

Development Committee – 10 December 2020

Minutes of the meeting of the Development Committee held on **10 December 2020**
when there were present:-

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

Cllr Mrs L A Butcher
Cllr D S Efde
Cllr A H Eves
Cllr N J Hookway
Cllr G J Ioannou
Cllr D Merrick

Cllr Mrs L Shaw
Cllr C M Stanley
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

NON-MEMBERS ATTENDING

Cllrs Mrs J R Gooding, M Hoy and M G Wilkinson

OFFICERS PRESENT

Y Dunn	- Planning Manager
M Stranks	- Team Leader (Area Team North)
C Irwin	- Solicitor
S Worthington	- Principal Democratic & Corporate Services Officer
L Morris	- Democratic Services Officer

PUBLIC SPEAKERS

P Hind	- for item 8
P Stagg	- for item 7
L Wilkinson	- for item 8

212 MINUTES

The Minutes of the meeting held on 19 November 2020 were approved as a correct record and would be signed by the Chairman in due course.

213 DECLARATIONS OF INTEREST

All Members declared a non-pecuniary interest in item 9 of the agenda relating to application 20/00961/FUL – 59 Laburnum Way, Rayleigh by virtue of being acquainted with the applicant.

214 20/00752/FUL – LAND REAR OF 8 ST JOHNS ROAD, GREAT WAKERING

The Committee considered an application for the proposed erection of 17 No. dwellings (11 No. houses and 1 No. building containing 6 No. flats) with associated access, parking and private amenity space. The application had been deferred from the meeting held on 19 November to seek legal advice.

It was noted that the subsequent legal advice had concluded that a decision to refuse planning permission on grounds of the shortfall in parking was not defensible unless new and or materially different circumstances had become evident since the previous decision.

On a requisition pursuant to Committee Procedure Rule 12.4 a recorded vote was taken on a motion to approve the application, subject to the conditions set out in the officer's report, as follows:-

For (8)	Cllrs Mrs L A Butcher; G J Ioannou; D Merrick; Mrs L Shaw; P J Shaw; S P Smith; Mrs C A Weston; A L Williams
Against (3)	Cllrs N J Hookway; C M Stanley; S A Wilson
Abstain (2)	Cllrs D S Efde; A H Eves

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 hereby approved shall be carried out in accordance with the approved plans:

Drawing Numbers 1715:06b, 1715:08b, 1715:07b and Location Plan.
- (3) No development, save for the demolition as approved, shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.
- (4) No development shall commence 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 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 (with proximity of any new trees planting to take account of possible shading of neighbouring gardens), shrubs and hedgerows to be planted;
 - areas to be grass seeded or turfed;

- paved or otherwise hard surfaced areas;
- existing and finished levels shown as contours with cross-sections if appropriate; and
- means of enclosure and other boundary treatments;

The landscaping scheme 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 occupation of any of the flats hereby approved the access driveway and vehicle turning area shown between the two buildings on the approved block plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for the sole purpose for the turning of vehicles.
- (6) The on site parking spaces to be provided integrally to each building as shown on the approved plans shall be provided prior to first occupation at the site and maintained for the sole use for parking of vehicles in perpetuity. The car ports shall all remain open to the front and shall not be enclosed by any doors or other enclosures in perpetuity.
- (7) 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
- (8) Prior to first occupation of the proposed dwellings the developer shall be responsible for the provision and implementation 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. One pack per dwelling.
- (9) The window(s) marked OBS on the approved drawing(s) in addition to the windows proposed to the northern and southern side elevations of the building hereby approved and sited adjacent to the eastern site boundary, shall be glazed in obscure glass and shall be of a design not

capable of being opened below a height of 1.7m above finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.

- (10) The windows at ground floor level in the rear (eastern) elevation of the building hereby approved to be sited towards the eastern boundary of the site shall be obscure glazed and non-opening below a height of 1.7 metres above finished floor level and maintained in this form in perpetuity unless the boundary treatment along the eastern boundary adjacent to the window is of a height that would obscure all views from the windows into the rear garden of the neighbouring properties. Where clear and opening windows are to be used details shall have first been submitted to and agreed in writing with the Local Planning Authority which confirm site levels in relation to the neighbouring site to justify the use of clear and opening windows. Clear and opening windows shall only be installed following written agreement from the Local Planning Authority.
- (11) Notwithstanding the position of the velux windows as shown on the approved plans on the eastern roof slope of the building to plot 1, all shall be positioned a minimum of 1.7 metres above finished floor level unless obscure glazed and fixed shut. If positioned below a height of 1.7 metres the obscure glazing and fixing shut shall be requirements to be retained in perpetuity.
- (12) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter. (ADPE)

215 20/00332/FUL – LAND OPPOSITE 92 TO 102 WINDERMERE AVENUE, HULLBRIDGE

The Committee considered an application for the proposed erection of 17 No. dwellings (11 No. Houses and 1 No. building containing 6 No. flats) with associated access, parking and private amenity space.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred in order that the applicants be given an opportunity to address issues relating to:

- a) conformity with Secure by Design requirements;
- b) the overbearing height of the proposed three storey buildings;
- c) lack of compliance with parking standards;
- d) access onto unadopted highway;
- e) amenity spaces being under-sized;

- f) Density too great; and
- g) Surface water details need to be considered at the heart of the permission and not reserved for condition.

On a requisition pursuant to Committee Procedure Rule 12.4 a recorded vote was taken on a motion to defer the application for further consideration by the applicants of issues relating to conformity with Secure by Design requirements; the overbearing height of the proposed three storey buildings; lack of compliance with parking standards; access onto unadopted highway; and amenity spaces being under-sized, as follows:-

For (12) Cllrs Mrs L A Butcher; Cllr D S Efde; Cllr A H Eves; N J Hookway; G J Ioannou; D Merrick; Mrs L Shaw; P J Shaw; S P Smith; C M Stanley; Mrs C A Weston; S A Wilson

Against (1) A L Williams

Abstain (0)

Resolved

That the application be deferred to a future meeting of the Committee. (ADPE)

216 20/00792/REM – 41 CROWN HILL, RAYLEIGH

The Committee considered an application for the demolition of an existing dwelling and the construction of a three storey building containing 5 flats with parking and amenity area.

On a requisition pursuant to Committee Procedure Rule 12.4 a recorded vote was taken on a Motion to approve the application, subject to the conditions set out in the officer's report, as follows:-

For (8) Cllrs Mrs L A Butcher; D S Efde; D Merrick; Mrs L Shaw; P J Shaw; S P Smith; Mrs C A Weston; A L Williams

Against (3) Cllrs N J Hookway; G J Ioannou; C M Stanley

Abstain (2) Cllrs A H Eves; S A Wilson

Resolved

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

- (1) The development to which this permission relates must be begun on or before whichever is latter of the following:
 - (a) within five years of the date of the grant of outline permission; or

- (b) 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: 3678-08 Sheet 2 Rev F, 3678-08 Sheet 1 Rev F, 3678-08 Sheet 3 Rev F, 3678-08 Sheet 4 Rev F, 3678-08 Sheet 5 Rev F.
- (3) Prior to the first use of the external materials on the site, details of the external materials, indicating types, colours and finishes of bricks, render and tiles to be used, shall be submitted to and approved in writing by the Local Planning Authority, and the materials as may be approved shall be used in the implementation of the development.
- (4) The windows to be created in the first floor west elevation shall be glazed in obscure glass and shall be non opening in design below a height of 1.7 metres above the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority. (ADPE)

217 20/00961/FUL – 59 LABURNUM WAY, RAYLEIGH

The Committee considered an application for a proposed loft conversion incorporating flat roofed rear dormer and roof lights to the front.

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 external facing materials to be used in the construction of the development hereby permitted, shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building unless alternative materials are proposed in which case details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.
- (3) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 01; 02; 03; 04; 05. (ADPE)

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

The meeting closed at 9.24 pm.

Chairman

Date

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