

Development Committee – 5 June 2014

Minutes of the meeting of the Development Committee held on **5 June 2014** when there were present:-

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

Cllr C I Black	Cllr Mrs G A Lucas-Gill
Cllr J C Burton	Cllr Mrs C M Mason
Cllr Mrs T J Capon	Cllr J R F Mason
Cllr T G Cutmore	Cllr Mrs J E McPherson
Cllr J H Gibson	Cllr D Merrick
Cllr Mrs H L A Glynn	Cllr Mrs J A Mockford
Cllr K J Gordon	Cllr R A Oatham
Cllr J Hayter	Cllr Mrs C E Roe
Cllr B T Hazlewood	Cllr S P Smith
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 Mrs B J Wilkins
Cllr J C Lawmon	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L A Butcher, M R Carter, R R Dray, J D Griffin, Mrs A V Hale, Mrs J R Lumley, M Maddocks, T E Mountain, Mrs M H Spencer and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
A Law	- Solicitor
C Buckley	- Senior Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

M Patel	- for item 5(1)
J Torlot	- for item 5(2)
C Wickham	- for item 4

111 MINUTES

The Minutes of the meeting held on 17 April 2014 were approved as a correct record and signed by the Chairman.

112 DECLARATIONS OF INTEREST

Cllrs J C Burton, J L Lawmon, R A Oatham, Mrs C E Roe, D J Sperring and I H Ward each declared a non pecuniary interest in item 5(1) of the Agenda by virtue of membership of Rayleigh Town Council.

Cllrs Mrs T J Capon, M Hoy, Mrs J E McPherson and Mrs J A Mockford each declared a non pecuniary interest in item 5(2) of the Agenda by virtue of membership of the Rochford Housing Association Board.

Cllr Mrs B J Wilkins declared a non pecuniary interest in items 4 and 5(2) of the Agenda by virtue of membership of Great Wakering Parish Council.

113 12/00252/FUL – STAR LANE BRICK WORKS, STAR LANE, GREAT WAKERING

The Committee considered an application for a re-development to provide 116 dwellings comprising 6no. one-bedroomed flats, 7no. two-bedroomed flats, 22no. two-bedroomed houses, 47no. three-bedroomed houses and 34no. four-bedroomed houses, with associated parking, landscaping and open space, access from Star Lane and construction of a sub-station.

Resolved

That the item be deferred in order for officers to liaise with the developers and Ward Members on concerns raised, including level and location of affordable housing proposed, the design of the scheme, proposed alley ways, requirement for a travel plan, the proposed single access to the development and access to allocation SER9, highway works, refuse arrangements and sustainable drainage system. (HPT)

114 14/00138/COU – 215 LONDON ROAD, RAYLEIGH

The Committee considered an application for a proposed change of use of the ground floor of the premises from A1 (retail shop) to A5 (hot food takeaway), installation of an extract flue and a new shop frontage.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that it would have a detrimental impact on the residential amenity of neighbours living in the vicinity of the site.

Resolved

That the application be refused for the following reason:-

1. The site is located within a small parade of shops within a predominantly residential area. The proposed change of use would, if permitted, result in an additional hot food takeaway unit sited close to those neighbouring dwellings and a loss of residential amenity for

those neighbouring residents, by virtue of increased noise, smells, litter, disturbance and on street parking. If allowed, the proposed takeaway would reduce the quality of life that those residents ought reasonably expect to enjoy contrary to part (iii) to Policy SAT 6 to the saved Rochford District Replacement Local Plan (2006).

115 14/00206/FUL – BELL HOUSE, HIGH STREET, GREAT WAKERING

The Committee considered an application to replace existing timber windows with uPVC double glazed windows.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved as exceptional circumstances have been demonstrated relating to the need to replace the windows that outweigh any potential harm to the adjacent Conservation Area and Listed Building.

Resolved

That the application be delegated to the Head of Planning and Transportation to approve, subject to submission of satisfactory detailed drawings, specifications and a sample of the replacement windows, including the following heads of conditions:-

- (1) SC4 Time Limits Full – Standard
- (2) No replacement windows or doors shall be inserted in the building until detailed drawings of the proposed replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The design of the replacement windows and doors should be as close to the design of the existing windows and doors as possible. Once agreed, the replacement windows and doors shall be installed as agreed. (HPT)

The meeting closed at 9.55 pm.

Chairman

Date

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