

## Development Committee – 17 April 2014

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Minutes of the meeting of the Development Committee held on **17 April 2014** when there were present:-

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

Cllr C I Black	Cllr M Hoy
Cllr Mrs L A Butcher	Cllr K H Hudson
Cllr J P Cottis	Cllr Mrs J E McPherson
Cllr T G Cutmore	Cllr D Merrick
Cllr R R Dray	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr S P Smith
Cllr K J Gordon	Cllr D J Sperring
Cllr J D Griffin	Cllr M J Steptoe
Cllr Mrs D Hoy	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs P Aves, Mrs T J Capon, M R Carter, J E Grey, Mrs A V Hale, Mrs G A Lucas-Gill, C J Lumley, Mrs J R Lumley, M Maddocks, Mrs C M Mason, J R F Mason, Mrs J A Mockford, T E Mountain, I H Ward and Mrs M J Webster.

### **OFFICERS PRESENT**

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

### **93 MINUTES**

The Minutes of the meeting held on 27 March 2014 were approved as a correct record and signed by the Chairman, subject to including apologies from Cllr D Merrick.

### **94 DECLARATIONS OF INTEREST**

Cllr C G Seagers declared an other pecuniary interest in item 5 of the Agenda and left the Chamber during debate of that item.

Cllr Mrs H L A Glynn declared a non pecuniary interest in item 4 of the Agenda by virtue of membership of Rochford Parish Council.

### **95 14/00160/REM – LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD, ROCHFORD**

The Committee considered an application for the submission of reserved matters pursuant to outline planning permission 10/00234/OUT for the

creation of a road link between the spine road and the site for the education facility.

### **Resolved**

That planning permission be approved for these reserved matters. (HPT)

### **96 14/00139/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL**

The Committee considered an application for a revised layout, access and house designs for 12 plots (plots 160 and plots 165 – 175) to part of the approved layout to a development adjoining Clements Hall Way.

### **Resolved**

That authority be delegated to the Head of Planning and Transportation to approve the application on expiry of the outstanding consultation period, subject to the following heads of condition:-

- (1) SC4B – time limit standard
- (2) The development shall be implemented in accordance with the schedule for external materials H4606 Revision T for the dwellings as approved. Any further variation shall be submitted to and agreed in writing by the Local Planning Authority and the development implemented in accordance with such variation as agreed.
- (3) Prior to the commencement of the development hereby approved, plans and particulars showing precise details of any gates, fences, walls or other means of screening or enclosure, to be erected within the development shall be submitted to and agreed in writing by the Local Planning Authority. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority, shall be erected prior to that part of the site to which they relate first being occupied and thereafter maintained in the approved form, notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification).

- (4) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) all first floor side windows shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be made to that arrangements thereafter. The exception shall be windows to the outward facing elevations of dwellings not facing the elevations of neighbouring housing to plots 160,165,168,169,172,173 and 175, which can be clear glazed.
- (5) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A 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 enlargement of or provision of additional windows, doors or other means of opening shall be inserted in the side or rear elevations of the dwellings hereby permitted.
- (6) The landscaping scheme submitted with this application as set out on Drawing Nos. 1458/17 Rev. C, 1458/18 Rev. A and 1458/19 Rev. C shall be implemented in its entirety in accordance with the agreed programme for implementation, or other such programme subsequently agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree, shrub or hedge plant that item or any item planted in replacement for it is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective , another of the same species and size as that originally planted shall be planted at the same place in the first available planting season following removal, unless the Local Planning Authority gives its written approval to any variation.
- (7) The development hereby approved shall be implemented in accordance with the measures for the retention and protection of trees retained as set out in the Arboricultural Impact Assessment and Drawing No. 280502-P-13 dated June 2012 by Messrs. Tim Moya Associates accompanying application 12/00381/FUL as approved on 17 December 2012.
- (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order with or without modification) the garages hereby permitted shall be retained for the parking of vehicles and shall not be converted to habitable accommodation.
- (9) The proposed private drive accesses from Clements Hall Way shall be constructed and provided with an appropriate dropped kerb crossing of the footway prior to the occupation of the dwellings proposed to take access therefrom.

- (10) No unbound material shall be used in the surface treatment of any vehicular access within 6 metres of the highway boundary.
- (11) The development shall be implemented in accordance with the details for the mechanical wheel cleaning of construction vehicles before their exiting the site comprising of not less than one ramped wheel spinning facility, together with jet wash hoses and as specified at Appendix C to the Construction Management Project Plan Project No. H4606 and dated January 2013 accompanying application 12/00381/FUL, as approved on 17 December 2012.
- (12) The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
- (13) The development hereby permitted shall only be carried out in accordance with the revised Flood Risk Assessment (FRA) prepared by Richard Jackson Ltd Job No. 43929 and dated January 2014 and the following mitigation measures detailed in the FRA:-
1. Surface water run-off generated on site shall be restricted to a maximum of 59.9 l/s.
  2. Storage shall be provided on site to accommodate the 1 in 100 year storm, inclusive of climate change, and shall be designed to incorporate sustainable drainage techniques and consider flow routes/pathways across the site.
  3. Prior to first habitation, details of who shall be responsible for the maintenance of the surface water scheme in perpetuity shall be agreed in writing with the Local Planning Authority.
  4. No dwellings shall be placed within flood zones two and three as confirmed within the submitted FRA.
  5. General ground levels within the flood plain shall not be raised as a result of this development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

- (14) No part of the development shall be occupied until a system of operational street lighting serving that part of the development has been provided and the system shall be maintained operational and in good repair until adopted.
- (15) Development to be implemented in accordance with the terms and conditions of the legal agreements to application 12/00381/FUL.
- (16) Notwithstanding the submitted plans hereby approved the first floor side render of the “Staunton “ house type to Plot 171 shall either be continued to the full side elevation depth or shall be terminated much closer to the front wall corner with a return of 150mm as measured from the finished surface of the front wall.
- (17) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) the first floor rear windows to the house to plot 170 serving the accessible bathroom and landing area shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level and no alteration is to be made to that arrangement thereafter.
- (18) The development hereby approved shall be implemented in accordance with the advice, recommendations and mitigation measures set out in the Ecology Strategy by Messrs. Liz Lake Associates dated June 2012 File Name 1079A5 Rev. A. accompanying application 12/00381/FUL as approved on 17 December 2012.
- (19) Notwithstanding the plans hereby approved, revised designs for the house type H414 5-1-3 to plots 166 and 167 shall be submitted to the Local Planning Authority prior to the commencement of the development to achieve a minimum of a 1-metre side separation between the outside walls and any roof overhang of these two dwellings. The development shall be implemented in accordance with such details as may be agreed. (HPT)

## Development Committee – 17 April 2014

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The meeting closed at 7.55 pm.

Chairman .....

Date .....

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