllrs M Hoy and S E Wootton.

OFFICERS PRESENT

Y Dunn - Planning Manager
K Rodgers - Team Leader (Area Team South)
C Irwin - Solicitor
S Worthington - Principal Democratic & Corporate Services Officer
L Morris - Democratic Services Officer

PUBLIC STATEMENTS

M Hendry - for item 6
K Jennings - for item 8(1)

124 MINUTES

The Minutes of the meeting held on 25 June 2020 were approved as a correct record and would be signed in due course by the Chairman.

125 DECLARATIONS OF INTEREST

Cllr G J Ioannou declared a non-pecuniary interest in item 8(1) – 19/00926/FUL – Little Stambridge Hall Farm, Stambridge - by virtue of the applicant being his landlord and membership of Stambridge Parish Council and left the meeting during debate of that item.

Cllr P J Shaw declared a non-pecuniary interest in the same item by virtue of chairmanship of Stambridge Parish Council and Cllrs Mrs J R Gooding and Mrs L Shaw also declared a non-pecuniary interest in that item by virtue of membership of Stambridge Parish Council.

Cllrs M Hoy and S A Wilson each declared a non-pecuniary interest in item 6 of the agenda – 20/00438/FUL – 284 Ferry Road, Hullbridge - by virtue of being a patron of the establishment.

Cllr M J Steptoe declared a non-pecuniary interest in item 7 – 20/00349/FUL – Ashingdon Pavilion, Ashingdon by virtue of membership of Essex County Council.

126 20/00438/FUL – 284 FERRY ROAD, HULLBRIDGE

The Committee considered an application for the extension and refurbishment of an existing building, remodelling and extension to the car park, revised terrace and new pedestrian access and associated infrastructure following the demolition of the existing extensions.

Discussion around parking provision on site concluded that all new bays should meet the preferred bay size of 2.9m by 5.5m and that this requirement could be required by way of planning condition.

A Motion for refusal of the application moved by Cllr M J Steptoe and seconded by Cllr Mrs C M Mason on the grounds that the application was out of keeping with the existing character of the locality by virtue of the proposed materials and the design with its bulk and dominant height was lost.

(6 Members voted for the Motion, 0 abstained and 6 voted against the Motion, which was lost by the Chairman's casting vote.)

A motion for approval of the application moved by the Chairman was also lost.

(5 Members voted for the Motion, 0 abstained and 7 voted against the Motion.)

A Motion to defer the application moved by Cllr N J Hookway and seconded by Cllr M J Steptoe was carried by a roll call of names.

(11 Members voted in favour of the Motion, 1 voted against and 1 abstained.)

Resolved

That the application be deferred. (ADPE)

127 20/00349/FUL – ASHINGDON PAVILION, ASHINGDON ROAD, ROCHFORD

The Committee considered an application for a proposed change of use of the pavilion from D2 use (sports changing rooms) to B1A (offices/meeting room space).

A Motion moved by Cllr M J Steptoe and seconded by Cllr A L Williams that the application be approved was carried by a roll call of names.

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) The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Location Plan, Floor Plan (not numbered), dated 14 April 2020 and 18 May 2020, respectively. (ADPE)

(12 Members voted in favour of the Motion, 0 against and 0 abstained.)

128 19/00926/FUL – LITTLE STAMBRIDGE HALL FARM, LITTLE STAMBRIDGE HALL LANE, STAMBRIDGE

The Committee considered an application for the demolition of existing commercial units and erection of 3 purpose built commercial units for use within the B8 (storage and distribution) and B1(c) (light industrial) use classes with ancillary parking and landscaping.

A Motion moved by Cllr M J Steptoe and seconded by Cllr D S Efde that the application be approved as very special circumstances outweighing the harm to the Green Belt existed relating to economic benefits and bringing agricultural buildings into use was lost.

(2 Members voted for the Motion, 8 against and 0 abstained.)

A Motion that the application be refused for the reasons set out in the report was moved by the Chairman and carried by a roll call of names.

Resolved

That the application be refused for the following reasons:-

The application site lies within the Metropolitan Green Belt as defined in the Council's Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate

development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It is considered that the proposed development by reason of the proposed site area and the proposed scale, form and design of buildings, would constitute inappropriate development in the Green Belt as a result of the proposal having a significantly greater adverse impact on the openness of the Green Belt in both spatial and visual terms than the existing development on the site. In addition, the site would not all qualify as PDL. No very special circumstances exist that would clearly outweigh the harm to the Green Belt. The proposal would be contrary to paragraph 145 of the National Planning Policy Framework 2019, GB1 of the Local Development Framework's Core Strategy and policies DM10 and DM11 of the Development Management Plan. (ADPE)

(8 Members voted for the Motion, 1 against and 2 abstained.)

The meeting closed at 9.38 pm.

Chairman

Date

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