

Development Committee – 25 July 2013

Minutes of the meeting of the Development Committee held on **25 July 2013** when there were present:-

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

Cllr Mrs P Aves	Cllr K H Hudson
Cllr Mrs L A Butcher	Cllr Mrs G A Lucas-Gill
Cllr Mrs T J Capon	Cllr M Maddocks
Cllr T G Cutmore	Cllr Mrs C M Mason
Cllr R R Dray	Cllr J R F Mason
Cllr Mrs H L A Glynn	Cllr Mrs J A Mockford
Cllr K J Gordon	Cllr C G Seagers
Cllr J E Grey	Cllr D J Sperring
Cllr J D Griffin	Cllr M J Steptoe
Cllr B T Hazlewood	Cllr I H Ward
Cllr Mrs D Hoy	Cllr Mrs M J Webster
Cllr M Hoy	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I .Black, M R Carter, Mrs A V Hale, C J Lumley, Mrs J R Lumley, Mrs J E McPherson, T E Mountain, S P Smith and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (Area Team North)
A Law	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

L Urquhart	- for item 7
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139 MINUTES

The Minutes of the meeting held on 27 June 2013 were approved as a correct record and signed by the Chairman.

140 DECLARATIONS OF INTEREST

Cllrs Mrs C M Mason and J R F Mason each declared a pecuniary interest in item 7 of the Agenda by virtue of Cllr Mrs C M Mason owning a property in close proximity to the application site and left the Chamber during debate of that item.

Mr S Scrutton declared a pecuniary interest in item 7 of the Agenda by virtue of being closely acquainted with the agent and left the Chamber during debate of that item.

141 /00299/ADV – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

It was noted that an application for non-illuminated signage and site hoarding comprising 5 no. flag and flag pole signs, window graphics and graphics to sales building and hoardings, 7 no. gallow signs, 3 no. goal post signs and 1 no. externally illuminated goal post sign (at sales office site, junction of Thorpe Road and Thorpe Close) had been withdrawn by the applicants prior to this Committee meeting.

142 13/00309/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY

The Committee considered an application for 2 no. brick piers to the entrance of the housing development.

Resolved

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

1. SC4B – Time limit standard. (HPT)

143 13/00347/FUL – 111 GRAVEL ROAD, LEIGH ON SEA

The Committee considered an application to demolish existing and construct new porch.

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. The external paving materials to be used in the construction of the development hereby permitted shall be those materials specified on the application form date stamped 10 June 2013 submitted in relation to the development hereby permitted and as indicated on drawing number Grave111-02-a, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where alternative materials are agreed in writing by the Local Planning Authority the materials agreed shall be those used in the development hereby agreed. (HPT)

144 13/00359/FUL – 49 SOUTHEND ROAD, HOCKLEY

The Committee considered an application to demolish an existing bungalow and to construct a three storey building containing 5 no. two-bedroomed flats. Form parking, refuse collection point and amenity areas and to construct a cycle store and new vehicular access from Southend Road.

Resolved

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

- (1) SC4B – Time limit standard.
- (2) Submission of external materials.
- (3) Submission of methodology for the construction of the car parking area within the root protection area for T2 to TPO 7/78 and to include hand digging re: tree roots to T2. Such details to include measures for the protection of the root protection area within the site for T2 to TPO 7/78.
- (4) Submission of details to demonstrate how the development will achieve Code Level 4 – in terms of water conservation measures and how the flats hereby approved shall secure at least 10% of their energy from decentralised and renewable low carbon sources.
- (5) Submission of landscaping details to include replacement for lost tree T1 to TPO 7/78.
- (6) Submission of front boundary wall treatment and details.
- (7) Submission of details for revised refuse collection point.
- (8) Prior to the commencement of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4m x 90m to the east.
- (9) Prior to the commencement of the development, a 1.5m x 1.5m pedestrian visibility splay shall be provided on both sides of each vehicular access.
- (10) Five vehicular hardstandings shall be provided to a minimum 2.9m width and 5.5m depth and in addition one disabled bay with dimensions being 3.9m x 6.5m.
- (11) Prior to the occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access shall not be less than 4.8m for the first 6m depth into the site.

- (12) A minimum dimension of 6m shall be provided between the rear of the parking bays and within the parking court.
- (13) The existing vehicular crossing shall be suitably and permanently closed and incorporating the reinstatement to full height of the highway footway kerbing.
- (14) No unbound material shall be used in the surface treatment of the vehicular access within 6m of the highway boundary.
- (15) Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the LPA.
- (16) Prior to the occupation of the development the developer shall be responsible for the provision and implementation of a travel information pack to include 6 all Essex scratch cards for the development.
- (17) Submission of details demonstrating assessment of the development against lifetime homes criteria. (HPT)

The meeting closed at 7.55 pm.

Chairman

Date

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