

Development Control Committee – 26 February 2008

Minutes of the meeting of the **Development Control Committee** held on **26 February 2008** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr Mrs H L A Glynn

Cllr Mrs P Aves	Cllr A J Humphries
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr P A Capon	Cllr D Merrick
Cllr Mrs T J Capon	Cllr Mrs J A Mockford
Cllr M R Carter	Cllr R A Oatham
Cllr J P Cottis	Cllr J M Pullen
Cllr T G Cutmore	Cllr P R Robinson
Cllr Mrs J Dillnutt	Cllr M G B Starke
Cllr K A Gibbs	Cllr J Thomass
Cllr K J Gordon	Cllr Mrs M J Webster
Cllr J E Grey	Cllr P F A Webster
Cllr Mrs S A Harper	Cllr Mrs C A Weston
Cllr K H Hudson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, Mrs R Brown, Mrs L M Cox, T Livings, C J Lumley, Mrs J R Lumley, C G Seagers and D G Stansby.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
S Worthington	- Committee Administrator

PUBLIC SPEAKING

Mr G Lloyd – for Schedule Item R1
Mr G Beauvoir – for Schedule Item R1
Mr S Marks – for Schedule Item 3

68 MINUTES

The Minutes of the meeting held on 24 January 2008 were approved as a correct record and signed by the Chairman, subject to replacing 'several' with 'approximately 30' in the final sentence of Minute 30/08.

69 DECLARATIONS OF INTEREST

Cllr S P Smith declared a personal interest in item R1 of the Schedule by virtue of the application site's proximity to a house in which he had an interest.

Cllrs Mrs H L A Glynn and K J Gordon each declared a personal interest in

items 2 and 3 of the Schedule by virtue of membership of Rochford Parish Council.

Cllr M G B Starke declared a personal interest in items 2 and 3 of the Schedule by virtue of business interests within the Conservation Area.

70 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 07/01075/FUL, which had been referred from the Weekly List.

Item R1 – 07/01075/FUL – 7 Woodlands Close, Rayleigh

Proposal – Demolish existing dwelling and construct two detached houses with semi – integral garages.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal would adversely affect the appearance and characteristics of the street scene, would result in a loss of openness on the site and adversely affect the amenities of neighbouring occupiers.

Resolved

That the application be refused for the following reasons:-

- 1 The increased and excessive site coverage and building bulk resulting from the construction of two houses on this prominent elevated site will result in the loss of openness and views through the site and create a harsh over-dominant appearance, also arising from the large paved forecourt area, which will be out of character with the more open and symmetrical layout that currently exists in the close, and the verdant appearance of the site. The proposal would therefore be detrimental to residential and visual amenities and the street scene and the design and appearance of the houses lacks harmony with the context of the existing buildings in the vicinity; approval of the development would set an undesirable precedent for similar developments elsewhere in Woodlands Close.
- 2 The proposal would be detrimental to the visual and residential amenities of the occupiers of the adjoining dwellings, particularly 5, Richmond Drive to the west of the site, due to the unsatisfactory positioning and orientation of the proposed houses within the plot, the dominant appearance and bulk of the proposed dwellings and the differences in level between adjoining properties. These factors would result in an unacceptable loss of light and outlook currently enjoyed by the occupiers of this property, particularly from ground floor windows.

In addition, there is potential for increased overlooking of adjoining properties, particularly from the first floor windows of the house proposed on Plot 2. (HPT)

Item 2 – 07/01103/COU – 56 West Street, Rochford

Proposal – Change of use from offices to use as single dwelling.

It was observed that there would be merit in adding the property to the Local List.

Resolved

That the application be approved, subject to the conditions outlined in the Schedule. (HPT)

Item 3 – 07/0104/FUL – 14 West Street, Rochford

Proposal – Install 3 no. air conditioning units behind parapet wall to flat roofed area at rear of building.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it constituted a loss of amenity to neighbouring residents.

Resolved

That the application be refused for the following reason:-

It has not been demonstrated that adequate noise attenuation measures are included to prevent the installation of the proposed air conditioning units resulting in unacceptable noise nuisance, disturbance and loss of amenity to the occupiers of nearby residential properties and associated amenity areas. (HPT)

71 ENFORCEMENT OF PLANNING CONTROL

The Committee considered the report of the Head of Planning and Transportation providing Members with information about the latest statistics for the enforcement of planning control.

Resolved

That the report be noted. (HPT)

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The meeting closed at 9.05 pm.

Chairman

Date

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