

Development Committee – 21 April 2022

Minutes of the meeting of the Development Committee held on **21 April 2022** when there were present:-

Chairman: Cllr Mrs L Shaw
Vice-Chairman: Cllr S P Smith

Cllr Mrs L A Butcher
Cllr D S Efde
Cllr A H Eves
Cllr I A Foster

Cllr D Merrick
Cllr L J Newport
Cllr C M Stanley
Cllr Mrs C A Weston

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs P J Shaw and A L Williams.

SUBSTITUTE MEMBERS

Cllr R P Constable - for Cllr P J Shaw
Cllr J N Gooding - for Cllr A L Williams

NON-MEMBERS ATTENDING

Cllr Mrs J E McPherson

OFFICERS PRESENT

M Hotten - Assistant Director, Place & Environment
Y Dunn - Planning Manager
S Worthington - Principal Democratic & Corporate Services Officer
K Rodgers - Team Leader (Area Team South)
M Stranks - Team Leader (Area Team North)
C Irwin - Solicitor
W Szyszka - Democratic Services Officer

PUBLIC SPEAKERS

R Hoy - for item 6

78 MINUTES

The Minutes of the meetings held on 22 March 2022 and 31 March 2022 were approved as a correct record and signed by the Chairman.

79 21/00596/REM – LAND NORTH OF LONDON ROAD, WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered an application for Reserved Matters (access, appearance, landscaping, layout and scale) for 76 residential units with associated access, parking, servicing, landscaping and utilities following outline planning consent reference 20/00940/OUT.

Officers recommended a slight amendment to conditions 2, 5 and 13, as set out in the Committee report. Condition 2 to be amended to delete a duplicate plan reference and condition 5 amended to correct a typo altering plan reference P162.4.1 Rev A to P164.1 Rev A. Condition 13 to be amended to reference the approved materials plan and schedule.

A Motion moved by Cllr A H Eves and seconded by Cllr C M Stanley that the application be deferred in order to obtain further clarity in respect of the Police response set out at paragraph 4.8 of the report was lost on a show of hands. (4 Members voted in favour, 8 against and 0 abstained.)

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 approval.
- (2) The development hereby approved shall be constructed in accordance with the following approved plans:-

8458_P100_B, 8458_P101_D, 8458_P102_D, 8458_P103_B,
8458_P104_B, 8458_P150.1_B, 8458_P150.2_B, 8458_P151.1_B,
8458_P151.2_B, 8458_P160.1_A, 8458_P161.1_A, 8458_P162.1_A,
8458_P163.1_A, 8458_P163.2_A, 8458_P164.1_A, 8458_P165.1_A,
8458_P166.1_A, 8458_P167.1_A, 8458_P167.2_A, 8458_P167.3_A,
8458_P168.1_B, 8458_P168.2_B, 8458_P170.1_A, 8458_P171.1_A,
8458_P172.1_A, N00279_CSP_EL_XX_DR_L_001 PL8,
8458_P120_C, 8458_P121_C, 8458_P122_D, 8458_P123_C,
8458_P124_C, 8458_P125_D, 8458_P126_C, 8458_P190_A,
8458_P191_A, 8458_P192_A, 8458_P193_B, 8458_P116, 171972-
015 B, 171972-016 B, 171972-010 B, 171972-011 B, 8458 Flats Rev
A, 8458 HT Rev A, P126A_130821, 8458_P162.2, 8458_P165.2 and
8458_P167.4.
- (3) Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 (as amended), no side or other extensions shall be erected to any dwelling hereby approved which would reduce the size of the approved parking spaces or otherwise impede the ability of vehicles to park on the on plot parking spaces, as shown on the approved layout plan Drawing Number 8458_P101 Rev D. The car ports to plots 9, 10, 44 and 45 shall also not be enclosed at any time. The car parking spaces as shown on this aforementioned plan shall be maintained and available for the parking of vehicles at all times in perpetuity.
- (4) The land shown shaded grey and annotated with the letter 'A' on Drawing Number 8458_P116 shall be provided as private communal amenity space to serve the occupants of flatted block B hereby approved and retained for this purpose in perpetuity with hard and soft

landscaping, including the installation of boundary treatments completed prior to the first occupation in this flatted block.

- (5) The following first floor windows shall be glazed in obscure glass prior to first occupation of the dwelling to which they relate and maintained in this form in perpetuity:-
- The first floor window in the eastern (rear) elevation of the dwelling to Plot 48, as identified on the approved site layout plan 8458_P101_D, and as detailed on the elevation and floor plan reference 8458_P162.2.
 - The first floor window in the western (rear) elevation of the dwelling to Plot 45, as identified on the approved site layout plan 8458_P101_D, and as detailed on the elevation and floor plan reference 8458_P164.1 Rev A.
- (6) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Classes A, B and C (or as amended) no extension or alteration (including the installation of roof lights) of the roof of the dwellings to plots 48 or 73 shall occur at any time and no additional windows at first floor level shall be installed in the following instances:-
- in the eastern (rear) elevation of the dwelling to plot 48
 - in the western (rear) elevation of dwelling to plot 73
- (7) Notwithstanding the floor plans hereby approved (8458_P166.1 Rev A and 8458_P164.1 Rev A) relating to dwellings to plots 19, 2, 44, 45, 69 and 75 revised floor plans for these dwellings which shall show at least 3 square metres of built in storage to each dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to construct any of these dwellings. The dwellings to plots 19, 2, 44, 45, 69 and 75 shall be constructed in accordance with the revised floor plan, as agreed.
- (8) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A (or as amended) no two storey extension to the rear elevation of any of the dwellings hereby approved to plot numbers 1, 10, 3, 8, 4, 7, 5 and 6 (as shown on the approved site layout plan reference 8458_P101_D) shall be constructed at any time.
- (9) Notwithstanding details already agreed, revised details in respect of condition 21 of 15/00362/OUT to show pedestrian footpaths through the strategic open space to the west of the site to which the consent hereby approved relates which link to the points annotated as pedestrian links on the site layout plan hereby approved (reference 8458_P101_D) and which show a pedestrian footpath extending along the entirety of the northern boundary of the southern parcel shall have

been submitted to and agreed in writing by the Local Planning Authority. The footpaths shall be delivered in accordance with the agreed details and shall be completed either prior to first occupation at the site hereby approved or in accordance with any such timetable for implementation of landscaping relating to condition 21 that has been or shall have been agreed in writing by the Local Planning Authority.

- (10) The pedestrian link to the southern boundary of the southern parcel as shown on the approved site plan (reference 8458_P101_D) shall be provided prior to first occupation of either the dwelling to plot 71 or plot 72, whichever is the earlier, and shall be maintained as a pedestrian link through to the adjoining open space to the south in perpetuity.
- (11) Notwithstanding details already agreed, revised details in respect of condition 21 of 15/00362/OUT to show tree planting along the western boundary (where trees shown to be provided on Drawing No. N00279_CSP_EL_XX_DR_L_001 Rev PL8 would fall outside of the red lined application site boundary associated with the application hereby approved) of both the northern and southern parcels to which the consent hereby approved relates shall have been submitted to and agreed in writing by the Local Planning Authority. The tree planting shall be delivered in accordance with the agreed details and according to the requirements and timetable for implementation of landscaping relating to condition 21 that has been or shall have been agreed in writing by the Local Planning Authority.
- (12) Prior to construction of hard surfaces at the site hereby approved for use by vehicles or pedestrians (including parked vehicles), precise details of surfacing materials shall have been submitted to and agreed in writing by the Local Planning Authority. Such surfaces shall be implemented in accordance with the agreed surfacing materials.
- (13) The development hereby approved shall be constructed in accordance with the approved Materials Plan 8458_P126 C and Materials Schedule P126A_130821 unless amended details have been submitted to and agreed in writing by the Local Planning Authority pursuant to this condition in which case materials used shall be those agreed. Notwithstanding the above, prior to their first use in the construction of the development hereby approved precise details of the external facing materials to be used in the construction of walls and roofs shall have been submitted to and agreed by the LPA and materials as agreed shall be used in the construction of the development hereby approved. (ADPE)

(8 Members voted in favour, 4 against and 0 abstained. **Note:** Cllr C M Stanley asked that his vote against the decision be recorded.)

The Committee considered an application for the installation of three flues.

Resolved

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

- (1) The development shall be begun not later than the expiration of three years, beginning with the date of this permission.
- (2) The development hereby permitted shall be built in accordance with the following approved plans:-
 - (i) Sheet no. CP/2021/66/01 (site location plan)
 - (ii) Sheet no. CP/2021/66/02 (block plan)
 - (iii) Sheet no. CP/2021/66/06-A (proposed layout plan)
 - (iv) Sheet no. CP/2021/66/07-A (proposed roof plan)
 - (v) Sheet no. CP/2021/66/08-A (proposed elevations)
- (3) The external finishing materials of the hereby approved development shall match those on the host building or be those specified in the application unless variation in such materials is first sought and approved by the Local Planning Authority. (ADPE)

(11 Members voted in favour and 1 abstained.)

81 21/00205/FUL – LAND FRONTING 1 TO 9 THE CHASE, FOULNESS ISLAND

The Committee considered an application referred from the Weekly List for the creation of 19 No. off street car parking spaces with 4 No. electric vehicle charging points.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred so that additional information could be obtained in respect of the following:-

- Establishing if there are pipes present beneath the two access points and the need to pipe the infilling of the ditch as part of the works proposed if they exist.
- Reducing the number of car parking spaces to retain more greenery and room for soft landscaping to reduce the impact of the hard surfacing and extensive parking proposed.
- Revising the design specification to provide a porous surface such as Grasscrete to allow permeability of surface water drainage and to also further soften the visual impact of the development.
- Clarifying the overall purpose and reasons for the development, given the extent of objections by residents the car parking is intended to benefit.

Resolved

That the application be deferred so that more detailed information can be provided, as detailed above. (ADPE)

The meeting closed at 8.43 pm.

Chairman

Date

UNCONFIRMED

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