

Development Committee – 23 February 2017

Minutes of the meeting of the Development Committee held on **23 February 2017**
when there were present:-

Chairman: Cllr M R Carter
Vice-Chairman: Cllr J D Griffin

Cllr C I Black	Cllr Mrs L Shaw
Cllr N J Hookway	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr S A Wilson
Cllr D Merrick	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs G J Ioannou, R Milne, T E Mountain and J E Newport.

SUBSTITUTE MEMBERS

Cllr A L Williams	- for Cllr G J Ioannou
Cllr Mrs J R Gooding	- for Cllr R Milne
Cllr C M Stanley	- for Cllr J E Newport

NON-MEMBERS ATTENDING

Cllr I H Ward

OFFICERS PRESENT

A Law	- Assistant Director, Legal Services
M Stranks	- Team Leader (Area Team North)
W Richards	- Team Leader (Area Team South)
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

R Barber	- for item 6
C Barnes	- for item 9(1)
S Bird	- for item 9(3)
L Fordham	- for item 7
M Shields	- for item 7
E Sliney	- for item 9(2)

32 MINUTES

The Minutes of the meeting held on 19 January 2017 were approved as a correct record and signed by the Chairman.

33 DECLARATIONS OF INTEREST

Cllr Mrs C M Mason declared a non-pecuniary interest in item 8 of the agenda

relating to application 16/00708/FUL – 8 Laburnum Grove, Hockley by virtue of being acquainted with one of the neighbours.

34 16/01029/COU – 24 SIRDAR ROAD, RAYLEIGH

The Committee considered an application for the change of use from workshop to D2 (gym), which had been deferred from the last meeting of the Committee due to time constraints.

Resolved

That the application be approved, subject to the following conditions:-

- (1) SC4B Time Limits Full – Standard
- (2) Prior to the first use of the development hereby approved the applicant shall submit details to the Local Planning Authority for the provision within the site of the siting and design of cycle parking provision for not less than two cycles. The development shall be implemented in accordance with such details as may be agreed.

REASON: In order to ensure the provision of cycle parking in accordance with the Council's adopted standards in the interests of highway safety and sustainability.

- (3) Notwithstanding the provisions of Use Class D2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) the use hereby approved shall be restricted to use for one to one fitness training and group training limited to up to 10 persons at a time with sessions being pre-booked and for no other use within Use Class D2.

REASON: In view of the limited parking available within the site in the interests of highway safety and in order to limit the intensity in use, given the close proximity of nearby dwellings in the interests of the amenities those nearby occupiers ought reasonably expect to enjoy.

- (4) No amplified speech or music shall be broadcast on external areas of the premises.

REASON: In the interests of safeguarding the reasonable amenities of residential occupiers, given the close proximity of nearby dwellings to the site in the interests of the amenities those nearby occupiers ought reasonably expect to enjoy.

- (5) All doors and windows shall be kept shut during periods when amplified speech or music is broadcast inside the premises.

REASON: In the interests of safeguarding the reasonable amenities of

residential occupiers, given the close proximity of nearby dwellings to the site in the interests of the amenities those nearby occupiers ought reasonably expect to enjoy.

- (6) No internally generated music shall be audible at the premises boundary.

REASON: In the interests of safeguarding the reasonable amenities of residential occupiers, given the close proximity of nearby dwellings to the site in the interests of the amenities those nearby occupiers ought reasonably expect to enjoy. (ADP&RS)

35 16/01204/FUL – LAND REAR OF 59 RAWRETH LANE, RAYLEIGH

The Committee considered a revised application to demolish a detached garage to the rear, sub-divide the plot and construct a detached three-bedroomed bungalow with front facing roof lights/windows.

Resolved

That the application be approved, subject to the following conditions:-

- (1) Time Limits Full - Standard
- (2) No development 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.
- (3) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B and/or Class C, of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no additional dormers, roof lights or roof openings shall be inserted, or otherwise erected, within the roof area (including roof void) on any elevation of the dwelling, other than those on the approved plans.
- (4) Prior to first occupation of the proposed development the new vehicular access for the existing dwelling shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- (5) Two on-site vehicular parking spaces for the existing dwelling in perpetuity.

- (6) Prior to first occupation of the development two vehicular parking spaces shall be provided for the proposed dwelling. Each space shall have minimum dimensions of 2.9 metres x 5.5 metres and shall be retained thereafter in perpetuity.
- (7) Prior to first occupation of the proposed development a vehicular turning facility for each dwelling shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.
- (8) Prior to occupation of the proposed development, 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.
- (9) Prior to the first occupation of the development hereby approved, the applicant shall submit details to the Local Planning Authority for revised boundary fencing to be provided to the application site in order to provide suitable screening between occupiers. Such details as may be agreed by the Local Planning Authority and in consultation with the Ward Councillors shall be implemented prior to the first occupation of the dwelling hereby approved.

REASON: In the interests of maintaining privacy between adjoining occupiers.

- (10) Prior to the first occupation of the dwelling hereby approved, the applicant shall submit details of boundary planting to be agreed by the Local Planning Authority, in consultation with the Ward Councillors. The development shall be implemented in accordance with such details as may be agreed prior to the first occupation of the dwelling hereby approved.

REASON: In the interests of maintaining privacy between adjoining occupiers.

- (11) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 no decking or raised platform shall be provided to any part of the curtilage of the site.

REASON: In the interests of maintaining privacy between adjoining occupiers. (ADP&RS)

36 16/01105/FUL – RAYLEIGH SPORTS AND SOCIAL CLUB, LONDON ROAD, RAYLEIGH

The Committee considered an application to construct and lay out 58 no. car parking spaces with access road.

(Note: All Councillors present declared a non-pecuniary interest by virtue of ownership of the land and Cllr M J Steptoe declared an additional non-pecuniary interest in the item by virtue of being acquainted with one of the respondents to the application).

Resolved

That the application 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) Prior to commencement of the development a surface water drainage scheme, including sustainable urban drainage methods and timetable for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the drainage scheme shall be implemented in accordance with the agreed details in the timetable agreed for implementation and monitored.
- (3) No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.
- (4) The car parking layout to contain provision for disabled parking spaces, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the car park coming into use.
- (5) Prior to any work commencing on the proposed car park, the mini pitches, structures and containers displaced by the proposed development shall be relocated elsewhere on site in accordance with a scheme submitted to and approved by the Local Planning Authority.
- (6) Prior to the car park coming into use it shall be constructed and surfaced in accordance with the details specified in the approved plan (Reference 263/16/PL30.01). (ADP&RS)

37 16/00708/FUL – 8 LABURNUM CLOSE, HOCKLEY

The Committee considered an application for a first floor pitched roofed side extension, pitched roof to existing front porch and single storey sloped roofed rear extension.

Resolved

That the application be approved, subject to the following conditions and informatives:-

Heads of 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 shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- (3) The proposed window to be located on the east facing side elevation of the proposed first floor addition should be glazed in obscure glass and be of a design not capable of being opened below a height of 1.7m above finished floor level. Thereafter, the said window should be retained and maintained in the approved form.
- (4) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 no decking or raised platform shall be provided to any part of the curtilage of the site.

Informatives

- (1) Prior to the commencement of the permitted development, the applicant is advised to undertake a suitable and sufficient site investigation and any necessary risk assessment to ensure the land is free from significant levels of contamination. The Local Planning Authority should be given prior notification of any proposed remediation scheme.
- (2) The applicant should be made aware that any departure from the approved plan is likely to result in the development being unauthorised with the requirement for a further application to be submitted, which will be dealt with on a "without prejudice" basis. Early contact with the planning department where a change is contemplated is strongly advised although even minor changes are likely to require a new application. (ADP&RS)

38 16/01149/COU – UNIT 2, MALTESE COURT, RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered an application for change of use to use class D2 (martial arts and fitness studio).

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved as the facility would be able to accommodate within the site daytime parking requirements, Monday to Friday, given that only one to one training would take place during the daytime Monday to Friday.

Resolved

That the application be approved, subject to the following conditions:-

- (1) SC4B Time Limits Full – Standard
- (2) Notwithstanding the provisions of Use Class D2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) the use hereby approved shall be restricted to use for one to one martial arts and fitness training and group training limited to up to 15 persons at a time with sessions being pre-booked and for no other use within Use Class D2.

REASON: In view of the limited parking available within the site and in order to limit the intensity and pressure for on street parking in the interests of highway safety.

- (3) The development hereby permitted shall operate between the hours of 0700 – 1600 Monday to Friday for one to one pre-booked fitness training and between the hours of 1600 – 2200 Monday to Friday for group training for up to 15 persons. The development shall operate at any time on weekends and bank holidays.

REASON: In view of the limited parking available within the site and in order to limit the intensity and pressure for on street parking in the interests of highway safety. (ADP&RS)

39 16/00510/FUL – LAND NORTH OF A129 EAST OF A130, OLD LONDON ROAD, RAWRETH

The Committee considered an application for the construction of catch ball fencing adjoining the A129 and A130.

Resolved

That the application be approved, subject to the following conditions:-

- (1) Time Limits Full – Standard.
- (2) The external facing materials shall be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority the materials agreed shall be those used in the development hereby permitted.
- (3) The catch ball fencing hereby approved shall be maintained at a height of not less than 6.5m for the duration of the use of the site for football pitches.

REASON: In order to reduce the risks of footballs entering onto the highway in the interests of highway safety. (ADP&RS)

The meeting closed at 11.02 pm.

Chairman

Date

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