

## Development Committee – 27 February 2024

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Minutes of the meeting of the Development Committee held on **27 February 2024**  
when there were present:-

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

Cllr Mrs E L Brewer  
Cllr R P Constable  
Cllr D S Efde  
Cllr T D Knight  
Cllr J L Lawmon

Cllr G W Myers  
Cllr Mrs L Shaw  
Cllr C M Stanley  
Cllr I H Ward  
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=...)

### **97 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr R C D Linden.

### **98 SUBSTITUTE MEMBERS**

Cllr A G Cross substituting for Cllr R C D Linden

### **99 NON-MEMBERS ATTENDING**

Cllr N J Booth  
Cllr Mrs C M Mason

### **100 OFFICERS PRESENT**

L Nicholson	Director of Place
C Corrigan	Planning Manager
M Stickley	Corporate Manager – Democratic Services
M Stranks	Team Leader
E Davis	Planning Officer
V Meanwell	Democratic Services Officer

### **101 ALSO PRESENT**

T Newcombe - Birketts

### **102 PUBLIC SPEAKERS**

P Johnson for item 7

### **103 MINUTES**

The Minutes of the meeting held on 18 January 2024 were approved as a correct record and were signed by the Chairman.

### **104 TO RECEIVE DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **105 23/00776/FUL – HOCKLEY PRIMARY SCHOOL, CHEVENING GARDENS, HOCKLEY, ESSEX**

The committee considered the application to provide 2 no. two storey temporary buildings for primary education at the Hockley Primary School site to temporarily replace school closed due to RAAC, comprising classrooms, staff and office space, toilets, dining, kitchen and other amenities internally and football pitch, fencing, landscaping and associated site works externally all required for a period of three academic years, until 31<sup>st</sup> August 2026.

Cllr A H Eves requested that should this application be approved by the committee this should be a temporary building as per the conditions, be recorded in the minutes.

Cllr A H Eves moved a Motion seconded by Cllr Mrs L Shaw to approve the application subject to the conditions set out on pages 6.2-6.6 of the report and revised on the addendum. This was approved unanimously.

#### **Resolved**

The recommendation is that the application is approved subject to the conditions set out below: -

#### **Conditions**

##### **Time limit**

1. The development hereby approved is permitted until the 31<sup>st</sup> of August 2026. Thereafter, the development permitted shall be removed and the pre-existing playing field restored to its pre-existing condition before the development took place within 12 months of the removal of the temporary buildings.

##### **Approved plans**

- 2(a). The Development hereby approved shall be carried out in complete accordance with the following approved plans:
  - Drainage details Sheet 1 Drawing No. PJT10406-DID-XX-XX-D-C-6011 Revision C03 dated 16.02.24.
  - Drainage Layout Drawing No. PJT10406-DID-XX-XX-D-C-5011 Revision C07 dated 16.02.24.
  - Tree protection plan Drawing No. Arbtech TPP 01 dated November 2023;
  - Arboricultural impact assessment Drawing No. Arbtech AIA 01 dated November 2023.

Existing natural turf pitches Drawing No. PJT10406-MCA-GA-GF-D-A-0013  
Revision P01 dated 17.08.2023.

Proposed natural turf pitches Drawing No. PJT10406-MCA-GA-GF-D-A-0014  
Revision P01 dated 17.08.2023.

GA elevations Drawing No. PJT10407-MCA-GA-BZZ-D-A-2001 Revision C04  
dated 02.10.23.

General arrangement plan first floor Drawing No. PJT10407-MCA-GA-B01-D-A-  
1002 Revision C05 dated 05.10.23.

General arrangement plan roof plan Drawing No. PJT10407-MCA-GA-BRF-D-  
A-1003 Revision C03 dated 13.08.23.

General arrangement plan ground floor Drawing No. PJT10407-MCA-GA-BGF-  
D-A-1001 Revision C10 dated 20.10.23.

Proposed site plan Drawing No. PJT10406-MCA-GA-GF-D-A-0001 Revision  
C06 dated 26.10.23.

GA sections Drawing No. PJT10407-MCA-GA-BZZ-D-A-3001 Revision C03  
dated 25.09.23.

GA sections Drawing No. PJT10406-MCA-GA-AZZ-D-A-3001 Revision C02  
dated 08.09.23.

GA elevations Drawing No. PJT10406-MCA-GA-AZZ-D-A-2001 revision C03  
dated 27.09.23.

General arrangement plans roof Drawing No. PJT10406-MCA-GA-ARF-D-A-  
1003 Revision C03 dated 13.09.23.

General arrangement ground floor plan Drawing No. PJT10406-MCA-GA-AGF-  
D-A-1001 Revision C06 dated 10.10.23.

General arrangement plans – first floor Drawing No. PJT10406-MCA-GA-A01-  
D-A-1002 Revision C03 dated 10.10.23.

External installation Drawing No. PJT10406-LRH-122-XX-D-M-5001 Revision  
CO4 dated 06.10.23.

Landscape general arrangement Drawing No. PJT10406-NDA-126-XX-D-L-  
1020 Revision P01 dated 31.10.23.

Location of underground services and drains Drawing No. 57257 dated Aug  
2023.

Topographical Survey Drawing No. CSI594S-S-103 Revision A dated  
03.08.2023.

Location Plan

Preliminary Ecological Appraisal (Arbtech Ltd, October 2023)

Construction Phase Health and Safety Plan and Traffic Management Plan  
PJT10408 Revision No. 1

### **Submission of external materials**

3. The development shall be carried out in accordance with the approved details of the external appearance of the buildings proposed unless any variation is first agreed in writing by the Local Planning Authority.

### **Flooding**

4. (a) The development hereby approved shall accord with the drainage maintenance plan document reference PJT-10406-DID-XX-XX-T-C-2001 dated February 2024, whereby the maintenance of the sustainable drainage systems shall be adhered to throughout the duration of the development hereby approved.

### **Tree protection measures**

5. The submitted Arboricultural Impact Assessment (drawing No. Arbtech AIA 01 dated Nov 2023) and Tree Protection Plan (drawing No. Arbtech TPP 01 dated Nov 2023) and method statement (dated 16<sup>th</sup> January 2024) in accordance with BS 5837 shall be implemented and adhered to for the duration any groundworks for the site and during construction phases of the proposed development. Construction phase photos shall be sent to the local planning authority showing the barriers and ground protection to ensure compliance.

### **Lighting**

6. A lighting scheme for any external or freestanding floodlights or other means of artificially illuminating any part of the site detailing the positioning of such lights, type, luminosity levels and means of control/operation shall be submitted to the Local Planning Authority for agreement.

### **Highway Safety**

- 7(a). The Construction Phase Health and Safety Plan and Traffic Management Plan PJT10408 Revision No. 1 shall be implemented and adhered to during the construction phase of development.

### **Ecology**

8. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arbtech Ltd, October 2023) as submitted with the planning application unless alternative mitigation measures are proposed which shall first be submitted to and agreed in writing by the Local Planning Authority.
9. Prior to installation, a wildlife sensitive lighting design scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall:
  - a) identify those areas/features on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be

clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

### **Sports & Community Facilities**

11. Prior to the removal of the modular buildings hereby permitted, a scheme for the reinstatement of the playing field, including an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The playing field shall be restored in accordance with the approved scheme. (DP)

### **106 23/00087/FUL – 16 GLENCROFTS, HOCKLEY, ESSEX**

The committee considered the application for the change of use of land from woodland to a residential garden and the erection of boundary fencing.

Cllr A H Eves moved a Motion seconded by Cllr D S Efde that the recommendation for planning permission to be granted to approve the application subject to the conditions set out on pages 7.2 – 7.5 of the report and revised on the addendum. The Motion was refused on a show of hands.

(0 voted in favour of the motion, 12 against and 1 abstained)

Cllr I H Ward moved a Motion, seconded by Cllr C M Stanley that the recommendation for planning permission be refused. This was approved unanimously.

### **Resolved**

The proposal by way of the use of the increased intensity in use by way of being used as residential garden would result in inevitable compaction, tree removal and works incompatible with the existing woodland character and would lead to tree loss, domestication in character undermining the important contribution to the character and quality of the urban environment contrary to paragraph 136 of the National Planning Policy Framework (December 2023) and would if allowed fail to conserve and enhance the existing woodland contrary to policy DM25 of the Rochford District Council local Development Framework Development Management Plan (2014).

**107 23/00817/FUL - 11 SPA PLACE, MAIN ROAD, HOCKLEY, ESSEX**

The committee considered the planning application for change of use from a vacant retail unit to one 2-bed residential dwelling.

Cllr A H Eves moved a Motion seconded by Cllr D S Efde that the application be refused.

This was approved unanimously.

**Resolved**

1. The application site is currently designated Secondary Shopping Frontage by the Council’s Hockley Area Action Plan. The development of the site for solely residential use would result in a loss of a commercial unit, which would have a negative impact on the viability and vitality of Hockley Town Centre. The submitted evidence to demonstrate there has been a lack of interest in the purchase or rent of the commercial unit is ambiguous and inconsistent. The proposed development would not therefore be compliant with and contrary to the requirements of policy H7 of the Hockley Area Action Plan and paragraph 86 of the National Planning Policy Framework.
2. The application proposes no indication or mechanism to provide a financial contribution to equate to the 10% affordable housing requirement would be contrary to Policy H4 of the Rochford District Council Development Plan and Paragraph 63 of the National Planning Policy Framework. (DP)

The meeting closed at 21.18.

Chairman .....

Date .....

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