

Development Committee – 21 November 2013

Minutes of the meeting of the Development Committee held on **21 November 2013** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr Mrs C E Roe

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr Mrs C M Mason
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr M R Carter	Cllr D Merrick
Cllr J P Cottis	Cllr Mrs J A Mockford
Cllr T G Cutmore	Cllr T E Mountain
Cllr R R Dray	Cllr R A Oatham
Cllr K J Gordon	Cllr C G Seagers
Cllr J E Grey	Cllr S P Smith
Cllr Mrs D Hoy	Cllr D J Sperring
Cllr M Hoy	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr I H Ward
Cllr C J Lumley	Cllr Mrs C A Weston
Cllr Mrs J R Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, Mrs H L A Glynn, J D Griffin, Mrs A V Hale, K H Hudson, Mrs J E McPherson, Mrs M J Webster and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
M Stranks	- Team Leader (Area Team North)
N Khan	- Principal Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Cllr S Coombs, Rawreth Parish Council – for item 5
Mr J Burton – for item 6(1)

233 MINUTES

The Minutes of the meeting held on 24 October 2013 were approved as a correct record and signed by the Chairman.

234 DECLARATIONS OF INTEREST

Cllr C G Seagers declared an other pecuniary interest in item 6(1) of the Agenda by virtue of his daughter living in close proximity to the site and left the Chamber during debate of that item.

Cllrs C J and Mrs J R Lumley each declared a non pecuniary interest in the same item by virtue of relatives living in Crown Hill and Cllr M Hoy also declared a non pecuniary interest in this item by virtue of his place of work being in the vicinity of the application site.

235 13/00429/FUL – THE PEAR TREE, 750 NEW PARK ROAD, HOCKLEY

The Committee considered an application for the change of use of land for the siting of caravans for residential occupation as a traveller site comprising one static mobile home and two touring caravans with hard standing and cess pool.

Resolved

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

- (1) The occupation of the site hereby permitted shall be limited to the family of the applicants, Felix and Hanna Doran, and their resident dependants, Kizzy Connors and her resident dependants and Miley and Margaret Doran and their resident dependents and for a temporary period expiring on 31 December 2018 or within 3 months of a planned site being provided within the Rochford District and available for occupation.
- (2) No more than one mobile home and two touring caravans or alternatively no more than three touring caravans and as defined in the Caravan Sites and Control of Development Act 1960, shall be stationed on the site.
- (3) At the expiry of the occupation of the site in accordance with condition 1 above, the use hereby permitted shall cease and within 2 months of that time all caravan structures, materials and equipment brought onto the land in connection with the use (excluding the shed, stable block, fencing, wall and gates) shall be removed.
- (4) Details shall be submitted to the Local Planning Authority for the further increased capacity of the foul drainage of the site. Such details shall include the provision of a capacity combined with the existing drainage or otherwise for a total of not less than 7,000 litres by way of septic tank and/or cess pit to be provided on the site. Such details shall be submitted within 3 months of the date of this permission. Such drainage details as may be agreed by the Local Planning Authority shall be implemented within 6 months of the date of this permission.
(HPT)

236 13/00392/FUL – LAND WEST OF THE PUMPING STATION, WATERY LANE, RAWRETH

The Committee considered an application for the retention of a one pitch gypsy/traveller site on a permanent or temporary basis and to construct a revised access.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the site was situated within the Green Belt and that no exceptional circumstances had been demonstrated to justify contravening the Council's Green Belt policy.

Resolved

That the application be refused for the following reasons:-

- (1) The site lies within the Green Belt and the proposal constitutes inappropriate development that would have a detrimental effect on the openness of the Green Belt. The provision of a gypsy/traveller site does not represent exceptional circumstances to justify development within the Green Belt. In addition, the access to the site has a further detrimental impact on the openness of the Green Belt by reason of the loss of the established bank and hedge involved, which is very much part of the character of this rural lane.
- (2) The proposed compost toilet could lead to possible pollution of the water course situated in close proximity to the proposed toilet. The applicant has failed to consider a more preferable means of foul water disposal, such as a package treatment plant or septic tank, and the case for the compost toilet has not been justified and, if allowed, could lead to an avoidable pollution of the adjacent water course. (HPT)

237 13/00553/FUL – CAR PARK, STATION APPROACH, STATION ROAD, RAYLEIGH

The Committee considered an application to operate a boot fair in the car park at Rayleigh railway station on Sundays and Bank Holidays.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of insufficient car parking and negative impact on highway safety.

Resolved

That planning permission be refused for the following reason:-

- (1) The proposed development would limit the availability of parking for rail users, together with customers of the boot sales, leading to displacement of vehicles onto the highway network. Such lack of parking would hinder the free movement of traffic in the local area to

the detriment of other road users and general highway safety and lead to unnecessary congestion and would have an adverse effect on local amenity by virtue of noise and disturbance. (HPT)

The meeting closed at 8.36 pm..

Chairman

Date

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