

## Development Committee – 18 December 2014

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Minutes of the meeting of the Development Committee held on **18 December 2014** when there were present:-

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

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|-------------------------|----------------------|
| Cllr C I Black          | Cllr Mrs C M Mason   |
| Cllr Mrs T J Capon      | Cllr J R F Mason     |
| Cllr T G Cutmore        | Cllr D Merrick       |
| Cllr J D Griffin        | Cllr T E Mountain    |
| Cllr J Hayter           | Cllr R A Oatham      |
| Cllr B T Hazlewood      | Cllr Mrs C E Roe     |
| Cllr N J Hookway        | Cllr S P Smith       |
| Cllr Mrs D Hoy          | Cllr Mrs M H Spencer |
| Cllr M Hoy              | Cllr M J Steptoe     |
| Cllr K H Hudson         | Cllr I H Ward        |
| Cllr J C Lawmon         | Cllr Mrs B J Wilkins |
| Cllr Mrs G A Lucas-Gill |                      |

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J C Burton, Mrs L A Butcher, M R Carter, R R Dray, J H Gibson, Mrs H L A Glynn, K J Gordon, Mrs A V Hale, Mrs J R Lumley, M Maddocks, Mrs J E McPherson, Mrs J A Mockford, and D J Sperring.

### 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         | - Principal Solicitor                 |
| S Worthington | - Committee Administrator             |

### PUBLIC SPEAKERS

|                 |                 |
|-----------------|-----------------|
| Cllr A Matthews | - for item 5(2) |
| Mr S Burdett    | - for item 5(1) |

### 265 MINUTES

The Minutes of the meeting held on 30 October 2014 were approved as a correct record and signed by the Chairman.

### 266 DECLARATIONS OF INTEREST

Cllr I H Ward declared a non pecuniary interest in item 5(2) of the Agenda by virtue of membership of Rayleigh Golf Club.

Cllrs Mrs C E Roe and Mrs M H Spencer declared a non pecuniary interest in item 5(1) of the Agenda by virtue of being ambassadors for Girl Guides.

Cllrs P A Capon, Mrs T J Capon, J Hayter, Mrs D Hoy and M Hoy each declared a non pecuniary interest in item 5(1) of the Agenda by virtue of children/grandchildren using the site in respect of scouting activities.

### **267 14/00758/FUL – 34 STATION CRESCENT, RAYLEIGH**

The Committee considered an application to extend a roof from hip to gable end with a car port beneath, a loft conversion incorporating flat roofed rear dormer and three pitched roofed front dormers.

#### **Resolved**

That planning permission be granted, 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 external facing materials to be used in the construction of the development hereby permitted shall match (i.e., be of an identical appearance to) those of the corresponding areas of the existing building. (HPT)

### **268 14/00681/FUL – BELCHAMPS CAMP, HOLYOAK LANE, HAWKWELL**

The Committee considered a retrospective application for planning permission to retain a marquee for use in association with the scout activity camp.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of detrimental impact on residential amenity and inappropriate use within the Green Belt and Special Landscape area.

#### **Resolved**

That planning permission be refused for the following reasons:-

- (1) The siting of the marquee would result in a loss of residential amenity to neighbouring residents by virtue of noise generated in close proximity to residential properties.
- (2) The site is located in the Green Belt and Special Landscape Area. The proposed marquee constitutes an inappropriate use, harmful to the Green Belt and would be of a design that would be out of character and harmful to visual amenity in the locality. (HPT)

### 269 07/00297/OUT – LAND ADJACENT TO CHICHESTER HALL, OLD LONDON ROAD, RAWRETH

The Committee considered an application to construct a nine-hole golf course with practice area, on site parking and ancillary building to provide green keeper's offices, green keeper's equipment store and toilets.

Mindful of officers' recommendation to approve the proposal, Members nonetheless considered that the application should be refused on the grounds of flood risk, inappropriate access to the site and that insufficient information has been provided to demonstrate the need for the extent of land re-forming proposed, resulting in an excessive amount of waste materials to be imported on site.

#### **Resolved**

That planning permission be refused for the following reasons:-

- 1) Insufficient justification has been provided by the applicant to demonstrate the operational need for the extent of land reforming as part of the golf playing facility. As such the Council considers this an unnecessary exercise to deposit fill materials on the site and by way of the importation of spoil material and the re-forming of the land, would by way of dust, grit, fumes and disturbance from construction activity result in a loss of amenity to those occupiers of residential properties fronting London Road adjoining the site for the duration of the construction period that those occupiers ought reasonably expect to enjoy.
- 2) The proposal, by way of the close proximity of the fairways and ball dropping areas to residential properties fronting London Road adjoining the site, would give rise to a loss of amenity and reduction to the enjoyment of gardens and outside sitting areas due to the need for those occupiers to be conscious of future errant balls restricting the wider enjoyment of their homes, to the detriment of the amenity those adjoining occupiers ought reasonably expect to enjoy.
- (3) The proposal, by way of the lack of a Flood Risk Assessment to be considered with the application details, fails to demonstrate the impact the proposed land re-forming would have upon the capacity of the local drainage network. As a result it has not been possible for the Local Planning Authority to properly consider this matter in the interests of the satisfactory drainage of the site.
- (4) The proposal, by way of the amount of material proposed to be imported onto the site, together with the re-profiling of the land proposed, would be excessive and inappropriate in the Green Belt that would, if allowed, result in a substantial area of raised ground detrimental to the open character of the area in which the site is situated.

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- 5) The proposed site access onto the A129 London Road would be unsuitable for slow moving construction and haulage vehicles, given the gentle curvature in the alignment of the road and speed of traffic, resulting in dangerous movements for construction vehicles entering and leaving the site. (HPT)

The meeting closed at 8.52 pm

Chairman .....

Date .....

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