

Development Committee – 21 March 2024

Minutes of the meeting of the Development Committee held on **21 March 2024** when there were present: -

Chairman: Cllr A H Eves
Vice-Chairman: Cllr Mrs V A Wilson

Cllr Mrs E L Brewer
Cllr D S Efd
Cllr T D Knight
Cllr J L Lawmon

Cllr G W Myers
Cllr C M Stanley
Cllr S A Wilson

Please note that the full livestream of this meeting can be viewed at:
[Development Committee \(youtube.com\)](https://www.youtube.com/watch?v=...)

156 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R F Constable, Cllr T D Knight, Cllr R C D Linden, Cllr Mrs L Shaw and Cllr I H Ward

157 SUBSTITUTE MEMBERS

Cllr A G Cross for Cllr R C D Linden

158 NON-MEMBERS ATTENDING

Cllr M J Steptoe

159 OFFICERS PRESENT

C Corrigan	Planning Manager
Y Dunn	Planning
M Stranks	Team Leader
K Rodgers	Team Leader
V Meanwell	Democratic Services Officer

160 PUBLIC SPEAKERS

Mr Clark	for Item 6
Mrs Austin	for Item 6
Mr Smith	for Item 7
Mr Pearce	for Item 7

161 MINUTES

The Minutes of the meeting held on 27 February 2024 were approved as a correct record and were signed by the Chairman.

162 TO RECEIVE DECLARATIONS OF INTEREST

Cllr D S Efde declared a non-registrable interest in all items by virtue of membership of Great Wakering Parish and Rochford Parish Councils.

163 23/01052/REM – LAND EAST OF ASHINGDON ROAD AND NORTH OF ROCHFORD GARDEN WAY, ROCHFORD.

The Committee considered the application for Reserved Matters (comprising landscaping, scale and appearance) for the development of 316 residential dwellings, including 110 affordable dwellings and on-ploy landscaping pursuant to outline planning permission granted under reference 23/00033/FUL.

Cllr A H Eves moved a Motion seconded by Cllr Mrs V A Wilson that reserved matters consent be approved subject to the conditions set out on pages 6.2-6.8 of the report subject to the changes to condition as set out in the committee presentation, namely the omission of reference to the Tenure Plan, change to the reference of the Enclosures Plan which is to be noted as Revision G and change to the reference of the Materials Layout Plan which is to be noted as Revision J. The Motion was approved on a show of hands.

(6 Members voted in favour of the Motion, 0 against, 3 Members abstained)

Resolved

That reserved matters consent 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 approval.
- (2) The development shall be constructed in accordance with the following approved plans: -

P18-2109_DE_103_D_09 - Part M Plan dated 29.9.23
P18-2109_DE_103_D_07 – Refuse Strategy Plan dated 29.9.23
P18-2109_DE_103_D_04 – Storey Height Plan dated 7.8.23
P18-2109_DE_103_C_22 – Living Courtyards dated 8.11.23
P18-2109_DE_103_D_03 – Garden Sizes Plan dated 7.8.23
P18-2109_DE_103_E_05 – Parking Plan dated 29.9.23
P18-2109_DE_104_D_02 – Streetscenes dated 18.12.23
P18-2109_DE_104_E_01 – Streetscenes dated 18.12.23
P18-2109_DE_103_G_10 – Enclosures Plan dated 29.9.23
P18-2109_DE_103_D_11 – Hard Surfaces Plan dated 29.9.23
P18-2109_DE_103_J_06 – Materials Plan dated 29.9.23
P18-2109_DE_103_H_01 – Layout Plan dated 7.8.23

P18-2109_DE_103_B_02 – Location Plan dated 7.8.23
P18-2109_DE_67_02 – Enclosures Details 04.12.23
House Type Pack – P18-2109_DE_i_102 – February 2024
EA155-EN-425 – Existing and Proposed Site Levels 9.11.23
ECC-22-509-4-1300-001 Rev 3 – Lighting Arrangement 3.10.23 Sheet 1 of 3
ECC-22-509-4-1300-002 Rev 3 – Lighting Arrangement 3.10.23 Sheet 2 of 3
ECC-22-509-4-1300-003 Rev 3 – Lighting Arrangement 3.10.23 Sheet 3 of 3
P18-2109_107 Rev A – Sub-Station dated February 2024

- (3) External facing materials (including roofing, bargeboards, fascias, etc) for use in the construction of all buildings hereby approved shall be in accordance with the materials as detailed on the approved materials plan P18-2109_DE_103_J_06 dated 29.9.23 unless alternative materials are otherwise submitted to and agreed in writing by the Local Planning Authority (LPA). Where specific materials (by manufacturer/product name) are not listed or noted as TBC on the aforementioned approved plan, details shall have been submitted to and approved in writing by the LPA prior to their use in construction on site. Materials as agreed shall be used in the construction of the development hereby approved.
- (4) Cycle parking provision to serve maisonettes and flatted blocks and to be provided for visitors as shown on the approved layout plan reference P18-2109_DE_103_H_01 shall be provided in accordance with details shown on the relevant approved elevation plans (e.g., P18-2109_72.PL-01 Rev A). Where details of cycle parking provision are not provided on any of the approved plans details shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The agreed/approved cycle parking provision shall be installed prior to the first occupation within the flatted or maisonette block that the provision would serve or prior to first use of the carriageway that the visitor spaces would be sited adjacent to, unless an alternative timeframe for installation has been agreed in writing by the LPA. Cycle parking provision shall be maintained in the agreed form in perpetuity and available solely for use for the parking of cycles unimpeded.
- (5) Surfacing materials to be used in the development hereby approved shall accord with details as shown on the approved plan no. P18-2109_DE_103_D_11 – Hard Surfaces Plan dated 29.9.23 unless alternative materials are otherwise submitted to and agreed in writing by the Local Planning Authority (LPA). Details of the type/colour of block paving (by manufacturer/product name) shall have been submitted to and approved in writing by the LPA prior to the laying of

this surfacing material at the site. Materials as agreed shall be used in the construction of the development hereby approved and retained in the approved form in perpetuity.

- (6) The carriageways of the estate roads hereby approved shall have been laid out and constructed up to and including at least road base level, prior to the first occupation of any residential dwelling intended to take access therefrom. Furthermore, the carriageway and footways (where to be provided) shall be constructed up to and including base course surfacing in order to ensure that prior to occupation each dwelling has a properly consolidated and surfaced carriageway and footway between the dwellings and an existing highway which shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surface is completed, a footway base course shall be provided and maintained in a manner to avoid upstands to gullies, covers kerbs or other such obstructions within or adjoining the footway. The carriageways, footways, and footpaths commensurate with the frontage of each dwelling shall be fully completed with final surfacing within twelve months from the occupation of the dwellings. The final surfacing treatment shall be in accordance with approved plan P18-2109_DE_103_D_11 unless otherwise agreed in writing by the Local Planning Authority.

- (7) The following windows at first floor level shall be obscure glazed and fixed shut below a height of 1.7 metres from finished floor level and retained as such in perpetuity: -

The window in the north facing side elevation of the dwelling to plot 589 as shown on Drawing No. P18-2109_DE_103_H_01.

The two windows in the north facing elevations that would serve bathrooms as shown on Drawing No. NSS.BSP567/BSP102.PL-06 to both maisonette blocks.

The first-floor window in the side elevation of the dwelling to plot 256 that would serve a bathroom as shown on Drawing No. NSS.277-1.PL-01.

The first-floor window in the western (rear) elevation of the maisonette building to plots 239-240 that would serve a bathroom as shown on Drawing No. BSP.966.PL-01.

- (8) Prior to the provision of hard and soft landscaping within the development hereby approved (in respect of hard landscaping - only areas not covered by details shown on the approved hard landscaping

plan), both on-plot and off-plot and including the localised open space and communal amenity spaces to serve flats, details of the proposed hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Details, including plans at an appropriate scale, shall include: -

- Schedule of species, size, density and spacing of all trees, shrubs, bulbs, and hedgerows to be planted.
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- Tree planting method details [with reference to pages 46 and 47 of the Design Code dated September 2020] including sections and details of root barriers and a layout plan which clearly identifies the method which will be applied to each tree and where root barriers will be installed. Where soil cells are to be used, the number of cells required based on the tree species should be justified.
- Planting method statement and after care plan.
- A long-term maintenance schedule and specifications including timetable for monitoring and maintenance.
- Details of paved or otherwise hard surfaced areas/paths.
- Details of minor artefacts and structures; benches, bins, pergolas etc including specification (height/design/materials).
- Details of brick walls to define the entrance to parking courts.

The hard and soft landscaping as agreed shall be planted/provided in accordance with a timetable that shall have been submitted to and agreed in writing by the Local Planning Authority prior to first occupation at the site.

The soft landscaping shall be maintained in accordance with the agreed after-care plan and in accordance with the long-term maintenance schedule in perpetuity.

Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

including street trees required to be delivered under paragraph 136 of the NPPF.

- (9) Notwithstanding details of boundary treatment shown on approved plan P18-2109_DE_103_G_10 – Enclosures Plan, the boundary treatment to the rear garden boundary to plots 454, 455, 456, 467, 458-461 shall be installed in accordance with details [height and specification] of a

boundary treatment (e.g., acoustic fence) that is based on an acoustic report (which shall include the results of assessment of the existing noise environment – plant and equipment installed on the adjacent commercial premises) that shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment as agreed shall be installed prior to first occupation of any of the dwellings within the aforementioned plots and retained thereafter.

- (10) Prior to the installation of any glazing in the dwellings to plots 454, 455, 456, 457, 458-461 and 452-453 as shown on the approved layout plan, details of glazing specification based on an acoustic report (which shall include the results of assessment of the existing noise environment – plant and equipment installed on the adjacent commercial premises) shall have been submitted to and agreed in writing by the Local Planning Authority. Glazing as agreed shall be used on the dwellings to plots 454, 455, 456, 457, 458-461 and 452-453 and maintained in the approved form in perpetuity.
- (11) Lighting shall be installed in accordance with details as shown on the approved plans reference ECC-22-509-4-1300-001 Rev 3 – Lighting Arrangement 3.10.23 Sheet 1 of 3, ECC-22-509-4-1300-002 Rev 3 – Lighting Arrangement 3.10.23 Sheet 2 of 3, and ECC-22-509-4-1300-003 Rev 3 – Lighting Arrangement 3.10.23 Sheet 3 of 3 where the lighting columns would be sited within the application site relating to the reserved matters consent hereby approved, unless otherwise agreed in writing by the Local Planning Authority (LPA). The lighting shall be installed and operational prior to first beneficial use of the highway it illuminates being used by vehicular traffic arising from occupation of the site unless an alternative timetable is agreed in writing by the LPA.
- (12) Car parking spaces as shown on the approved layout drawing no. P18-2109_DE_103_H_01 – dated 7.8.23 shall be demarcated on the ground in accordance with details that shall have been submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the dwelling served by the space or prior to first use of the highway by vehicular traffic immediately adjacent to the space whichever is earlier. The car parking bays shall remain demarcated as agreed in perpetuity.
- (13) Notwithstanding the boundary treatment details shown approved on plan P18-2109_DE_103_G_10 – Enclosures Plan dated 29.9.23, no boundary treatment shall be constructed along the northern boundary of the site with existing rear gardens to properties on Oxford Road, except rear garden boundary treatment including and to plots west of plot 475 and including and east of plot 653, until details of the boundary treatment to be installed here including details to demonstrate that the

boundary treatment here would not impede surface water flows or otherwise increase surface water flood risk to dwellings off site have been submitted to and agreed in writing by the Local Planning Authority. Details shall also be submitted to and agreed in writing by the Local Planning Authority of the maintenance (including frequency) that shall be carried out (and who by). The boundary treatment between plots 475 and 653 along the northern site boundary shall be implemented only in the agreed form and maintained in such form thereafter, notwithstanding Schedule 2, Part 1, or Part 2 (Class A) of the Town and Country Planning (general permitted development) order 2015 (as amended), in accordance with agreed maintenance details.

- (14) Notwithstanding Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (general permitted development) order 2015 (as amended), no two-storey rear extension or rear facing dormer extension shall be constructed to the dwellings to plot numbers 466 to 474 (inclusive), 650-653 (inclusive) or 619 to 631 (inclusive).

164 23/00469/FUL – 365 LITTLE WAKERING ROAD, LITTLE WAKERING.

The Committee considered the application for the change of use of 365 Little Wakering Road, Little Wakering from use class C3 to C2 three bedroomed care accommodation, and a new rear extension with some external modifications and associated works.

Cllr A H Eves moved a Motion seconded by Cllr Mrs V A Wilson that the application be approved subject to the conditions set out on pages 7.1.14 – 7.1.15 of the report and the revision to the report as set out on the addendum. The Motion was refused on a show of hands.

(1 Member voted in favour of the Motion, 6 against and 2 abstained)

Cllr A H Eves moved a Motion without Notice, in line with committee Procedure Rule 9 (N) to extend this meeting for as long as necessary in order to complete the business, seconded by Cllr C M Stanley. This was carried on a show of hands.

The meeting was adjourned at 21.35 hours.

Following the resumption of the meeting at 21.47 hours, Cllr G W Myers moved a Motion, seconded by Cllr C M Stanley that the recommendation for planning permission be refused. This was approved on a show of hands.

(7 Member voted in favour of the Motion, 0 against and 2 abstained)

Resolved

The proposal by way of the further intensification in C2 use in the location would give rise to added disturbance detrimental to the residential amenity nearby residents ought reasonably expect to enjoy and would if allowed result in increased parking pressure, where there is notable reliance upon on street parking by existing residents, arising from staff, servicing and attendance by emergency vehicles detrimental to the free flow of traffic on a classified road.

The meeting closed at 21.50.

Chairman

Date

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