

## Development Committee – 19 December 2019

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Minutes of the meeting of the Development Committee held on **19 December 2019**  
when there were present:-

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

Cllr C C Cannell  
Cllr D S Efde  
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 A H Eves and Mrs C A Weston.

### **SUBSTITUTE MEMBERS**

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

### **NON-MEMBERS ATTENDING**

Cllrs R R Dray, and M G Wilkinson.

### **OFFICERS PRESENT**

M Hotten - Assistant Director, Place & Environment  
K Rodgers - Team Leader (Development Team South)  
R Hurst - Senior Solicitor  
K Ellis - Senior Planner  
F Fowler - Planning Officer  
S Worthington - Democratic Services Officer

### **PUBLIC SPEAKERS**

Cllr J Lawmon - for item 7(1)  
M Beckford - for item 7(1)  
P Hind - for item 7(1)

### **237 MINUTES**

The Minutes of the meeting held on 21 November 2019 were approved as a correct record subject to including the following additional text at the end of minute 213:-

(Note: Cllr D S Efde asked that it be noted that he had voted against the above decision.)

### 238 DECLARATIONS OF INTEREST

Cllr R R Dray declared a non-pecuniary interest in item 7(1) of the Agenda relating to 19/00862/REM – 41 Crown Hill, Rayleigh by virtue of membership of Rayleigh Town Council.

All Members present declared a non-pecuniary interest in item 6 of the Agenda relating to 19/00978/FUL – 19 Hawkwell Chase by virtue of being acquainted with the applicant.

### 239 19/00978/FUL – 19 HAWKWELL CHASE, HAWKWELL

The Committee considered an application for a single storey rear extension.

#### **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 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: 1a; 2; Site Location Plan. (ADPE)

### 240 19/00862/REM – 41 CROWN HILL, RAYLEIGH

The Committee considered a reserved matters application relating to access, landscaping, layout and scale for outline planning consent (18/01144/OUT) for the demolition of an existing dwelling and construction of a two storey building for 5 flats.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the scale, bulk and height of the proposed building would be over dominant in that part of Crown Hill and constitutes an over-development of the site; that it would result in an unreasonable relationship with No. 45 Crown Hill which would result in overlooking; and that the proposed car parking is inadequate for the number of 2-bedroom flats proposed, with no provision for disabled or visitor parking.

### Resolved

That the application be refused for the following reasons:-

- (1) The scale, bulk, height and depth of the three-storey building proposed would be out of character in the street scene. The significant height and bulk of the building, set forward in the plot, would appear significantly larger and more dominant and out of place in the street scene in that part of Crown Hill to the detriment of visual amenity and contrary to parts (ix) and (xi) of Policy DM1 and parts (i) and (ii) of policy DM3 of the Development Management Plan.
- (2) The proposed building, as a result of the proposed scale and siting, would result in a poor relationship with neighbouring dwellings. The height and depth of the proposed building immediately adjacent to No. 45 would be excessive and overbearing and would give rise to an unreasonable perception of overlooking, harmful to residential amenity. The proposal would fall contrary to parts (ix), (x) and (xi) of policy DM1 and part (iv) of policy DM3 of the Development Management Plan.
- (3) The proposal would amount to over-development of the site and fail to accommodate adequate on site parking provision. The size and number of parking bays proposed would fall significantly short of the minimum requirement for a development of five, two-bed flats, all of significant size and likely to accommodate a significant overall number of occupants. In addition, no visitor parking nor disabled bays are proposed. The scale of the development proposed results in an inability to provide sufficient on site parking contrary to part (v) of policy DM1, part (ix) of policy DM3 and policy DM30 of the Development Management Plan. (ADPE)

The meeting closed at 8.30 pm..

Chairman .....

Date .....

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