

Development Committee – 14 April 2011

Minutes of the meeting of the **Development Committee** held on **14 April 2011** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr J R F Mason
Cllr C I Black	Cllr Mrs J E McPherson
Cllr Mrs T J Capon	Cllr Mrs J A Mockford
Cllr M R Carter	Cllr R A Oatham
Cllr J P Cottis	Cllr C G Seagers
Cllr T G Cutmore	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr M J Steptoe
Cllr K J Gordon	Cllr J Thomass
Cllr M Hoy	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr P F A Webster
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins
Cllr M Maddocks	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L A Butcher, Mrs J Dillnutt, T E Goodwin, J E Grey, T Livings, A C Priest, P R Robinson and D G Stansby.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Cllr D Geach (Rayleigh Town Council)	- For Schedule item 6
Mr M Houghton	- For Schedule item 6
Cllr L Street	- For Schedule item 5

115 MINUTES

The Minutes of the meeting held on 29 March 2011 were approved as a correct record and signed by the Chairman.

116 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a personal interest in items 4 and 6 of the schedule by virtue of a personal, business-related interest.

Cllr Mrs H L A Glynn declared a personal interest in item 1 of the schedule by virtue of being acquainted with the applicant.

117 SCHEDULE OF DEVELOPMENT APPLICANTS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 11/00063/OUT, which had been referred from the Weekly List.

Item 6 – 11/00085/COU – 239 – 241 Eastwood Road, Rayleigh

Proposal

Part change of use from existing car show room (including ancillary retail space) to A1 use including the provision for 6 no. customer car parking spaces – re-submission of planning application 10/00748/COU, including revised vehicular access off Eastwood Road, Rayleigh.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds of inadequate parking provision and highway safety and that the intensification of use would result in a loss of residential amenity.

Resolved

That the application be refused for the following reasons:-

1. The proposal cannot accommodate the required number of parking spaces at the preferred bay size for the development, as recommended in the adopted Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010). The lack of adequate parking provision and independently accessible provision for delivery vehicles may lead to short term parking taking place within Eastwood Road on the footway or in The Chase to the detriment of pedestrian and general highway safety.
2. The proposal would give rise to harm to residential amenity to occupiers of properties in the neighbouring vicinity by way of increased noise and disturbance with particular reference to the increase in proposed opening hours compared to the existing use at the site and nearby retail store and the intensification of use of the site that would result in change to the character of the area and in a level of harm to residential amenity, which would be unacceptable. (HPT)

Item 1 – 11/00076/FUL – holly Lodge, Hall Road, Rochford

Proposal – Two storey pitched roof rear extension and 2no. rear facing roof lights.

Resolved

That the application be approved, subject to the conditions set out in the schedule including an amendment to condition 2 accepting the use of UPVC windows. (HPT)

Item 2 – 11/00128/COU – 57 South Street, Rochford

Proposal – Change of use of building from office used as a youth training centre to office and storage.

Resolved

That the application be approved, subject to the conditions set out in the schedule.

Item 3 – 11/00037/FUL – halcyon Caravan Park, Pooles Lane, Hullbridge

Proposal – Application to remove condition 1 to planning permission ECC/ROC/581//62 dated 5 November 1963 (as revised by appeal decision to application ROC/546/82 dated 17 August 1983) to delete the following condition:-

- 1 Caravans shall only be occupied during the period 1 February to 30 November in each year and substitute the following conditions for the holiday part of the site:-
 - (I) The mobile homes are occupied for holiday purposes only.
 - (II) The mobile homes shall not be occupied as a person's sole or main place of residence.
 - (III) The owners shall maintain an up to date register of the names of all owners/occupiers of individual mobile homes in the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

This application has subsequently been withdrawn by the applicant.

Item 4 – 10/00823/COU – Unit 1, 68 – 72 West Street, Rochford

Proposal – Change of use from car show room to use class A4 drinking establishments/pubs and bars.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the proposals for dealing with the commercial waste that such a change of use would generate were inadequate and that the proposed opening hours would lead to an intensification of use that would give rise to a loss of residential amenity to neighbouring properties.

Resolved

That the application be refused for the following reasons:-

1. The proposals for dealing with the commercial waste associated with the proposed use are inadequate. The movement of waste from the premises at the front of the site to the rear yard further down Union Lane would create noise and disturbance arising from the frequent movement of varied quantities of waste material such as bottles and packaging back and forth along the highway surface giving rise to frequent noise and disruption into the late evening detrimental to the amenity residents of neighbouring properties ought reasonably expect to enjoy.
2. The proposal would result in an additional drinking establishment in a small and concentrated area of the town, together with existing public houses, restaurants and takeaways which, together with the proposed opening hours until late evening, would lead to an intensification of such uses in close proximity that would give rise to a further increase in noise and disturbance, particularly in late evening resulting in increased loss of residential amenity for the occupants of neighbouring residential properties. (HPT)

Item 5 – 10/00647/OUT – York Bungalow, Little Wakering Hall Lane, Great Wakering

Proposal – Outline application for the demolition of existing bungalow and 3no. detached commercial buildings and residential re-development comprising of 4 X 2-bed, 5 X 3-bed and 4 X 4-bed houses, layout parking / turning areas including 2no. car port buildings and access off Little Wakering Hall Lane. All matters reserved except access and scale.

Resolved

That the application be refused for the following reasons:-

1. The proposal, by way of the substantial under-provision of private amenity space throughout the site, would not meet the Council's minimum garden space provisions, as detailed in Supplementary Planning Document 2: Housing Design and would result in a layout

detrimental to the residential amenity of future occupiers and contrary to the aims of HP6 of the Replacement Local Plan. The inability of the site to accommodate the required amenity space is indicative of a proposal that amounts to an over-development of the site.

2. The proposal would result in inadequate parking provision for the number of dwellings proposed by virtue of the lack of visitor parking provision, which would not meet the Council's parking standard requirements as detailed in parking Standards Design and Good Practice Supplementary Planning Document (adopted December 2010), which is likely to give rise to parking on the highway outside the site to the detriment of highway and pedestrian safety. The inability of the site to accommodate the required parking provision is indicative of a proposal that amounts to an over-development of the site.

Informative

The applicant is reminded of the need to make satisfactory provision within the proposal for refuse and recycling bins. (HPT)

Item R7 – 11/00063/OUT – 138 Down Hall Road, Rayleigh

Proposal – Outline application to demolish house and erect three storey building containing 4no. 1-bed flats with layout parking, amenity areas, cycle/recycling shed and alter pedestrian and vehicular accesses onto Preston Gardens (amended proposal of 10/00339/OUT).

Resolved

That the application be refused for the following reasons:-

1. The proposal, by way of the introduction of the large gabled feature projecting from the southern roof slope and two pitched roofed dormers, gives rise to a building form of greater bulk and mass that would prove overbearing and dominant within the context of the street, exacerbated by the elevated positioning of the site. The resultant appearance of the building, especially as viewing the property looking north, would appear overly large and intrusive within the context of the street, out of character and scale with the prevailing locality and in conflict with parts (ix) and (x) of Policy HP6 of the Local Plan and part (iii) of Policy HP11.
2. The proposed building would result in a loss of residential amenity to the occupiers of the adjoining property by virtue of the intrusive and detrimental effect of the proposed increase in the building's footprint. (HPT)

The meeting closed at 9.15 pm.

Chairman

Date

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