

Development Control Committee – 23 June 2009

Minutes of the meeting of the **Development Control Committee** held on **23 June 2009** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P A Capon

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr D Merrick
Cllr Mrs T J Capon	Cllr Mrs J A Mockford
Cllr Mrs L M Cox	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
Cllr Mrs J Dillnutt	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr D G Stansby
Cllr K J Gordon	Cllr M G B Starke
Cllr J E Grey	Cllr M J Steptoe
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr A J Humphries	Cllr P F A Webster
Cllr T Livings	Cllr Mrs C A Weston
Cllr C J Lumley	Cllr Mrs B J Wilkins
Cllr Mrs J R Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, M R Carter, J P Cottis, T E Goodwin and Mrs G A Lucas-Gill.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
J Adams	- Team Leader (North)
M Stranks	- Team Leader (South)
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr A Slee	- Schedule item 1
Mrs B Oliver	- Schedule item 1

160 MINUTES

The Minutes of the meeting held on 28 May 2009 were approved as a correct record and signed by the Chairman.

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

The Committee considered the schedule of development applications.

Item 1 – 09/00148/FUL – 247 London Road, Rayleigh

Proposal – Demolish existing building and construct two storey building comprising 50-bed residential care home with access, parking and amenity areas (revised application following 08/00834/FUL).

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the overall bulk and scale of the development was not in character with the surrounding area and that there was insufficient car parking, which was poorly located.

Resolved

That the application be refused for the following reasons:-

- (1) The proposal, by way of the overall bulk and scale of the building proposed would be excessive in size on this prominent corner location, not in character with the surrounding area and the established street scene, which in the main comprises detached and semi detached houses and bungalows. If permitted, it would detract from the visual amenity and appearance of the established street scene contrary to Policy HP6 to the Rochford District Replacement Local Plan (2006), as saved by Direction of the Secretary of State dated 5 June 2009 under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 .
- (2) The proposal fails to provide sufficient car parking spaces to serve the development proposed in accordance with Policy TP8 to the Rochford District Replacement Local Plan (2006), as saved by Direction of the Secretary of State dated 5 June 2009 under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. If allowed, the development would result in increased on–street parking to the detriment of the free flow of traffic and the amenity of residents in adjoining streets.
- (3) The layout and siting of the proposed parking area in close proximity to adjoining residential properties would give rise to general disturbance from the movement of vehicles including lights, noise and fumes detrimental to the amenity that those occupiers of dwellings adjoining the site ought reasonably expect to enjoy. (HPT)

Item 2 – 09/00169/OUT – 32 Brook Road, Rayleigh

Proposal – Demolish existing buildings and erect four storey office block with associated parking and new access.

Resolved

That the application be approved, subject to the conditions outlined in the schedule and in the addendum to the schedule with condition 10 amended, continuing with "... and any necessary changes to the measures shall be agreed by the Local Planning Authority and implemented in accordance therewith." (HPT)

Item 3 – 09/00192/FUL – 68-72 West Street, Rochford

Proposal – Demolish existing buildings and construct part two storey and part three storey building incorporating lower ground level and basement and basement car parking to provide twenty three one-bedroomed flats, fifteen two-bedroomed flats, one three-bedroomed flat and one bed sitting flat (forty units in total).

Resolved

That the application be refused for the reasons outlined in the schedule. (HPT)

The meeting closed at 8.45 pm.

Chairman

Date

If you would like these minutes in large print, braille or another language please contact 01702 546366.