

Development Committee – 22 August 2013

Minutes of the meeting of the Development Committee held on **22 August 2013**
when there were present:-

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

Cllr Mrs P Aves	Cllr Mrs G A Lucas-Gill
Cllr C I Black	Cllr Mrs C M Mason
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr M R Carter	Cllr Mrs J A Mockford
Cllr T G Cutmore	Cllr C G Seagers
Cllr R R Dray	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr D J Sperring
Cllr T E Goodwin	Cllr M J Steptoe
Cllr K J Gordon	Cllr I H Ward
Cllr J D Griffin	Cllr Mrs M J Webster
Cllr B T Hazlewood	Cllr Mrs C A Weston
Cllr K H Hudson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J E Grey, Mrs A V Hale, Mrs D Hoy, M Hoy, C J Lumley, Mrs J R Lumley, M Maddocks, D Merrick, T E Mountain and R A Oatham.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (Area Team North)
N Khan	- Principal Solicitor
C Robinson	- Senior Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

P Abrahams	- for item 4
A Bowhill	- for item 5
D Nind	- for item 5
J Pinkerton	- for item 6
M Woodger	- for item 7
S Carter	- for item 10(1)

158 MINUTES

The Minutes of the meeting held on 25 July 2013 were approved as a correct record and signed by the Chairman.

159 DECLARATIONS OF INTEREST

Cllr C G Seagers declared a pecuniary interest in items 8 and 9 of the Agenda and left the Chamber during debate of those items.

Cllr M J Steptoe declared a non pecuniary interest in item 7 of the Agenda by virtue of being acquainted with a correspondent listed on the Addendum.

Cllr Mrs H L A Glynn declared a non pecuniary interest in item 10(1) of the Agenda by virtue of membership of Rochford Parish Council.

160 13/00370/FUL – SITE OF FORMER SHELLFISH PACKING STATION, SOUTH FAMBRIDGE

The Committee considered an application for the change of use of the northern building to use for storage ancillary to car repair use, layout car parking, store excavator and storage container with hardstanding.

Resolved

That planning permission be refused for the following reasons:-

1. The proposal, by way of the further intensification in the use of the site, would result in the further increase in commercial traffic serving the resultant use placing further pressure upon the existing road, and Fambridge Road in particular, which is unsuited to commercial vehicles.
2. The proposal, by the nature of the business and type of heavy traffic generated, will result in an intensification of use that will be detrimental to users of the nearby bridleway and the amenity of residents to dwellings in the vicinity of the site. (HPT)

161 13/00367/OUT – 177 MAIN ROAD, HAWKWELL

The Committee considered an outline application for demolition of existing dwelling and re-development of the site, including land to the rear of No. 173 and 175 for 1 no. four-bedroomed detached two storey dwelling with integral garage and 4 no. three-bedroomed bungalows with garages and new access. All matters reserved except access, layout and scale.

Resolved

That planning permission be refused for the following reasons:-

1. No ecological surveys have been provided with this application. However, the habitat would appear to be suitable for protected species. Without the necessary information to assess the ecological impact, the Council is not in a position to be able to fully assess the application in accordance with the National Planning Policy Framework.

Supplementary Planning Document 2 at paragraph 14.2 explains that applications for backland development will need to show that the proposal will not result in any adverse impact upon biodiversity. No information has been submitted to ensure that such adverse impact would not occur and the potential implications of the proposal for ecological species that may be present on the site have not been sufficiently addressed.

2. The oak tree subject to provisional Tree Preservation Order Reference: TPO/00006/13 labelled 0.6/16 on drawing no. 1380-1-15 would create overshadowing and the loss of light to the rear garden area and rear windows and subsequently rooms to the proposed bungalow at plot 2. This would be contrary to the high quality design sought within the core planning principles at paragraph 17 of the National Planning Policy Framework and policy CP1 of the Core Strategy 2011 and policy HP6 of the Local Plan 2006, which identifies landscaping as a key issue in housing design and points to Supplementary Planning Document 2, which emphasises the inter relationship between trees and daylight.
3. The proposed two storey house at plot 1 is considered to have a detrimental impact on the street scene in this location contrary to parts viii) and x) of policy HP6 of the Local Plan 2006 due to the scale of the property proposed. The house would be in a prominent location visible from those using Main Road and from neighbouring properties. As the private drive would be located to the south of this dwelling, the side elevation would also be particularly noticeable due to the gap formed between the new property and No. 175. The depth, height and width of the property proposed are considered excessive in this prominent location forming a property out of character and scale with the street scene in this location. Furthermore, the layout to plot 1 would be dominated with parking and hardsurfacing without sufficient room within the plot frontage to accommodate garaging and parking to the Council's preferred standards resulting in a setting for the building to plot 1 dominated by hard surfacing and poorly related to the open frontage landscaped character of the street.
4. No tree planting or landscaping scheme has been provided with the application and it is not clear that a suitable landscaping scheme can be provided based on the proposed layout to provide an appropriate setting for the development proposed. In particular, there is insufficient depth between plot 4 and the properties in Bosworth Close to allow for suitable landscaping and to ensure there is a good relationship between the properties and to the detriment of the amenities of the properties in Bosworth Close. Furthermore, the proposal would lack sufficient space and depth within the layout to plot 1 to provide landscaping of sufficient depth and extent such that the development would fail to have a good relationship and setting with neighbouring development and the character of the locality proving detrimental to the amenity afforded to the existing street scene. (HPT)

162 13/00332/FUL – 36 MAIN ROAD, HOCKLEY

The Committee considered an application for change of use from A1 (shops) to A5 (hot food takeaway) including the installation of an extract system/ducting to the rear elevation.

Resolved

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

- (1) SC4B Time Limits Full – Standard.
- (2) The use hereby permitted shall not be operated beyond 2300 hours on any evening up to 0800 hours the following day.
- (3) Before the use hereby permitted is first commenced and notwithstanding the details shown on approved drawing no. 13/05/6/1 enhanced details of a mechanical fume/odour extraction system shall be provided to the kitchen area in accordance with written details, which shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, any such plant/equipment shall be retained and shall only be operated as approved in writing by the Local Planning Authority. (HPT)

163 13/00344/FUL – 32 HIGH STREET, GREAT WAKERING

The Committee considered an application to remove condition no. 2 of planning permission 12/00095/COU (change of use from A1 to A3 (restaurants and cafés)) to allow the selling of hot food to be consumed off the premises.

Resolved

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

- (1) The development hereby permitted shall be begun before 29 July 2015.
- (2) The use of the site hereby permitted shall not take place (whether or not open to customers) and no deliveries shall be taken at the site outside the hours of 1000 to 2300.
- (3) Before the use hereby permitted commences at the site details of the proposed external ventilation/filtration/extraction flues or measures to be installed at the site, including details of the external finish/colour, shall be submitted to and approved in writing by the Local Planning Authority. The measures as approved shall then be installed at the site prior to the use hereby permitted first commencing and retained at the site thereafter in accordance with the approved drawings at all times. (HPT)

164 13/00381/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

The Committee considered an application to replace a single garage at plots 44 and 45 to the layout as approved on 17 December 2012 under application 12/00381/FUL with pitched roofed double garage.

Resolved

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

- (1) SC4B – Time Limits Full Standard.
- (2) The garage hereby approved shall be retained for the parking of vehicles and shall not be converted into habitable accommodation. (HPT)

165 13/00376/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

The Committee considered a revised application to construct a single storey part pitched roofed part flat roofed sales building and car parking area for a period of 24 months.

Resolved

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

- (1) The use hereby permitted shall be for a temporary period expiring on 21 August 2015 whereby upon expiry of the consent hereby given the sales building shall be reinstated or use as a domestic garage and the flat roofed side and rear additions shall be removed.
- (2) The use hereby permitted shall be for the purposes of a sales office associated with the adjoining residential development as approved on 17 December 2012 under application no. 12/00381/FUL and for no other purpose. (HPT)

(Note: Cllrs Mrs C M Mason and J R F Mason wished it to be recorded that they voted against the above decision.)

166 13/00389/FUL – NORMAN HOUSE, ROCHEWAY, ROCHFORD

The Committee considered an application to construct single storey, two storey and first floor extensions and alterations to convert the building from an adult learning centre to 6 no. two-bedroomed and 1 no. 1-bedroomed flat (7 no. flats in total).

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds of over-

development, the detrimental impact on residential amenity and insufficient car parking.

Resolved

That the application be refused for the following reasons:-

1. The proposal, by way of the additional built form proposed to the existing building to provide the number of flats proposed, would result in an over-development of the site, over extending the existing building, resulting in an overall bulk and mass of built form poor in relationship to the site surroundings and detrimental to the character and visual amenity of the area.
2. The first floor balcony to the rear of the building off the kitchen to flat 7 and potential use of the flat roofed area outside bedroom 1 to flat 7 will result in direct overlooking to neighbouring properties and to occupiers of No. 1 Townfield Road in particular, giving rise to unreasonable loss of privacy to those adjoining occupiers detrimental to the amenity and enjoyment of those homes occupiers ought reasonably expect to enjoy.
3. The proposal would result in insufficient car parking being available to serve the development proposed. The spaces shown are limited in size and would provide for only one car parking space for each flat and in addition, two visitor spaces. The development, if allowed, would be served by an access shared with a pair of bungalows and would result in nine households utilising the access with no provision for kerbside parking. The adjacent streets of Mornington Avenue and Rocheway are congested with overspill parking from the nearby Rochford town centre. If allowed, the proposal, given the number of flats proposed, would increase the pressure for kerbside parking detrimental to the free flow of traffic and the appearance of the street more generally.
4. The proposed refuse store and its location close to the adjoining fences with Nos. 22 and 24 Rocheway would be sited in a poor relationship in close proximity to the garden areas to those adjoining properties giving rise to noise, disturbance and odour that would, by way of the intensity in use of the site as proposed and the extent of refuse that would need to be stored, give rise to unreasonable nuisance to the detriment of the enjoyment of those nearby homes and gardens to the detriment of the amenity those adjoining occupiers ought reasonably expect to enjoy.
(HPT)

The meeting closed at 10.35 pm.

Chairman

Date

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