

Development Committee – 20 August 2015

Minutes of the meeting of the Development Committee held on **20 August 2015**
when there were present:-

Chairman: Cllr C G Seagers
Vice-Chairman: M R Carter

Cllr C I Black	Cllr Mrs G A Lucas-Gill
Cllr T G Cutmore	Cllr Mrs J R Lumley
Cllr Mrs H L A Glynn	Cllr Mrs J E McPherson
Cllr K J Gordon	Cllr R A Oatham
Cllr J D Griffin	Cllr Mrs C E Roe
Cllr J Hayter	Cllr S P Smith
Cllr B T Hazlewood	Cllr Mrs M H Spencer
Cllr N J Hookway	Cllr D J Sperring
Cllr Mrs D Hoy	Cllr M J Steptoe
Cllr M Hoy	Cllr I H Ward
Cllr K H Hudson	Cllr M J Webb
Cllr G J Ioannou	Cllr Mrs C A Weston
Cllr J C Lawmon	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J C Burton, Mrs L A Butcher, R R Dray, J H Gibson, Mrs A V Hale, M Maddocks, Mrs C M Mason, J R F Mason, D Merrick, Mrs J A Mockford and Mrs C A Pavelin.

OFFICERS PRESENT

A Law	- Assistant Director, Legal Services
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
R Davis	- Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr R Bailey - for item 4

172 DECLARATIONS OF INTEREST

Members and officers present declared a non pecuniary interest in item 6 of the Agenda relating to 15/00297/FUL – 17 St Thomas Road, South Farnbridge by virtue of the applicant being an officer of the Council.

173 15/00394/FUL – CARIADS REST, KINGSMANS FARM ROAD, HULLBRIDGE

The Committee considered an application to demolish an existing dwelling and to construct a three storey house.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved, as very special circumstances had been demonstrated to justify development within the Green Belt, as follows:-

- Whilst the proposed development would constitute inappropriate development within the Green Belt, it was considered that very special circumstances exist that clearly outweigh the harm to the Green Belt that would arise by virtue of the site having very recently been allocated in a Rural Settlement Area subject to less restrictive Green Belt policy relating to the scale of residential dwellings and being immediately adjacent to a plot, which has been developed with a replacement dwelling of very significant scale, such that the proposed replacement dwelling at this site would not appear out of place adjacent to this and in the vicinity of the immediate locality. The site is also at risk of flooding, being within Flood Zone 3, and the proposed extended property would achieve habitable accommodation above ground floor level.

Resolved

That planning permission be granted, subject to the following heads of conditions, to be finalised in consultation with Ward Members:-

- (1) SC4B – Time Limits
- (2) Materials
- (3) EA flood risk condition around no sleeping accommodation at ground floor level, as detailed in their response dated 20/08/2015
- (4) Removal of permitted development rights for further extension
- (5) Obscure glazing to side windows
- (6) Panels on the balconies
- (7) Energy efficiency
- (8) Water efficiency
- (9) Restriction on habitable floor space conversion (Director)

174 15/00183/COU – LAND ADJACENT TO 1 PARKWAY, RAYLEIGH

The Committee considered an application for the change of use of land to residential garden, including the widening of an existing driveway to the side of No. 1 Parkway, Rayleigh.

During debate of the application it was noted that the proposed extension and widening of the driveway was not considered a significant issue. Mindful of officers' recommendation to approve the application, Members nonetheless considered that the application should be refused on the grounds that the loss of this open green space would be detrimental to the street scene.

Resolved

That the application be refused for the following reason:-

The proposed change of use to residential garden would result in a loss of visual amenity detrimental to the street scene as a result of the loss of an important open green space in this residential area.

175 15/00297/FUL – 17 ST THOMAS ROAD, SOUTH FAMBRIDGE

The Committee considered an application to construct a two storey extension.

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 external facing materials to be used in the construction of the extension hereby permitted shall match (ie, be of an identical appearance to) those of the corresponding areas of the existing building. (Director)

The meeting closed at 8.50 pm.

Chairman

Date

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