

Development Control Committee – 23 July 2009

Minutes of the meeting of the **Development Control Committee** held on **23 July 2009** when there were present:-

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

Cllr Mrs P Aves	Cllr J R F Mason
Cllr C I Black	Cllr D Merrick
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr P R Robinson
Cllr Mrs J Dillnutt	Cllr C G Seagers
Cllr K A Gibbs	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr M J Steptoe
Cllr K J Gordon	Cllr J Thomass
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr Mrs G A Lucas-Gill	Cllr P F A Webster
Cllr M Maddocks	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M R Carter, Mrs L M Cox, T G Cutmore, T E Goodwin, J E Grey, T Livings, C J Lumley, Mrs J R Lumley, M G B Starke, Mrs C A Weston and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
M Stranks	- Team Leader (North)
A Law	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Cllr Mrs S Downard, Rochford Parish Council	- Referred tem 2
Mr M Pearce	- Referred item 2

186 MINUTES

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

187 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a personal interest in items R2, R3 and R4 of the Schedule by virtue of being a Member of Rochford Parish Council.

Cllr D G Stansby declared a personal interest in item 1 of the Schedule by

virtue of a close relative living in Grasmere Avenue.

188 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with items 09/00235/FUL, 09/00223/FUL and 09/00236/FUL, which had been referred from the Weekly List.

Item 1 – 09/00326/FUL – Land Rear of 85 – 93 The Drive, Hullbridge

Proposal – Demolish existing out buildings and sub-divide rear garden areas to provide 2 no. detached three-bedroomed bungalows, form new access serving new dwellings off The Drive and new vehicular crossing for No. 91 The Drive.

Resolved

That the application be refused for the following reason:-

- 1 The proposal would result in an unacceptable form of backland development that would, by way of introducing the development proposed into the relatively spacious and undeveloped setting of the existing back garden areas between dwellings fronting The Drive and dwellings fronting Grasmere Avenue, result in an unwelcome and incongruous development, failing to integrate well into the local context in conflict with parts (ii) and (iii) to Policy HP14 to the Rochford District Replacement Local Plan (2006), as saved by Direction of the Secretary of State for Communities and Local Government. (HPT)

Item R2 – 09/00235/FUL – 80 West Street, Rochford

Proposal – Construct two storey pitched roofed building comprising 2 no. two-bedroomed self-contained flats (block C) at front of site.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it was out of character with the Conservation Area by virtue of its size and overall design, was an over-development of the site, provided insufficient car parking and turning spaces for vehicles and allowed insufficient access for refuse vehicles and insufficient refuse storage facilities.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by way of the overall bland and undistinguished design and appearance of the building to the site frontage, in this landmark

location within the centre of Rochford, would prove out of character with the Rochford Conservation Area.

- 2 The proposal, by way of the limited amount of car parking to serve the development, the inadequate provision of amenity spaces and extent of built form more generally, would constitute an over-development of the site detrimental to the character and appearance of the street scene and the Rochford Conservation Area more generally.
- 3 The proposal, by way of the layout for the parking and turning of vehicles within the site, would result in insufficient car parking spaces being provided to serve the development, having no visitor or overspill provision. This, together with insufficient turning space for vehicles entering the site, would necessitate vehicles, particularly larger vehicles such as service and delivery vehicles, having to exit onto a busy road in reverse gear or cause obstruction by waiting on the adjoining highway, which is part of the main distributor network through Rochford.
- 4 The proposal fails to provide sufficient access into the site for refuse vehicles, together with insufficient storage space for refuse bins. If allowed, the proposal would result in refuse vehicles having to wait on the adjoining highway to the detriment of the free flow of traffic on this main distributor route.
- 5 The proposal, by way of the fragmented space and narrow width of amenity space to the west of the building, would result in inadequate useable amenity space short of the Council's minimum standard being provided to serve the future occupiers of the building. If allowed, there would be insufficient space to provide limited outdoor recreation, outdoor storage and drying to serve the future occupiers of the flats proposed and proving detrimental to the amenity those future residents ought reasonably expect to enjoy. (HPT)

Item R3 – 09/00223/FUL – Site of 80 West Street, Rochford

Proposal – Convert existing building into 4 no. three-bedroomed terraced houses, including alterations to form sloped roofed front and rear dormers (block B)

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it was out of character with the Conservation Area by virtue of its size and overall design, was an over-development of the site, provided insufficient car parking and turning spaces for vehicles and allowed insufficient access for refuse vehicles and insufficient refuse storage facilities.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by way of the extensive alterations to the existing building to form the uncharacteristically large dormer features to the roof, in this landmark location within the centre of Rochford, would be out of character with the Rochford Conservation Area by virtue of the resultant roof being too bulky.
- 2 The proposal, by way of the limited amount of car parking to serve the development, the inadequate provision of amenity spaces and extent of built form more generally, would constitute an over-development of the site detrimental to the character and appearance of the street scene and the Rochford Conservation Area more generally.
- 3 The proposal, by way of the layout for the parking and turning of vehicles within the site, would result in insufficient car parking spaces being provided to serve the development, having no visitor or overspill provision. This, together with insufficient turning space for vehicles entering the site, would necessitate vehicles, particularly larger vehicles such as service and delivery vehicles, having to exit onto a busy road in reverse gear or cause obstruction by waiting on the adjoining highway, which is part of the main distributor network through Rochford.
- 4 The proposal fails to provide sufficient access into the site for refuse vehicles, together with insufficient storage space for refuse bins. If allowed, the proposal would result in refuse vehicles having to wait on the adjoining highway to the detriment of the free flow of traffic on this main distributor route.
- 5 The limited rear garden areas proposed to two of the dwellings proposed would fail to meet the Council's minimum standard for three bedroomed terraced dwellings and which should be a minimum of 50 square metres. If allowed, the development would result in inadequate useable amenity space being provided to serve the future occupiers of the building to provide limited outdoor recreation, outdoor storage and drying to serve the future occupiers of the houses proposed and proving detrimental to the amenity those future residents ought reasonably expect to enjoy. (HPT)

Item R4 – 09/00236/FUL – 80 West Street, Rochford

Proposal – Construct two storey pitched roofed building comprising 2 no. one-bedroomed self-contained flats at rear of site (block A)

Members expressed disappointment that this, together with the previous 2

applications, 09/00223/FUL and 09/00235/FUL, had not constituted a single planning application for the site, rather than 3 separate applications.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it was out of character with the Conservation Area by virtue of its size and overall design, was an over-development of the site, provided insufficient car parking and turning spaces for vehicles and allowed insufficient access for refuse vehicles and insufficient refuse storage facilities.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed development, by way of the siting, overall design and appearance of the building proposed in this landmark location within the centre of Rochford, would prove out of character with the Rochford Conservation Area by virtue of its size and overall design and would constitute an unacceptable backland development within the site.
- 2 The proposal, by way of the limited amount of car parking to serve the development, the inadequate provision of amenity space and extent of built form more generally, would constitute an over-development of the site detrimental to the character and appearance of the Rochford Conservation Area.
- 3 The proposal, by way of the layout for the parking and turning of vehicles within the site, would result in insufficient car parking spaces being provided to serve the development, having no visitor or overspill provision. This, together with insufficient turning space for vehicles entering the site, would necessitate vehicles, particularly larger vehicles such as service and delivery vehicles, having to exit onto a busy road in reverse gear or cause obstruction by waiting on the adjoining highway, which is part of the main distributor network through Rochford.
- 4 The proposal fails to provide sufficient access into the site for refuse vehicles, together with insufficient storage space for refuse bins. If allowed, the proposal would result in refuse vehicles having to wait on the adjoining highway to the detriment of the free flow of traffic on this main distributor route.
- 5 The proposal fails to provide sufficient private amenity space to serve the future occupiers of the building. If allowed, there would be insufficient space to provide limited outdoor recreation, outdoor storage and drying to serve the future occupiers of the flats proposed and proving detrimental to the amenity those future residents ought reasonably expect to enjoy. (HPT)

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The meeting closed at 9.00 pm.

Chairman

Date

If you would like these minutes in large print, braille or another language please contact 01702 546366.