

Development Committee – 16 March 2017

Minutes of the meeting of the Development Committee held on **16 March 2017** when there were present:-

Chairman: Cllr M R Carter
Vice-Chairman: Cllr J D Griffin

Cllr C I Black	Cllr R Milne
Cllr N J Hookway	Cllr T E Mountain
Cllr Mrs C M Mason	Cllr Mrs L Shaw
Cllr D Merrick	Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs G J Ioannou, J E Newport and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr B T Hazlewood	- for Cllr G J Ioannou
Cllr C M Stanley	- for Cllr J E Newport
Cllr A L Williams	- for Cllr M J Steptoe

NON-MEMBERS ATTENDING

Cllr J R F Mason

OFFICERS PRESENT

M Thomas	- Assistant Director, Planning & Regeneration Services
M Stranks	- Team Leader, (Area Team North)
R Hurst	- Solicitor
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

A McLatchie - for item 6

64 MINUTES

The Minutes of the meeting held on 23 February 2017 were approved as a correct record and signed by the Chairman.

65 DECLARATIONS OF INTEREST

Cllrs Mrs C M Mason, J R F Mason, T E Mountain, A L Williams, C M Stanley and N J Hookway each declared an other pecuniary interest in item 6 of the Agenda relating to application 17/00070/OUT by virtue of membership of the Investment Board and had all received dispensation from the Monitoring Officer to take part in the debate.

Cllrs M R Carter, J D Griffin, C I Black, B T Hazlewood, D Merrick, R Milne and S A Wilson each declared a non-pecuniary interest in the same item by virtue of being Members of Rochford District Council. Cllr Mrs L Shaw declared a non-pecuniary interest in the same item by virtue of being a Member of the Council, but left the Chamber during debate of that item as she was also a Member of the Project Group that had developed this application.

66 17/00070/OUT – LAND BETWEEN 7 AND 13 CAGEFIELD ROAD, STAMBRIDGE

The Committee considered an application for a proposed development of 3 no. self contained apartments with associated parking and landscaping.

Resolved

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

- (1) No development shall commence before plans and particulars showing precise details of siting, layout, scale, design, external appearance, access and landscaping of the site (herein after called the 'Reserved Matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
- (2) Application for approval of all "Reserved Matters" referred to in Condition 1 above, shall be made to the Local Planning Authority before the expiration of three years from the date of this planning permission. The development hereby permitted shall be begun before the expiration of three years from the date of this permission or two years from the date of the final approval of "Reserved Matters", whichever is the later.
- (3) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (4) Prior to first use of each dwelling hereby approved, two parking spaces for the two-bed flat and one parking space for each one-bed flat, measuring 5.5m x 2.9m for each dwelling, shall be provided within the site and shall be retained and used solely for the parking of vehicles.
- (5) All dwellings at the site must comply with the 'Technical Housing Standards - Nationally Described Space Standard' by the Department for Communities and Local Government dated March 2015.

- (6) Part G (water efficiency) of the Building Regulations (2010) shall be met for each dwelling on the site and be permanently retained thereafter.
- (7) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings.
- (8) The details to be submitted in accordance with condition 1 above (The Reserved Matters) shall ensure the building is sited not less than a minimum separation of 17m between the rear windows of the building hereby approved and the ground floor windows of the dwellings backing onto the site, Nos. 33 and 35 Ash Tree Court.

REASON: In order to ensure a degree of privacy between adjoining occupiers.

- (9) Prior to the commencement of the development details shall be submitted to the Local Planning Authority for the provision of areas within the curtilage of the site or elsewhere to be used for the purpose of loading and unloading, reception and storage of building materials and the parking of site operatives' vehicles and plant associated with the construction of the development hereby approved. Such areas shall be clear of the highway. The development shall be implemented in accordance with such details as may be agreed.

REASON AND PRE COMMENCEMENT REASON: To ensure that appropriate storage facilities associated with the development are provided in order that the highway is not obstructed during the construction period in the interests of highway safety. (ADP&RS)

67 16/01228/FUL – CAR PARK, THE APPROACH, RAYLEIGH

The Committee considered an application for the construction of two cycle shelters.

It was noted that District officers would communicate in writing with the County Highway Authority requesting that measures be taken to address any potential safety issues in respect of pedestrians and cyclists in the area between the proposed cycle shelters and the highway.

Resolved

That planning permission 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 external facing materials shall be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (ADP&RS)

68 16/01243/FUL – YARD ADJACENT TO ELMDENE, IRONWELL LANE, HAWKWELL

The Committee considered an application for change of use from agricultural to part use for storage (use class B8) and part use for business and light industrial use (use class B1).

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the proposed B8 use of the site would result in a loss of residential amenity to neighbouring properties and was inappropriate within the Green Belt.

Resolved

That planning permission be refused for the following reasons:-

- (1) The proposal, by way of the use of most of the site for storage and distribution (Use Class B8) involving the use of delivery vans, lorries and other commercial traffic, would give rise to such noise and disturbance as such vehicles would need to manoeuvre within the limitations of the site and negotiate the narrow country lane giving site access, that would give rise to disturbance detracting from the quiet of the area and the amenity nearby residents ought reasonably expect to enjoy in conflict with part (iv) to Policy DM13 to the Rochford District Council Local Development Framework Development Management Plan (2014).

- (2) The proposal would, in the opinion of the Local Planning Authority, constitute inappropriate development in the Green Belt for which no very special circumstances have been demonstrated to outweigh the harm to the openness of the Green Belt. The proposal includes elements for the storage of caravans and trailers and similar vehicles in the open areas of the site. Furthermore, the glass house buildings proposed to be used for storage, by their nature would fail to screen the variety of materials and products and other processes such as routine maintenance on the variety of stored products, such that the proposal would detract from the openness and character of the Green Belt. (ADP&RS)

The meeting closed at 9.20 pm.

Chairman

Date

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