

Development Committee – 23 January 2020

Minutes of the meeting of the Development Committee held on **23 January 2020**
when there were present:-

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

Cllr C C Cannell	Cllr P J Shaw
Cllr D S Efd	Cllr C M Stanley
Cllr A H Eves	Cllr A L Williams
Cllr M J Lucas-Gill	Cllr S A Wilson
Cllr D Merrick	Cllr S E Wootton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs C A Weston.

NON-MEMBERS ATTENDING

Cllr R R Dray, Mrs D Hoy, M Hoy, Mrs J R Lumley, Mrs C M Mason, Mrs C E Roe, D J Sperring, M J Steptoe, M G Wilkinson

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
R Hurst	- Senior Solicitor
K Rodgers	- Team Leader (Development Team South)
K Ellis	- Senior Planner
A Evans	- Senior Planner
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

Cllr Mrs D Mercer, Rayleigh Town Council	- for item 6
R Brown	- for item 6
N Diment	- for item 7
G Friend	- for item 6
K Jennings	- for item 8(1)
N Ryan	- for item 7

6 MINUTES

The Minutes of the meeting held on 19 December 2019 were approved as a correct record and signed by the Chairman.

7 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in items 7 and 8 of the agenda – 19/01063/REM – land east of Rugby Club, Aviation Way Rochford, and 19/00962/FUL – Gusted Hall farm, Gusted Hall Lane, Hawkwell by virtue

of membership of Essex County Council.

Cllrs R R Dray, Mrs J R Lumley, Mrs C E Roe, D J Sperring and C M Stanley each declared a non-pecuniary interest in item 6 of the agenda relating to 19/00335/FUL – land rear of 98 to 128 High Street, Rayleigh by virtue of membership of Rayleigh Town Council.

8 19/00335/FUL – LAND REAR OF 98 TO 128 HIGH STREET, RAYLEIGH

The Committee considered an application for the proposed demolition of existing buildings, re-development of the site to provide 2 no. commercial units and 35 no. residential apartments with associated landscaping.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that it should be refused on the grounds of over-development, parking and accessibility issues, air quality management and detrimental impact on the amenity of neighbouring residents.

Resolved

That the application be refused for the following reasons:-

- (1) The proposal would amount to over-development by virtue of the inability of the site to accommodate sufficient on site car parking provision and residential amenity space to serve future occupants. Significant under provision of on-site parking would lead to ad hoc parking and the proposal would result in the loss of existing parking serving nearby commercial premises as a result of the need to accommodate access to the site and accommodate turning both to the detriment of amenity of future occupants and nearby commercial occupiers. The proposal would fail to provide parking spaces at the preferred bay size where no exceptional circumstances exist to justify this. The scale of the proposed building, including proposed plant installed to the roof, would be out of character in this sensitive location. The proposal would fall contrary to parts (v) (vii) (viii) (ix) (xi) of policy DM1 and policy DM30 of the Development Management Plan and policy T8 of the Core Strategy.
- (2) The proposal contains inadequate information to determine that the proposed development would be provided with an appropriate means of access for both vehicles and pedestrians in terms of the ability of the applicant to achieve necessary re-surfacing works and management of parking within that part of the existing private access required for turning to allow refuse and recycling and delivery vehicles to enter and exit the site in forward gear and to prevent obstruction of the pedestrian footway along part of the existing access. The Council is not satisfied, based on the information provided, that the proposal would be provided with an appropriate means of access required in the interests of pedestrian and highway safety. The proposal would be contrary to

policy DM31 of the Development Management Plan and policy T8 of the Core Strategy.

- (3) The proposal would partly fall inside a designated Air Quality Management Area and insufficient information has been submitted to demonstrate that allowing the residential development that is proposed partly within this area would be appropriate contrary to policy ENV5 of the Core Strategy.
- (4) The proposal, given the scale and siting proposed in relation to the nearby residential property, No. 7a Crown Hill, would have a detrimental impact on the amenity of the occupants of this neighbouring property by virtue of increased and unreasonable overshadowing. The proposed building would be of a height and proximity to No. 7a such that it would be overbearing and would give rise to an unacceptable degree of potential for overlooking and perception of overlooking to this neighbour. The proposal would be contrary to parts (ix) (x) and (xi) of policy DM1 of the Development Management Plan.

Additional Informatives

- Any revised application should include details of how Secured by Design principles have been incorporated into the scheme.
- The financial viability appraisal of any subsequent revised application will be subject to further independent review to ensure that information submitted is tested robustly, given the importance of ensuring that, wherever possible, development sites achieve the policy requirement for affordable housing provision. (ADPE)

9 19/01063/REM – LAND EAST OF RUGBY CLUB, AVIATION WAY, ROCHFORD

(Note: Cllrs M J Lucas-Gill and A L Williams each declared a non-pecuniary interest in this application by virtue of being Ward Members for the area.)

The Committee considered a reserved matters application in respect of site levels and related landscaping incorporating enhanced boundary treatments, including the provision of a boundary wall to the IPECO unit, Airport Business Park, Southend pursuant to outline planning permission (reference 15/00781/OUT).

Mindful of officers' recommendation to approve the application, Members nonetheless considered that the application should be deferred in order that arrangements be made for Members to attend a site visit.

Resolved

That planning permission be deferred until such time as a Members' site visit had been scheduled. (ADPE)

10 19/00962/FUL – GUSTED HALL FARM, GUSTED HALL LANE, HAWKWELL

The Committee considered an application for the change of use of redundant agricultural buildings to commercial storage use.

Resolved

That planning permission 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.
- (2) The development hereby permitted shall be carried out in strict accordance with the approved plans listed below:

Location Plan, Site Plan, Proposed landscaping and parking layout
H555/01, H555/02.

- (3) The existing building must only be used for the purposes hereby permitted Class B8 use and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (including any Order revoking or re-enacting that Order with or without modification), or as such uses ordinarily incidental to the use hereby permitted with no wholesale, retail or any use by the public from the site.
- (4) No external lighting shall be installed and/or operated on any part of the site unless details have been submitted to and approved in writing by the Local Planning Authority.
- (5) The use hereby permitted (with the exception of administration tasks ancillary to the main use hereby approved) must not take place, no plant/machinery must be operated and no deliveries shall be taken at or dispatched from the site outside of the hours of 07.00am to 7.00pm Monday to Friday, 8.00am to 4.00pm on Saturdays, Sundays and Bank or Public Holidays.
- (6) A full landscaping/layout plan of the site shall be submitted to and agreed in writing prior to the first use of the buildings, hereby approved. The details submitted must include all proposed planting and landscaping, details of the materials used in the construction of the parking area, location and specification of 9 cycle spaces and provision for refuse and recycling collection. The scheme must be implemented on site as per the approved details. (ADPE)

The meeting closed at 10.22 pm.

Chairman

Date

UNCONFIRMED

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