

## Development Committee – 25 September 2014

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Minutes of the meeting of the Development Committee held on **25 September 2014** when there were present:-

Chairman: Cllr P A Capon  
Vice-Chairman: Cllr C G Seagers

Cllr C I Black	Cllr Mrs J E McPherson
Cllr J C Burton	Cllr D Merrick
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr T G Cutmore	Cllr Mrs C E Roe
Cllr Mrs H L A Glynn	Cllr Mrs M H Spencer
Cllr K J Gordon	Cllr D J Sperring
Cllr Mrs A V Hale	Cllr M J Steptoe
Cllr K H Hudson	Cllr I H Ward
Cllr J C Lawmon	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs M R Carter, R R Dray, J H Gibson, J Hayter, B T Hazlewood, N J Hookway, Mrs D Hoy, M Hoy, Mrs J R Lumley, M Maddocks, Mrs C M Mason, J R F Mason, T E Mountain and S P Smith.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
N Khan	- Principal Solicitor & Deputy Monitoring Officer
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

I Ansell	- for item 4
K Bell	- for item 7

### **195 MINUTES**

The Minutes of the meeting held on 24 July 2014 were approved as a correct record and signed by the Chairman.

### **196 DECLARATIONS OF INTEREST**

Cllrs J C Burton, J L Lawmon, Mrs C E Roe, Mrs L M Spencer, D J Sperring and I H Ward each declared a non pecuniary interest in items 4 and 7 of the Agenda by virtue of membership of Rayleigh Town Council.

Cllr Mrs H L A Glynn declared a non pecuniary interest in item 4 of the Agenda by virtue of previous civic activities relating to Brocksford Green.

Cllr Mrs B J Wilkins declared a non pecuniary interest in item 5 of the Agenda by virtue of being a governor of the local primary school.

Cllr C G Seagers declared an other pecuniary interest in item 5 of the Agenda by virtue of share holdings in Taylor Wimpey and left the Chamber during debate of that item.

**197 14/00576/OUT – LAND KNOWN AS BROCKSFORD GREEN, BROCKSFORD AVENUE, RAYLEIGH**

The Committee considered an outline application with all matters reserved for a residential development consisting of 6 no. dwellings.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that it constituted an over-development of the site, resulted in the loss of a valuable amenity site and proposed insufficient car parking facilities.

**Resolved**

That the application be refused for the following reasons:-

1. The application constitutes an over-development of the site by reason of the hard edge formed to Copford Avenue, the indicative relationship of plots facing towards the side boundary of 36 Brocksford Avenue, a shortfall in parking spaces assessed against the Council's parking standards and the resulting loss of a valuable recreation and amenity area.
2. The proposed development would result in the loss of a valuable recreation and amenity area in this neighbourhood, which local residents enjoy and forms an intrinsic part of the character and appearance of the area contrary to Core Strategy policy CLT5. (HPT)

**198 12/00252/FUL – STAR LANE BRICK WORKS, STAR LANE, GREAT WAKERING**

**(Note:** Cllr M J Steptoe declared a non pecuniary interest in this item by virtue of being a governor of Barling Magna Primary School.)

The Committee considered an application for a re-development to provide 116 dwellings comprising 7 no. one-bedroomed flats, 6 no. two-bedroomed flats, 24 no. two-bedroomed houses, 44 no. three-bedroomed houses and 35 no. four-bedroomed houses, with associated parking, landscaping and open space. Access from Star Lane and the construction of a sub-station.

### Resolved

That the application be approved, subject to the following heads of terms of Legal Agreement and heads of conditions:-

### Heads of Terms of Legal Agreement

1. Highways
  - a. £3000 contribution towards a Traffic Regulation Order (TRO) in relation to a potential speed limit reduction
  - b. £3000 contribution towards a Traffic Regulation Order (TRO) in relation to parking restrictions
  - c. Two junction improvements
  - d. £3000 contribution towards the online travel survey, monitoring and review of the Travel Plan.
  - e. £3784 contribution towards trees within the adoptable highway
2. The following to be maintained by management company:-
  - a. Public open space
  - b. Play space
  - c. Star Lane soft and hard landscaped frontage
  - d. Emergency access to western boundary
  - e. Footpath to north-eastern corner
  - f. Acoustic barrier
  - g. Sustainable urban drainage systems
3. Youth/Community facilities - £25000 contribution towards a multi use games area (muga)
4. Affordable housing – 11 units
5. Education - £335787 contribution towards secondary provision
6. Healthcare - £28400 mitigation towards capacity deficit
7. Access to residential allocation SER9b
8. Cost of Council bins per dwelling

### Heads of Conditions

1. Time Limits.
2. Materials/external details of dwellings to be agreed including:-
  - a. windows, window frames, glazing bars, window and door surrounds, canopies and porches;
  - b. verge, eaves, roof light and balcony details .
3. Ground surface finishes, including kerbs, channels, manhole covers, tree surrounds to be agreed.
4. Detailed design of the public realm including all ground surface finishes, lighting columns, fences, railings and street furniture to be agreed.
5. All service intakes to dwellings and soil and waste plumbing shall be run internally.
6. Soft and hard landscaping strategy to be agreed. Soft landscaping should incorporate measures to add ecological value to the scheme and to promote green links and biodiversity corridors.
7. Pedestrian link along Star Lane joining the footpath outside the industrial estate.
8. Uncontrolled crossing facility.
9. Improvements to a crossing facility at the industrial estate access.
10. Improvements to bus stop facilities on Star Lane.
11. Residential travel information pack for sustainable transport.
12. Surface water drainage scheme including sustainable urban drainage methods to be agreed incorporating other above ground methods as well as soakaways.
13. Open space/play space to be implemented as shown.
14. Main access to finish at eastern boundary edge to enable future unobstructed access to allocation SER9.
15. Lifetime Homes to be adhered to for criteria 2 – 16.
16. Security measures to rear/side access ways to be agreed incorporating security coded self-closing/lockable gates and alterations to some plots

- to reduce access ways/gates to be agreed.
17. Acoustic glazing to be agreed.
  18. Refuse details to be agreed.
  19. Roads to take weight of refuse vehicles.
  20. Landscaping/boundary treatment to star lane frontage to be agreed.
  21. Boundary treatment to be agreed incorporating green screens and walling to all public vistas. A maintenance plan for the green screening should be submitted to and agreed by the Local Planning Authority.
  22. Obscure glazed windows.
  23. First floor window restrictions.
  24. Travel plan to be agreed.
  25. No hedging/planting greater than 600mm in height within pedestrian visibility splays.
  26. Details of emergency access arrangements to be agreed. Bollards to Star Lane frontage to remain upright except in emergencies.
  27. Secure cycle storage details to be agreed and one visitor space to be increased to disabled sizing.
  28. No doors to be installed to any of the car ports across the development.
  29. Demarcation of visitor spaces to be agreed.
  30. Ecological mitigation and plan to be agreed. This should incorporate bird and bat boxes within fabric of buildings.
  31. Tree protection plan and method statement to be agreed and updated tree report submitted.
  32. Full model contaminated land conditions.
  33. Lighting strategy to be agreed showing minimum lighting required and methods to reduce lighting impact on LWS, neighbouring industrial estate, highway safety and the night sky.
  34. Wheel washing facilities to be agreed.

35. Dust emission mitigation to be agreed.
36. Full specification of acoustic barrier to be agreed including methods to reduce visual impact and new noise assessment in order for lower barrier to be considered.
37. Details of 10% renewable energy through photovoltaic panels to be agreed.
38. Written scheme of archaeological work to be agreed and programme of work to be implemented.
39. Provision of public conveniences and art within open spaces to be agreed.
40. Further investigative works to be undertaken to main gas pipeline and any required work implemented.
41. T junction and visibility splays to be installed.
42. Plan showing loading/unloading/reception/storage of building materials and manoeuvring of all vehicles on site to be agreed.
43. Plan showing discharge of surface water from development onto highway to be agreed.
44. Details of estate roads and footways to be agreed.
45. Carriageway constructed prior to erection of dwellings.
46. No unbound material within 6m of highway boundary.
47. Parking spaces to be 5.5m x 2.9m, tandem parking 2.9m x 11m.
48. Site level drawing of eastern boundary of the site and the LWS to be agreed. The site level in this area may need to be lowered as a result of this plan.
49. Investigative work for brick earth to be agreed.
50. Works to be undertaken in accordance with the approved plans.
51. Details to be agreed for side and end elevation treatments to plots 15, 21, 25, 56, 90 and 96.
52. Details to be agreed for other design methods to reduce repetitive bridging over at first floor level across the development.

53. Parking layout to be agreed incorporating improvements to distances between dwellings and parking spaces and further powered two wheeler spaces.
54. Prior to the occupation of any dwellings hereby permitted the street lighting along the Star Lane footpath to be extended along the border of this development.
55. If any private drive(s) are formed within the layout to serve the proposed dwellings to the north/north-eastern part of the site, they shall be limited to serving a maximum of 5 dwellings per private drive. If necessary, the loop roadway shown will have to be split into two separate private drives. (HPT)

(Note: Cllrs C I Black and R A Oatham wished it to be recorded that they had voted against this decision).

### **199 14/00580/FUL – 58 SUTTON ROAD, ROCHFORD**

The Committee considered an application to demolish a conservatory and a detached garage and to construct a single storey part pitched roofed, part flat roofed side and rear extension and to change the use of the resulting building to provide a residential care home.

#### **Resolved**

That the application be refused for the following reasons:-

- 1 No exceptional circumstances have been presented to justify the fact that the parking spaces proposed fall short of the Council's parking standards, contrary to Policy T8 of the Rochford District Core Strategy December 2011. In addition, the parking arrangement proposed will be such that vehicles will not be able to manoeuvre out of the site in forward gear.
- 2 The proposal will result in a loss of residential amenity to neighbouring properties and in particular to No. 56 Sutton Road, whose property will be overlooked as a result of a proposed side window in the extended building. (HPT)

### **200 14/00600/FUL – 34 STATION CRESCENT, RAYLEIGH**

The Committee considered an application to construct a two storey side extension and loft conversion incorporating 2 no. flat roofed front dormers, 2 no. front roof lights and a flat roofed rear dormer.

#### **Resolved**

That the application be refused for the following reason:-

The proposed two large front dormers would not maintain significant roof verges and would be of a scale that would appear bulky and overly-dominant in the roof of which they would be a part. The proposal, by way of the flat-topped design, would also appear as an incongruous addition, uncharacteristic in form to the dwelling to which it would relate. As a result of the scale and form, the proposal would be out of character to the existing dwelling and harmful to visual amenity in the street scene contrary to parts (viii), (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan (2006) and Policy CP1 of the Rochford District Core Strategy (2011). (HPT)

**201 14/00567/ADV – BRADLEY WAY, ROCHFORD**

The Committee considered an application for the display of a banner advert up to 4M X 0.7M to advertise Rochford District Council events on no more than 3 occasions in any calendar year for a maximum period of on each occasion of 18 days.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal was out of keeping with the Conservation Area.

**Resolved**

That planning permission be refused for the following reasons:-

1. The proposed banner advert represents unnecessary visual clutter in a prominent position out of keeping with and contrary to the amenity of the Rochford Conservation Area. If permitted, it would lead to the proliferation of unnecessary banners and advertising material along this frontage to the reservoir open space, which the Local Planning Authority has long sought to avoid. (HPT)

The meeting closed at 9.00 pm.

Chairman .....

Date .....

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