

Development Committee – 21 May 2015

Minutes of the meeting of the Development Committee held on **21 May 2015** when there were present:-

Chairman: Cllr C G Seagers
Vice-Chairman: Cllr M R Carter

Cllr C I Black	Cllr G J Ioannou
Cllr J C Burton	Cllr J C Lawmon
Cllr Mrs L A Butcher	Cllr Mrs G A Lucas-Gill
Cllr T G Cutmore	Cllr M Maddocks
Cllr R R Dray	Cllr Mrs C M Mason
Cllr J H Gibson	Cllr J R F Mason
Cllr Mrs H L A Glynn	Cllr Mrs J E McPherson
Cllr J D Griffin	Cllr D Merrick
Cllr Mrs A V Hale	Cllr Mrs J A Mockford
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 I H Ward
Cllr M Hoy	Cllr M Webb
Cllr K H Hudson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs K J Gordon, Mrs J R Lumley, Mrs C Pavelin, M H Spencer, D J Sperring, M J Steptoe and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Director
M Stranks	- Team Leader (Area Team North)
K Rodgers	- Team Leader (Area Team South)
S Worthington	- Committee Administrator
L Spicer	- Senior Corporate Communications Officer

PUBLIC SPEAKERS

J Firth	- For item 5
Cllr A Matthews	- For item 6(1)
M Shields	- For item 6(1)

104 MINUTES

The Minutes of the meeting held on 23 April 2015 were approved as a correct record and signed by the Chairman.

105 DECLARATIONS OF INTEREST

Cllrs Mrs C M Mason and J R F Mason each declared an indirect pecuniary interest in item 4 of the Agenda by virtue of their son's employment at the

airport and left the Chamber during debate of that item.

Cllr J C Burton declared a non pecuniary interest in item 6(1) of the Agenda by virtue of his son playing for Rayleigh Boys Football Club.

Cllrs Mrs H L A Glynn, Mrs J A Mockford and C G Seagers each declared a non pecuniary interest in item 4 of the Agenda by virtue of membership of the London Southend Airport Consultative Committee.

106 15/00190/FUL – LONDON SOUTHEND AIRPORT, ROCHFORD

The Committee considered an application for the installation of a photovoltaic solar farm and associated infrastructure, including photovoltaic panels, mounting frames, transformer building and connection to the airport's electricity ring main for the life of the solar farm.

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) No development or preliminary ground works of any kind shall take place until the implementation of a programme of archaeological work has been undertaken in accordance with a written scheme of investigation, which shall previously have been submitted to and agreed in writing by the Local Planning Authority.
- (3) Prior to commencement of the development, a Construction Traffic Management Plan shall be submitted to and agreed in writing with the Local Planning Authority to include details of construction vehicle access, areas for loading, unloading and storage of materials, and contractor vehicle parking. The agreed Construction Traffic Management Plan shall be implemented and adhered to throughout the construction period.
- (4) No development or any preliminary ground works shall take place until:-
 - a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type. The fencing shall be erected around the trees and positioned from the trees in accordance with British Standard 5837 'Trees in Relation to Construction', and;
 - b. Notices have been erected on the fencing stating 'Protected Area (no operations within fenced area)'.

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the Local Planning Authority.

- (5) Prior to commencement of the development hereby approved additional flood modelling work to demonstrate that the flood risk assessment has adequately considered the impact of the proposed development on flood flows and the impact on the risk of flooding elsewhere as advised in the Environment Agency's letter relating to this proposal dated 20 May 2015 shall have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. Flood mitigation measures shall be undertaken in accordance with table 3 of the summary and conclusions at section 12 of the Flood Risk Assessment by RPS dated March 2015, or as amended, or including any other mitigation that shall be submitted and agreed in respect of the additional modelling work required.
- (6) If any grass snakes are found to be present as a result of survey work still in progress then mitigation shall take place in accordance with details which shall previously have been submitted to and agreed in writing with the Local Planning Authority. (Director)

107 15/00075/FUL – 90 MAIN ROAD, HAWKWELL

The Committee considered an application to demolish existing buildings and re-develop the site to provide 37 dwellings with associated car parking, modified site access, pumping station, open space and landscaping. Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred in order for the applicant to make appropriate amendments to the proposed amenity areas and to the room sizes of the proposed dwellings, where appropriate.

Resolved

That the application be deferred to a future meeting of the Committee in order for revisions to be made in respect of useable amenity areas and room sizes of dwellings. (Director)

108 14/00900/FUL – LAND NORTH OF SUNNYVIEW, OLD LONDON ROAD, RAWRETH

The Committee considered an application to vary condition 4 to permission for eight football pitches granted on 25 May 2010 under application reference 10/00087/FUL from: 'the use hereby permitted shall not be operated and shall not be made available for use outside the following times: Sundays and up to 8 Saturdays per annum' to: 'the use hereby permitted shall not be operated and shall not be made available for use outside the following times: all day Saturdays and Sundays and 1700 hours to 2000 hours Monday to Friday'.

Development Committee – 21 May 2015

Mindful of officers' recommendation to refuse the application, Members nonetheless considered that condition 4 should be amended to permit use of the pitches on Saturdays and on two weekday evenings from 1700 hours to 2000 hours.

Resolved

That condition 4 to permission for eight football pitches granted on 25 May 2010 under application reference 10/00087/FUL be varied, as follows:-

- (4) 'The use hereby permitted shall not be operated and shall not be made available for use outside the following times: all day Saturdays and Sundays and between 1700 hours to 2000 hours on two weekday evenings per week'. (Director)

The meeting closed at 9.40 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.