

Development Committee – 29 August 2019

Minutes of the meeting of the Development Committee held on **29 August 2019** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr Mrs L Shaw

Cllr D S Efde	Cllr Mrs C A Weston
Cllr M J Lucas-Gill	Cllr A L Williams
Cllr D Merrick	Cllr S A Wilson
Cllr P J Shaw	Cllr S E Wootton
Cllr C M Stanley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C C Cannell.

NON-MEMBERS ATTENDING

Cllrs R R Dray, Mrs D Hoy, M Hoy, Mrs J E McPherson, Mrs C E Roe, D J Sperring, M J Steptoe and M G Wilkinson.

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
C Buckley	- Team Leader (Development Team South)
K Ellis	- Senior Planner
C Irwin	- Solicitor
K Fowler	- Planner
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

M Wood	- for item 6
Cllr P Hitchman	- for item 7
D Cross	- for items 7 and 8
J Waight	- for item 8
C Hounsell	- for item 9(1)
N Ellis	- for item 9(2)

157 MINUTES

The Minutes of the meeting held on 27 June 2019 were approved as a correct record and signed by the Chairman.

158 DECLARATIONS OF INTEREST

Cllr D Merrick declared an other pecuniary interest in item 8 of the agenda relating to application 19/00493/FUL – land adjacent to 14 Hambro Close, Rayleigh by virtue of membership of the asset strategy project group and left the Chamber during debate of that item.

Cllr M J Steptoe declared an other pecuniary interest in the same item by virtue of chairmanship of the Investment Board and left the Chamber during debate of that item. He also declared a non-pecuniary interest in item 6 of the agenda relating to application 18/01129/REM – land west of Little Wakering Road and south of Barrow Hall Road, Little Wakering by virtue of membership of Essex County Council and Barling Magna Parish Council and also lived in Little Wakering Road.

Cllr M J Steptoe also declared a non-pecuniary interest in item 7 of the agenda relating to application 18/01115/FUL – land rear of 3 to 45 Alexandra Road, Great Wakering by virtue of membership of Essex County Council. He further declared a non-pecuniary interest in item 9(1) of the agenda relating to application 18/01009/FUL – land rear of 1 to 8 Stile Lane, Rayleigh by virtue of membership of Essex County Council.

Cllrs Mrs C E Roe and D J Sperring each declared an other pecuniary interest in item 8 of the agenda by virtue of membership of the asset strategy project group and also a non-pecuniary interest by virtue of membership of Rayleigh Town Council and left the Chamber during debate of that item.

Cllr R R Dray declared a non-pecuniary interest in items 8 and 9(1) of the agenda by virtue of membership of Rayleigh Town Council and in item 9(1) by virtue of being acquainted with a resident in the vicinity of the application site.

Cllr Mrs J E McPherson declared a non-pecuniary interest in item 6 of the agenda by virtue of living in Little Wakering Road.

Cllrs A L Williams, Mrs L Shaw, M J Lucas-Gill and D S Efde each declared a non-pecuniary interest in item 8 of the agenda by virtue of membership of the Investment Board. Cllr C M Stanley declared a non-pecuniary interest in the same item by virtue of membership of the Investment Board and of living in the vicinity of the site.

Cllr S E Wootton declared a non-pecuniary interest in item 8 of the agenda by virtue of his recent appointment as Portfolio Holder for Enterprise and advised that he had not been involved in any discussions relating to this application in the run up to this Committee.

Cllr D S Efde declared a non-pecuniary interest in items 6, 7 and 9(2) of the agenda, the latter relating to application 19/00110/FUL – The Mill, rear of 8 St Johns Road, Great Wakering by virtue of membership of Great Wakering Parish Council.

159 19/00493/FUL – LAND ADJACENT TO 14 HAMBRO CLOSE, RAYLEIGH

The Committee considered an application for a two storey building containing two self-contained apartments.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that visitor parking provision did not comply with policy DM30.

Resolved

That the application be refused on the grounds that the provision of visitor parking spaces failed to meet the standards set out in policy DM30. (ADP&E)

160 18/01115/FUL – LAND REAR OF 3 TO 45 ALEXANDRA ROAD, GREAT WAKERING

(Note: Cllr M J Steptoe declared a non-pecuniary interest in this application due to Chairmanship of the South Essex Parking Partnership.)

The Committee considered an application for the re-development of the site including the demolition of No. 39A Alexandra Road to form a vehicular access to a proposed residential development consisting of 25 dwellings (1 No. 1-bed maisonette, 11 No. 2-bed houses and 13 No. 3-bed houses), parking and landscaping.

Mindful of officers' recommendation to approve the application Members nevertheless considered that the application should be deferred for further clarification and information to be provided in respect of the status of the land, whether provision of open space complies with policy CLT5 and CLT7, inaccuracies within the South Essex Parking Partnership consultation response and querying the submission of ecological reports.

Resolved

That the application be deferred to a future meeting of the Committee.

161 18/01129/REM – LAND WEST OF LITTLE WAKERING ROAD AND SOUTH OF BARROW HALL ROAD, LITTLE WAKERING

The Committee considered an application for Reserved Matters relating to appearance, landscaping, layout and scale pursuant to outline planning permission reference 16/000731/OUT for 120 dwellings with associated open space and parking.

Resolved

That planning permission be approved, subject to the following heads of conditions:

- (1) Time Limit
- (2) List of Approved Plans
- (3) Car ports not to have doors

- (4) Visitor bays to be marked out
- (5) Water efficiency details to be agreed
- (6) Increase cycle store size to apartment/maisonettes for visitor spaces
- (7) Maintenance of open space/play spaces
- (8) Parking spaces and garages for parking of vehicles only
- (9) Materials to be agreed
- (10) Roads to be engineered to take refuse truck weight where necessary
- (11) Parking bays at dwellings nos. 31-34, 43-46, 57, 58, 69,109 and 110 to be moved forward to back edge footway
- (12) Disabled visitor bays outside plot 14 to be changed to visitor. (ADP&E)

162 18/01009/FUL – LAND REAR OF 1 TO 8 STILE LANE, RAYLEIGH

The Committee considered an application for the construction of two 3-bedroom bungalows with parking.

Resolved

That the application 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 permission.
- (2) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 491 Rev B, 490 Rev B and A3/248 Rev A.
- (3) Prior to occupation of the dwellings hereby approved plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:
 - o schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - o existing trees to be retained;
 - o areas to be grass seeded or turfed;

- o paved or otherwise hard surfaced areas including details of permeable surface to the driveways or on-site drainage to prevent run-off onto the highway from the driveways and details of method for working in the root protection area of the TPO tree at the site;
- o existing and finished levels shown as contours with cross-sections if appropriate;
- o means of enclosure and other boundary treatments

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. 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.

- (4) Details of all external facing and roofing materials including windows and doors for use in construction of the dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to first use of the materials. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (5) Prior to the commencement of development at the site including any ground works a Method Statement and Tree Protection Plan shall have been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall contain details including but not limited to access and tree protection needs which shall be fully addressed and details of all hard and soft landscaping including methods for hard landscaping with the RPA of the TPO Oak tree at the site. The Method Statement and Tree Protection Plan shall be implemented in accordance with the details as agreed throughout construction at the site with tree protection measures as agreed in place prior to the commencement of construction works at the site and retained throughout the construction period.
- (6) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) the window(s) marked OBS on the approved drawing(s) and to the side elevations shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above finished floor level and no additional windows shall be installed to any side elevations of the dwellings

hereby approved. Thereafter, the said windows shall be retained and maintained in the approved form.

- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) no extensions including roof alterations shall be erected on any elevations of the dwellings hereby permitted.
- (8) Prior to occupation of the dwellings hereby approved the access track/driveway and 4 parking spaces shall have been constructed and laid out and available for parking of vehicles for each dwelling hereby approved in accordance with the approved plans and details and the two on-site parking spaces for No. 5 Stile Lane shall also have been constructed in accordance with the details as agreed in relation to condition 3. The on-site parking as constructed shall be retained for use solely for the parking of vehicles in perpetuity.
- (9) Prior commencement of development at the site details of surface water drainage including permeable paving for driveways and the access shall be submitted to and agreed in writing by the Local Planning Authority. Surface water drainage shall be constructed as agreed and retained in perpetuity in the agreed form.
- (10) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter.
- (11) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings hereby approved.
- (12) Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details as agreed. (ADP&E)

163 19/00110/FUL – THE MILL, REAR OF 8 ST JOHNS ROAD, GREAT WAKERING

The Committee considered an application for the change of use of existing buildings to provide 5 No. 1-bed flats with associated parking and amenity space, including alteration and part demolition of existing buildings.

Mindful of officers' recommendation to approve the application, Members nonetheless considered that the application should be refused on the grounds that the visitor parking spaces and private amenity space proposed failed to comply with Council policy.

Resolved

That the application be refused for the following reasons:-

- (1) The visitor parking provision fails to meet the standards set out in policy DM30.
- (2) The proposed centrally positioned shared amenity space totalling 106m² falls short of the private amenity space of 25m² per flat requirement set out in Supplementary Planning Document 2. (ADP&E)

The meeting closed at 10.15 pm.

Chairman

Date

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