

Development Committee – 11 September 2018

Minutes of the meeting of the Development Committee held on **11 September 2018**
when there were present:-

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

Cllr C C Cannell	Cllr P J Shaw
Cllr J D Griffin	Cllr M J Steptoe
Cllr N J Hookway	Cllr Mrs C A Weston
Cllr Mrs D Hoy	Cllr A L Williams
Cllr R Milne	Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G J Ioannou.

SUBSTITUTE MEMBERS

Cllr D S Efde – for Cllr G J Ioannou

NON-MEMBERS ATTENDING

Cllr Mrs J R Gooding	Cllr D Merrick
Cllr Mrs C A Pavelin	Cllr Mrs C E Roe
Cllr D J Sperring	Cllr C M Stanley

OFFICERS PRESENT

M Thomas	- Assistant Director, Planning and Regeneration Services
C Buckley	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
R Hurst	- Senior Solicitor
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

Cllr Mrs D Mercer, Rayleigh Town Council
A Davies
J Payne

169 MINUTES

The Minutes of the meeting held on 19 July 2018 were approved as a correct record and signed by the Chairman.

170 DECLARATIONS OF INTEREST

Cllr R Milne declared a non-pecuniary interest in item 8 of the agenda relating to land opposite 2 Goldsmith Drive, Rayleigh by virtue of membership of Rayleigh Town Council.

Cllr D Merrick declared a non-pecuniary interest in item 7 of the agenda relating to 72 Hockley Road, Rayleigh by virtue of living in the vicinity of the application site and left the Chamber during debate of that item.

171 17/01240/FUL – LAND OPPOSITE 2 GOLDSMITH DRIVE, RAYLEIGH

The Committee considered an application that had been referred from Weekly List 1436 for the use of land as a traveller site comprising 2 mobile homes, day room and touring caravans, together with access, hardstanding and cess pit.

During presentation of their report, planning officers clarified inaccuracies within the written report and summarised the contents of a letter that had been received in response to the planning application since publication of the addendum to the report.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused as it constituted inappropriate development within the Metropolitan Green Belt.

Resolved

That the application be refused for the following reason;

The proposal would result in inappropriate development within the Metropolitan Green Belt, as identified in the Rochford District Council Local Development Framework Allocations Document (2014). No exceptional circumstances have been demonstrated by the applicant to justify such development within the Metropolitan Green Belt. (ADP&RS)

172 18/00411/REM – LAND EAST OF RUGBY CLUB, AVIATION WAY, ROCHFORD

The Committee considered a reserved matters application for phase 2 infrastructure works comprising a spine road and associated infrastructure, including the creation of green corridors pursuant to creating access to all parts of the business park following approval of application reference 15/00781/OUT.

Resolved

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

- (1) SC4B - Time Limits Full - Standard
- (2) Prior to works commencing to provide the landscaping hereby approved details shall be submitted to and agreed in writing by the Local Planning Authority showing the following:-
 - Improved positioning and increased quantity of bins and benches
 - Enhancement of existing hedgerow to the north and enhanced landscaping to the northern edge
 - Details of tree sizing

- Timber edging to footpath within Green Ribbon and Green Spine
- Sub station sizing and design details
- The landscaping design and positioning for the public realm known as 'Central Hub'

Once agreed, such details shall be implemented, together with the landscaping hereby approved, in a phased arrangement in conjunction with development within the phase adjacent, or as otherwise agreed in writing with the Local Planning Authority.

- (3) Prior to first use of the development hereby approved details of a gate control at the southern boundary of the site shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such gate control shall be installed prior to first use of the vehicular access onto Aviation Way.
- (4) Prior to first use of the vehicular access onto Aviation Way, visibility splays measuring 2.4m x 43m to each side of the access onto Aviation Way shall be provided and be permanently retained thereafter.
- (5) A Programme of Archaeological Investigation:-
 1. No development or preliminary ground works can commence on those areas containing archaeological deposits until the satisfactory completion of field work, as detailed in a mitigation strategy, and which has been signed off by the Local Planning Authority through its historic environment advisers.
 2. The applicant will submit to the Local Planning Authority a post-excavation assessment (to be submitted within six months of the completion of field work, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.
- (6) Details of the proposed footpaths/cycleways shall be submitted to and agreed in writing by the Local Planning Authority in consultation with ECC Highways Authority prior to works commencing to provide the soft landscaping hereby approved. The footpaths/cycleways shall be implemented on site as agreed, and within an agreed timetable.
(ADP&RS)

173 18/00521/FUL – 72 HOCKLEY ROAD, RAYLEIGH

The Committee considered an application for the partial demolition and remodelling of the access, entrance and reception areas (including temporary reception, lobby and external stairs during construction), erection of a new 3 storey teaching block with new dining facilities and qualitative improvements to the existing playing fields, including re-surfacing of the existing multi use games area, associated hard and soft landscaping works and temporary construction

and staff access from Helena Road.

Resolved

That planning permission 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 approved plans date stamped 30 May 2018 including the following plans:-

Drawing Numbers 2001 Rev P02, 2002 Rev P02, 2003 Rev P02, 2004 Rev P02, 2103 Rev P02, 3101 Rev P02, 3102 Rev P02, 2100 Rev P02, 3001 Rev P02, 2101 Rev P02, 2102 Rev P02, FWMS-WWA-XX-XX-DR-L-0004 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0005 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0002 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0006 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0007 Rev S8P01, FWMS-WWA-XX-XX-DR-L-0008 Rev S8P01, FWMS-WWA-XX-XX-RF-OO-DR-L-0202 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0010 Rev S8P01, FWMS-WWA-NB-XX-DR-L-0101 Rev S8P00, FWMS-WWA-NB-XX-DR-L-0201 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0014 Rev S8P00, FWMS-WWA-XX-XX-DR-L-0009 Rev S8P00, FWMS-WWA-NB-OO-DR-L-0102 Rev S8P00 and (1.1) – 04 Rev P01, date stamped 30 May 2018.

- (3) Prior to first use in the construction of the development hereby approved details of all external facing and roofing materials to be used within the development (including windows and doors, roofing materials, guttering / rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority. Materials as agreed shall be used in construction.
- (4) Prior to first use of any of the buildings hereby approved plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall include details of:-
 - schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - 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; and
- car parking layouts and other vehicular access and circulation areas.

The landscaping as agreed 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.

- (5) Prior to first beneficial use of the detached building hereby approved, cycle parking provision shall have been installed for use in accordance with the details as set out in the submitted Landscape Furniture proposals i.e. Broxap Wardale Cycle Shelter and Sheffield Cycle Hoop unless alternative details are proposed in which case details shall have been previously submitted to and agreed in writing by the Local Planning Authority and the provision will be provided in accordance with these.
- (6) Prior to first beneficial use of the detached building hereby approved, details shall be submitted to and agreed by the Local Planning Authority to demonstrate that the BREEAM rating achieved would be 'very good' as a minimum unless such requirements would have been economically unviable, in which case details to demonstrate this shall be submitted.
- (7) Prior to first beneficial use of the detached building hereby approved, details shall be submitted to demonstrate how at least 10 percent of the energy shall be secured from a decentralised and renewable or low-carbon sources, unless this is not feasible or viable, in which case details to demonstrate this shall be submitted alongside details of the provision that can viably be achieved. The building shall be constructed in accordance with the details as agreed.
- (8) Prior to installation precise details of any external lighting to be installed at the site shall be submitted to and agreed in writing by the Local Planning Authority. External lighting shall be installed in accordance with the agreed details.
- (9) Prior to commencement of any work on site to the existing playing fields including use as a temporary car park and contractors compound, tree protection fencing shall be installed in accordance with details as set out in the Tree Survey, Arboricultural Implications Assessment and Method Statement dated May 2018 and Tree Protection Plan Drawing No: FWMS-WWA-XX-XX-DR-L-0009 Rev S8P00 and the development shall be

carried out in accordance in other respects with the aforementioned report unless alternative details are otherwise agreed in writing by the Local Planning Authority in which case those alternative details as agreed shall be implemented/followed during construction. Fencing shall remain in place throughout the construction period or until the Local Planning Authority has advised in writing that it can be removed in advance of completion.

- (10) Clearance of any vegetation at the site including scrub and hedging shall take place between September and February (inclusive) unless the Local Planning Authority agrees in writing to focused clearance outside these times in which case evidence and details of proposed clearance shall be submitted to and agreed in writing by the Local Planning Authority. Evidence shall include a report by a suitably qualified ecologist to demonstrate that proposed clearance areas have been checked for nesting birds and that no active nests are present. Clearance, if agreed outside the times above, shall take place strictly in accordance with details as agreed.
- (11) Surface water drainage
- (12) Contamination
- (13) Ventilation/Extraction details.
- (14) Travel Plan monitoring.
- (15) The surface material for use on the temporary vehicular access hereby approved from Helena Road shall be tarmac unless otherwise agreed in writing by the Local Planning Authority prior to use of alternative. The hard surfacing for use in the temporary access and temporary compound/car park shall be removed in its entirety from the site and the area re-seeded with grass during the first planting season (October to March inclusive) following completion of the extension and new building hereby approved unless an alternative timetable is agreed in writing by the Local Planning Authority before this time, as per Drawing No. FWMS-WWA-XX-XX-DR-L-0026 Rev S8 CP03 contained in the Construction Transport Management Plan.
- (16) No development shall take place, including any ground works or demolition, until the final details of the Construction Transport Management Plan have been submitted to and approved in writing by the Local Planning Authority, in consultation with Ward Members, to include but not be limited to hours for delivery to the site. Details within the agreed Plan shall subsequently be adhered to throughout the construction period.
- (17) On commencement of development the temporary construction access on Helena Road shall be constructed at right angles to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway. Details for pedestrian visibility splays shall be submitted to and approved in writing by the Local Planning

Authority prior to first vehicular use of the temporary access. Visibility splays shall be provided as agreed. Upon completion of the development, the temporary construction vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the footway and associated highway infrastructure in accordance with full details that shall have been previously to be agreed in writing by the Local Planning Authority.

- (18) The public's rights and ease of passage over public footpath No 46 (Rayleigh) shall be maintained free and unobstructed at all times.
- (19) Prior to commencement of the playing field enhancement works, a detailed playing field specification (e.g. with the detailed proposals for re-grading, drainage, surface preparation, initial maintenance etc) based on the proposals in the submitted Agrostis Natural Turf Feasibility Study and an implementation programme, prepared in consultation with Sport England, shall have been submitted to and approved in writing by the Local Planning Authority. The works as agreed, shall be completed within 1 year from cessation of the use of the temporary vehicular access onto Helena Road or as set out in any other timeframe as agreed in writing by the Local Planning Authority.
- (20) Prior to commencement of the multi-use games area enhancement works, a detailed multi-use games area enhancement specification (e.g. with the detailed proposals for replacing the porous macadam surface, line marking, erection of new nets/posts etc) based on the proposals in the submitted Agrostis MUGA Feasibility Study and an implementation programme, prepared in consultation with Sport England, shall have been submitted to and approved in writing by the Local Planning Authority. The works as agreed, shall be completed within 1 year from first beneficial use of the new teaching block hereby approved or as set out in any other timeframe as agreed in writing by the Local Planning Authority.
- (21) Prior to completion of the playing field enhancement works, details of the design and layout of the demountable ball stop netting, including details of the seasonal period that it will be erected for, shall be submitted to and approved in writing by the Local Planning Authority. The demountable ball stop netting will be erected in accordance with the approved details.
- (22) No development shall commence which directly affects the existing playing fields until details of temporary playing field arrangements during the construction period, including interim playing pitch layouts and/or use of alternative facilities shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The development shall be carried out in accordance with the approved details.
- (23) Prior to the first beneficial use of the extension to form the new reception hereby permitted a scheme for the removal of the contractors compound, access road and temporary car parking area accessed off Helena Road and for the reinstatement of the playing field shall have been submitted to and approved in writing by the Local Planning Authority after consultation

with Sport England. The contractor's compound, access road and temporary car parking area must be removed from the site and the playing field restored in accordance with the agreed details and the timescales in the approved scheme.

- (24) No use of the teaching block hereby permitted shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing fields, multi-use games area and supporting ancillary changing and parking facilities at the school site and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The community use agreement shall be adhered to in perpetuity.
- (25) No development shall commence in respect of ground works for the construction of the buildings hereby approved until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be used until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority. (ADP&RS)

The meeting closed at 9.25 pm.

Chairman

Date

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