

## Development Control Committee – 28 May 2009

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Minutes of the meeting of the **Development Control Committee** held on **28 May 2009** when there were present:-

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

Cllr Mrs P Aves	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr J M Pullen
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs J Dillnutt	Cllr D G Stansby
Cllr K J Gordon	Cllr M G B Starke
Cllr J E Grey	Cllr M J Steptoe
Cllr A J Humphries	Cllr J Thomass
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr Mrs J R Lumley	Cllr P F A Webster
Cllr M Maddocks	Cllr Mrs C A Weston
Cllr J R F Mason	Cllr Mrs B J Wilkins
Cllr D Merrick	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs C I Black, Mrs R Brown, Mrs L A Butcher, M R Carter, Mrs L M Cox, K A Gibbs, Mrs H L A Glynn, T E Goodwin, K H Hudson, T Livings and Mrs G A Lucas-Gill.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
J Adams	- Team Leader (North)
M Stranks	- Team Leader (South)
N Khan	- Solicitor
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

Mr N Whalley – Schedule item 2  
Mr R Wilson – Schedule item 3  
Mr D Riley – Schedule item 3

### **126 MINUTES**

The Minutes of the meeting held on 21 April 2009 were approved as a correct record and signed by the Chairman.

### **127 DECLARATIONS OF INTEREST**

Cllr R A Oatham declared a personal interest in item 2 of the Schedule by

virtue of being a regular customer and Cllr J P Cottis also declared a personal interest in the same item by virtue of being acquainted with the landlord.

### **128 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST**

The Committee considered the schedule of development applications, together with items 08/00869/ADV and 08/00870/LBC, which had been referred from the Weekly List.

#### **Item 1 – 09/00173/FUL – The Pear Tree, 750 New Park Road, Hockley**

**Proposal** – Application to remove condition 1 of planning permission granted under application 08/00275/FUL and to site on a permanent basis one mobile home and two touring caravans for a gypsy/traveller family.

#### **Resolved**

That the item be refused for the reason set out in the schedule. (HPT)

#### **Item 2 – 09/00155/FUL – The Chequers Inn, High Street, Canewdon**

**Proposal** – Construct a first floor rear/side extension and make alterations to convert the pub into 4 no. two-bedroomed flats and construct 2 no. one-bedroomed bungalows at the rear with parking and amenity areas.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposed development of the public house would result in the serious loss of a valued social facility within a rural area, contrary to the advice contained within Planning Policy Statement 7.

#### **Resolved**

That the application be refused for the following reason:-

1. The proposed development of the public house would result in the serious loss of a valued social facility within a rural area, contrary to the advice contained within Planning Policy Statement 7. Furthermore, inadequate evidence had been provided by the applicants to prove that the public house was not a viable business. (HPT)

#### **Item 3 – 09/00182/COU – 28 Stambridge Road, Rochford**

**Proposal** – Change use of building and carry out internal alterations to provide 1 no. two-bedroomed and 1 no. three-bedroomed flats.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal would result in a loss of residential amenity to adjoining residents, fails to provide adequate manoeuvring space for vehicles within the site and would be detrimental to the amenity of the rear garden areas adjoining the site.

### **Resolved**

That the application be refused for the following reasons:-

1. The proposal, by way of the layout conflict between the lounge to the first floor flat proposed and the adjacent bedroom areas to the adjoining dwelling No. 30 Stambridge Road, would result in a loss of residential amenity detrimental to the reasonable expectations of quiet that ought reasonably be expected to be enjoyed by residents adjoining the site and contrary to part (iv) to Policy HP16 to the Rochford District Replacement Local Plan (2006).
2. The proposal, by way of the proposed car parking layout, would fail to provide for adequate manoeuvring of vehicles within the site to ensure vehicles regularly visiting the site could enter and exit the site in forward gear. If allowed, the proposal would result in difficult manoeuvring movements within the site and possible reversing out onto the highway to the detriment of pedestrian and vehicular safety.
3. The proposal, by way of the provision of car parking and turning to the rear of the site, would be detrimental to the quiet character of the rear garden areas adjoining the site to the detriment of the amenity that those adjoining occupiers and occupiers of the flats proposed ought reasonably expect to enjoy and contrary to part (iii) to Policy HP16 to the Rochford District Replacement Local Plan (2006). (HPT)

### **Item R4 – 08/00869/ADV – 3 West Street, Rochford**

**Proposal** – Non-illuminated hanging sign.

### **Resolved**

That the application be refused for the reason set out in the schedule. (HPT)

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**Item R5 – 08/00870/LBC – 3 West Street, Rochford**

**Proposal** – Non-illuminated hanging sign.

**Resolved**

That the application be refused for the reason set out in the schedule. (HPT)

The meeting closed at 9.15 pm.

Chairman .....

Date .....

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