

Development Committee – 23 April 2015

Minutes of the meeting of the Development Committee held on **23 April 2015** when there were present:-

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

Cllr J C Burton	Cllr Mrs G A Lucas-Gill
Cllr T G Cutmore	Cllr Mrs C M Mason
Cllr J H Gibson	Cllr J R F Mason
Cllr Mrs H L A Glynn	Cllr Mrs J E McPherson
Cllr J D Griffin	Cllr D Merrick
Cllr J Hayter	Cllr R A Oatham
Cllr B T Hazlewood	Cllr Mrs C E Roe
Cllr N J Hookway	Cllr S P Smith
Cllr Mrs D Hoy	Cllr D J Sperring
Cllr M Hoy	Cllr I H Ward
Cllr J C Lawmon	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, Mrs L A Butcher, Mrs T J Capon, M R Carter, R R Dray, K J Gordon, K H Hudson, Mrs J R Lumley, M Maddocks, Mrs J A Mockford, T E Mountain, Mrs M H Spencer and M J Steptoe.

OFFICERS PRESENT

S Scrutton	- Director
A Law	- Assistant Director, Legal Services
K Rodgers	- Team Leader (Area Team South)
C Buckley	- Senior Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

T Lawrence - for item 4

90 MINUTES

The Minutes of the meeting held on 26 March 2015 were approved as a correct record and signed by the Chairman.

91 DECLARATIONS OF INTEREST

Cllr N J Hookway declared a personal interest in item 4 of the Agenda by virtue of living in the vicinity of the application site.

92 15/00084/FUL – LAND BETWEEN 35 AND 43 VICTORIA DRIVE, GREAT WAKERING

The Committee considered an application to construct a detached, three-bedroomed dwelling.

Resolved

That the application be refused for the following reason:-

The proposal is considered to be contrary to policy ENV3 of the Core Strategy 2011 and paragraphs 100 and 101 of the National Planning Policy Framework (NPPF), which seek to direct development away from areas at risk of flooding by applying the sequential test and, where necessary, the exceptions test. A proposal for one dwelling in the Rochford District, which has residential land that could support infill development such as this outside of flood zone 3a, could occur in an area with a lower risk of flooding within this District than the application site. For this reasoning, the proposal is not considered to meet the sequential test and therefore it is not necessary to apply the exception test. To site the dwelling the subject of this application within flood zone 3a without meeting the sequential test is creating unnecessary flood safety risks to the future occupants of the dwelling. (Director)

The meeting closed at 8.15 pm.

Chairman

Date

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