

Development Committee – 4 June 2019

Minutes of the meeting of the Development Committee held on **4 June 2019** when there were present:-

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

Cllr C C Cannell
Cllr D S Efd
Cllr A H Eves
Cllr P J Shaw
Cllr C M Stanley

Cllr M J Steptoe
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson
Cllr S E Wootton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Merrick.

SUBSTITUTE MEMBERS

Cllr T G Cutmore - for Cllr D Merrick

NON-MEMBERS ATTENDING

Cllrs K H Hudson, Mrs J R Lumley, Mrs C M Mason, Mrs C A Pavelin, Mrs C E Roe and M G Wilkinson

OFFICERS PRESENT

M Hotten - Assistant Director, Place & Environment
K Rodgers - Team Leader (Development Team South)
K Ellis - Senior Planner
A Evans - Senior Planner
C Irwin - Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

Cllr Mrs D Mercer - for items 6 and 7(1)
S Blakesley - for item 7(1)
K Crowder-James - for item 7(2)
J Dagg - for item 7(3)

106 MINUTES

The Minutes of the meeting held on 21 March 2019 were approved as a correct record and signed by the Chairman.

107 DECLARATIONS OF INTEREST

Cllrs Mrs C A Pavelin, Mrs C E Roe and C M Stanley each declared a non-pecuniary interest in item 6 of the Agenda – 19/00089/FUL - by virtue of

membership of Rayleigh Town Council.

Cllr A H Eves declared a non-pecuniary interest in item 7(2) of the Agenda – 18/00448/FUL - by virtue of being acquainted with the architect and of item 7(1) of the Agenda – 18/01064/FUL - by virtue of one of the applicants attending a support group run by his wife.

Cllr Mrs C M Mason declared an other pecuniary interest in item 7(2) of the Agenda – 18/00448/FUL - by virtue of owning a property in close proximity to the application site and left the Chamber during discussion of that item.

Cllr M J Steptoe declared a non-pecuniary interest in item 7(3) of the Agenda – 18/00676/FUL - by virtue of membership of Barling Magna Parish Council.

108 19/00089/FUL – STREET RECORD, HIGH STREET, RAYLEIGH

The Committee considered an application for the installation of a rapid electric vehicle charging point.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the proposed location would be detrimental to the Conservation Area and to public amenity by virtue of the impact on the high street.

Resolved

That planning permission be refused for the following reason:-

The proposed vehicle charging point would be a large structure, sited in a prominent position on the High Street in the Rayleigh Conservation Area; the proposed charging point would have a detrimental impact on the character and appearance of the Rayleigh Conservation Area and would result in the loss of public visual amenity by virtue of the detrimental impact on enjoyment of the high street. (ADP&E)

109 18/01064/FUL – LAND REAR OF 37 AND 39 DOWN HALL ROAD, RAYLEIGH

The Committee considered an application for two detached three-bedroom dwellings with private access driveway from Cheapside East.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred so that the applicants could consider concerns relating to the narrow access / exit to the application site.

Resolved

That the application be deferred to a future meeting of the Committee.
(ADP&E)

110 18/00448/FUL – SITE OF 22 AND 24 SOUTHEND ROAD, HOCKLEY

The Committee considered an application to demolish existing dwellings and construct 8 no. flats with associated works.

Mindful of officer's recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the bulk and mass of the proposed development was inappropriate for the area and constituted a gross over-development of the site and that the parking provision proposed was insufficient for the number of dwellings proposed.

Resolved

That the application be refused for the following reasons:-

1. The proposed development by virtue of the scale (bulk and mass) of the flatted block would amount to significant over-development of the site which would be out of keeping with the character of the locality. The proposed siting of the building forward of neighbouring properties in Southend Road and Great Eastern Road would further compound the dominance of the building in the street scene to the detriment of visual amenity.
2. The proposed parking provision at the site, by virtue of the size and number of vehicle spaces proposed would be inadequate; the bay sizes would be particularly unacceptable given the tight parking court arrangement proposed to the detriment of the amenity of future occupants and neighbouring occupants as a result of increased on-street parking in the vicinity of the site.

Informative

The flat-roofed dormers proposed are not compliant with Council policy that requires pitched dormers. (ADP&E)

111 18/00676/FUL – NEW BUILDING FARM, MUCKING HALL ROAD, BARLING MAGNA

The Committee considered an application to refurbish an original out building as storage for a residential property.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved because the application would not be detrimental to the openness of the Green Belt and

would be acceptable as the proposal was for storage purpose only.

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.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall be undertaken in strict accordance with the approved plans Drawing Reference(s) 060 (Proposed Block Plan and Proposed Floor Plan) 061 and 062 (Existing and Proposed Elevations) as received on 12 July 2018.

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- (3) Notwithstanding the provisions of Class E part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), the building hereby permitted shall not be altered or extended, including the creation of new windows or door openings or any alterations or additions to its roof without the prior consent of the Local Planning Authority.

REASON: In the interest of preserving Green Belt openness in compliance with policy GB1 of the Council's Local Development Framework's Core Strategy (adopted December 2011) and Chapter 13 (Safeguarding Green Belt Land) of the National Planning Policy Framework (2019). (ADP&E)

The meeting closed at 10.05 pm.

Chairman

Date

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