

Planning Services Committee – 26 April 2005

Minutes of the meeting of the **Planning Services Committee** held on **26 April 2005** when there were present:-

Cllr A J Humphries (Chairman)
Cllr K H Hudson (Vice-Chairman)

Cllr C I Black	Cllr J M Pullen
Cllr Mrs R Brown	Cllr P R Robinson
Cllr P A Capon	Cllr P K Savill
Cllr Mrs T J Capon	Cllr S P Smith
Cllr T G Cutmore	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr J E Grey	Cllr M G B Starke
Cllr Mrs S A Harper	Cllr J Thomass
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr D Merrick	Cllr P F A Webster
Cllr R A Oatham	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs L A Butcher, R G S Choppen, K A Gibbs, K J Gordon, Mrs L Hungate, T Livings, Mrs J R Lumley, J R F Mason and C G Seagers.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
N Khan	- Solicitor
S Worthington	- Committee Administrator

190 MINUTES

The Minutes of the meeting held on 22 March 2005 were approved as a correct record and signed by the Chairman.

191 DECLARATIONS OF INTEREST

Cllr P A Capon declared a personal interest in item 6 of the Schedule by virtue of having had business dealings with the previous owner.

Cllr R A Oatham declared a personal interest in item 6 of the Schedule by virtue of being acquainted with two neighbours in the vicinity of the application site.

CLlr Mrs M S Vince declared a personal interest in item 5 of the Schedule by virtue of living opposite the application site.

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

The Committee considered the Schedule of development applications and recommendations, together with application numbers 05/00131/FUL and 05/00132/LBC, which had been referred from the Weekly List.

Item R1 – 05/00131/FUL – 37 West Street, Rochford

Proposal – To replace existing ground floor display window with box sash window.

Mindful of officers' recommendation for refusal, Members considered nevertheless that the application should be approved, on the grounds that the proposed box sash window would improve the overall symmetry of the building and would enhance the street scene.

Resolved

That the application be approved, subject to the following conditions:-

1. SC4 Time Limits.
2. Notwithstanding the submitted plans hereby approved, the applicant shall submit details to the Local Planning Authority of the new window. Such details shall comprise plans to a scale of not less than 1:20 to show relative thickness of timbers. The new window shall be of timber and single glazed with puttied glass. Such details shall be submitted to the Local Planning Authority prior to the commencement of the development hereby approved and shall be implemented strictly in accordance with the details as may be agreed by the Local Planning Authority. (HPS)

Reason for Decision

The proposed box sash window is considered to complement the building, adding balance and harmony to it and will not cause any undue demonstrable harm to any Development Plan interests or other material considerations.

Item R2 – 05/00132/LBC – 37 West Street, Rochford

Proposal – To replace existing ground floor display window with box sash window.

Mindful of officers' recommendation for refusal, Members considered

nevertheless that the application should be approved, on the grounds that the proposed box sash window would improve the overall symmetry of the building and would enhance the street scene.

Resolved

That the application be approved, subject to the following conditions:-

1. SC4A Time Limits.
2. Notwithstanding the submitted plans hereby approved, the applicant shall submit details to the Local Planning Authority of the new window. Such details shall comprise plans to a scale of not less than 1:20 to show relative thickness of timbers. The new window shall be of timber and single glazed with puttied glass. Such details shall be submitted to the Local Planning Authority prior to the commencement of the development hereby approved and shall be implemented strictly in accordance with the details as may be agreed by the Local Planning Authority. (HPS)

Reason for Decision

The proposed box sash window is considered to complement the building, adding balance and harmony to it and to the character and appearance of the street scene.

Item 3 – 05/00023/FUL – 1 Southend Road, Hockley

Proposal – Re-development of the site to provide a terrace of three 3-bed properties and two detached 3-bed properties. Access direct from Hockley Rise to a ‘car port’ for 5 cars and open parking for a further 5 spaces. New 2 metre high brick wall between site and no. 2A Hockley Rise.

Members concurred that the design of the boundary wall with 2a Hockley Rise should, as far as possible, be designed as an acoustic barrier to limit vehicular noise and disturbance.

Resolved

That the application be approved, subject to the Legal Agreement and conditions, as set out in the Schedule, and subject to the following additional conditions:-

14. SC 17 PD Restricted Extensions
15. SC 20 PD Restricted Dormers
16. SC 18 PD Restricted Outbuildings
17. SC 22 PD Restricted Windows (rear elevations of the 3 terraced dwellings)

18. The 2m high brick wall shown on the plans sited between the boundary of 2a Hockley Rise and the application site, shall be erected in accordance with details submitted to and approved in writing by the LPA. These details shall include as a minimum a 9" thick wall and the details as approved shall be implemented at the site prior to the first occupation of any of the dwellings hereby permitted and thereafter retained as such.

Reason: In the interests of the residential amenity of adjoining occupiers and as far as possible the wall shall be designed as an acoustic barrier so as to limit vehicular noise and disturbance

19. Prior to any development commencing at the site, the existing vehicular access onto Southend Road shall be extinguished/stopped-up and made incapable of use.
20. Details of any external lighting of the vehicular manoeuvring area and car parking/carport area shall be submitted to and approved in writing by the LPA. Such details shall be subdued in nature to respect the amenities of existing and proposed residential occupants. The details as approved shall be implemented at the site and retained in the approved form and shall be the only external lighting installed to these areas of the site. (HPS)

Item 4 – 05/00028/FUL – Land at 76 Wyburns Avenue and Wyburns Nursery, Rayleigh

Proposal – Re-development of the site to provide 16 houses and 32 parking spaces. Dwelling mix to include 9 X 3-bed (2 storey rooms in roof); 1 X 4-bed (2 storey rooms in roof); 6 X 3-bed (2 storey). Access to units 1 – 5 from Daws Heath Road. Access to units 6 – 16 from Wyburns Avenue East.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the bulk and dominance of buildings within the site would result in a loss of residential amenity to neighbours in the adjoining area, that it would adversely affect the character and appearance of Daws Heath Road and the scale, design and terrace form of development is out of character with this suburban/Green Belt fringe location.

Resolved

That the application be refused for the following reasons:-

1. The proposals, by reason of the size, scale, design and prominent forward positioning of the properties fronting Daws Heath Road, would result in a dominant and intrusive form of development into the existing street scene. This would be out of scale and character with the prevailing pattern of development in the locality.

2. The proposals, by reason of siting, scale and design of the dwellings, in particular the scale and potential for overlooking from within the 2 and a half storey units within the site and the relationship to the surrounding residential properties, is likely to result in an overbearing form of development. This would have an undue dominance and bulk, leading to a loss of amenity currently enjoyed by the occupiers of the surrounding residential properties
3. The proposals, by reason of size, scale and design of the individual properties, including the terraced and the 2 and a half storey form of some dwellings, would be out of character with the existing nature of properties within this suburban/Green Belt fringe and would therefore result in an incongruous and intrusive form of development in this locality, towards the edge of the town. (HPS)

Item 5 – 05/00017/FUL – 52 Doggetts Close, Rochford

Proposal – Single storey sloped roofed rear extension and first floor pitched roofed rear extension.

Resolved

That the application be approved for the reasons outlined in the Schedule and subject to the conditions set out in the Schedule. (HPS)

Item 6 – 05/00105/FUL – The Yard, Trenders Avenue, Rayleigh

Proposal – Re-develop reclamation yard and construct three detached five-bedroomed houses with double garages and access from private drive.

Resolved

That authority be delegated to the Head of Planning Services to refuse the application at the expiry of the advertisement period. (HPS)

(Note: Cllrs P A Capon, Mrs H L A Glynn and R A Oatham wished it to be recorded that they had voted against the above decision.)

The meeting closed at 9.12 pm.

Chairman

Date