

Development Control Committee – 20 August 2009

Minutes of the meeting of the **Development Control Committee** held on **20 August 2009** when there were present:-

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

Cllr Mrs P Aves	Cllr Mrs J R Lumley
Cllr C I Black	Cllr M Maddocks
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr Mrs T J Capon	Cllr D Merrick
Cllr M R Carter	Cllr Mrs J A Mockford
Cllr Mrs L M Cox	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
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 J Thomass
Cllr A J Humphries	Cllr Mrs M J Webster
Cllr Mrs G A Lucas-Gill	Cllr P F A Webster
Cllr C J Lumley	Cllr Mrs C A Weston

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J P Cottis, Mrs J Dillnutt, T Livings, P R Robinson, C G Seagers and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton - Head of Planning & Transportation
J Whitlock - Planning Manager
J Adams - Team Leader, Development Control (South)
N Khan - Solicitor
J Bostock - Committee Services Manager

PUBLIC SPEAKERS

Mr L Pacey - Schedule Item 2
Mr J Franklin - Schedule Item 2

195 MINUTES

The Minutes of the meeting held on 23 July 2009 were approved as a correct record and signed by the Chairman.

196 DECLARATIONS OF INTEREST

Cllr S P Smith declared a prejudicial interest in Item 1 of the Schedule by virtue of a direct financial link between his place of employment and the

application and left the meeting during its consideration. The Vice-Chairman, Cllr P A Capon, took the Chair during consideration of Schedule Item 1.

Cllr M J Steptoe declared a personal interest in Schedule Item 1 by virtue of knowledge of the applicant.

197 SCHEDULE OF DEVELOPMENT APPLICATIONS

The Committee considered the schedule of development applications.

Item 1 – 09/00305/FUL – 206 London Road, Rayleigh

Proposal – Demolish existing dwelling and construct residential development comprising 10 No. three-bedroom and 4 No. four-bedroom 2/3 storey houses (14 units in total), form new access, estate road, garaging and parking areas.

Officers advised that paragraph 1.33 was incorrect in that not all the 3 bedroom units were compliant with Council guidance on garden sizes.

Resolved

That authority be delegated to the Head of Planning & Transportation to refuse the application on expiry of the press advertisement for the reasons outlined in the schedule, subject to the amendment of reason 2 as outlined in the addendum and to the addition of the following reason:-

- 4 The garden areas of the three bedroom properties that are the subject of the application fall below the provision set out in the Council's Supplementary Planning Document 2 Housing Design (100 square metres). (HPT)

Note: Cllr Mrs H L A Glynn wished it to be recorded that she had voted against the above decision.

Item 2 – 09/00356/FUL – 12 Eastcheap, Rayleigh

Proposal – Demolish existing dwelling and construct one detached six-bedroom house to front of site and two detached four-bedroom houses at the rear. Construct access drive, turning area and detached garages and parking area.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposed six bedroom building to the front of the site would be overdevelopment and that the proposal would not be in keeping with the street scene in either Eastcheap or Willow Close.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed six bedroom building to the front of the site would be overdevelopment in this location.
- 2 The proposal would not be in keeping with the street scene in either Eastcheap or Willow Close, Rayleigh. (HPT)
- 3 The proposal by way of the scale, mass and bulk of the chalet fronting Eastcheap and the poor design, mass and height of the houses fronting Willow Close would result in a form of development that would detract from the prevailing character of the existing development within the surrounding area, that if implemented would be of significant detriment to the character and appearance of the street scene and the locality, contrary to parts (viii), (ix) and (x) of saved Policy HP6 and parts (ii) and (iii) of saved Policy HP14 of the Rochford District Replacement Local Plan.

The meeting closed at 9.15 pm.

Chairman

Date

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