

Development Committee – 26 February 2015

Minutes of the meeting of the Development Committee held on **26 February 2015**
when there were present:-

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

Cllr C I Black	Cllr J C Lawmon
Cllr J C Burton	Cllr Mrs G A Lucas-Gill
Cllr Mrs L A Butcher	Cllr M Maddocks
Cllr Mrs T J Capon	Cllr Mrs C M Mason
Cllr M R Carter	Cllr J R F Mason
Cllr R R Dray	Cllr D Merrick
Cllr J H Gibson	Cllr T E Mountain
Cllr Mrs H L A Glynn	Cllr R A Oatham
Cllr K J Gordon	Cllr Mrs C E Roe
Cllr J D Griffin	Cllr S P Smith
Cllr J Hayter	Cllr Mrs M H Spencer
Cllr B T Hazlewood	Cllr D J Sperring
Cllr N J Hookway	Cllr M J Steptoe
Cllr Mrs D Hoy	Cllr I H Ward
Cllr M Hoy	Cllr Mrs B J Wilkins
Cllr K H Hudson	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T G Cutmore, Mrs A V Hale, Mrs J R Lumley, Mrs J E McPherson, Mrs J A Mockford and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
M Stranks	- Team Leader (Area Team North)
C Buckley	- Senior Planner
C Todman	- Trainee Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

K Brown	- for item 6(2)
R Hazelwood	- for item 5
S Marten	- for item 6(2)
P Wislocki	- for item 6(1)
B Woodward	- for item 4

43 MINUTES

The Minutes of the meeting held on 29 January 2015 were approved as a correct record and signed by the Chairman.

44 DECLARATIONS OF INTEREST

Cllrs J C Burton, R R Dray, J L Lawmon, Mrs C E Roe, Mrs M H Spencer, D J Sperring and I H Ward each declared a non-pecuniary interest in items 4 and 6(1) of the Agenda by virtue of membership of Rayleigh Town Council.

45 14/00903/FUL – 132 LONDON ROAD, RAYLEIGH

The Committee considered an application for the extension of a car park layout to provide five additional car parking spaces and to widen the access.

Officers drew Members' attention to the need to insert reference to the relevant drawing within suggested conditions 7 and 8 and to include reference to reinstating the highway verge on the western side of Vernon Avenue in condition 8.

Members further concurred that additional conditions should be attached to the grant of planning permission relating to placement of litter bins, placement of metal storage cages and limiting delivery hours.

Resolved

That planning permission be granted, subject to a legal agreement with a head of term for the £3,000 Traffic Regulation Order (TRO) and the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) Prior to first use of the development hereby approved the existing vehicular access on London Road shall be widened, as shown on the drawing number PL08 rec C date stamped 5 February 2015. The width of the access at its junction with the highway shall not be more than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and highway verge.
- (3) The existing access on Vernon Avenue, as shown on drawing number PL08 rev C date stamped 5 February 2015, shall be suitably and permanently closed incorporating the reinstatement to full height of the kerbing, footway and highway verge immediately the proposed new access is brought into use. Details of such closure incorporating the reinstatement to full height of the kerbing, footway and highway verge shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented and retained in accordance with the approved details.
- (4) Prior to first use of the development, a vehicular turning facility, as shown on drawing number SP12 rev B date stamped 29 January 2015 shall be constructed, surfaced and provided within the site in perpetuity.

- (5) Prior to commencement of the development, details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first use of the development and shall be retained at all times.
- (6) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (7) Prior to commencement of the development, details shall be submitted to and agreed in writing with the Local Planning Authority for a low level fence to be installed along the eastern and southern site boundary creating a clear defined boundary between the proposal site and the highway, as shown marked A-B-C by the Local Planning Authority on drawing no. SP12 Rev. B. Once agreed, such fencing shall be installed prior to first use of the development hereby approved and be permanently retained thereafter.
- (8) Prior to works commencing, details for the reinstatement of the verge and the provision of bollards on the retained highway verge fronting London Road and on the existing and reinstated highway verge on the western side of Vernon Avenue in the area shown hatched by the Local Planning Authority on drawing no. SP12 Rev. B shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such bollards shall be installed prior to first use of the development hereby approved and be permanently retained thereafter.
- (9) Prior to works commencing details for the provision of cycle parking shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such cycle parking shall be installed on site and be permanently retained and used solely for the parking of bicycles.
- (10) The spaces shown for the parking of vehicles on drawing no. SP12 Rev B date stamped 29 January 2015 and PL08 Rec C date stamped 5 February 2015 shall be laid out on site and used permanently for the parking of vehicles and for no other purpose that would impede vehicle parking. No parking spaces shall be used for the siting of any storage cages.
- (11) SC41 – No deliveries shall be taken at or despatched from the site during the hours of 8.00 – 9.00 am – 3.00 – 4.00 pm Monday to Friday during school term times.
- (12) Prior to works commencing, details for the siting and enclosure of refuse bins shall be submitted to and agreed in writing with the Local Planning Authority.

Once agreed, such siting and enclosure of refuse bins shall be implemented in accordance with the agreed details prior to first use of the development hereby approved and retained thereafter in the agreed form. (HPT)

46 14/00815/FUL – HOCKLEY WOODS, MAIN ROAD, HOCKLEY

The Committee considered an application for the installation of a timber clad container for use as a café.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of having a negative impact on the residential amenity of neighbouring properties.

Resolved

That planning permission be refused for the following reason:-

- (1) The proposed development would result in a negative impact on the residential amenity of neighbouring properties as a result of cooking smells, noise, disturbance and litter. (HPT)

47 14/00887/FUL – 4 HIGH STREET, RAYLEIGH

The Committee considered an application for the conversion of an existing out building to create a one-bedroomed dwelling, to re-roof part and provide a new pitched roof to the single storey part, and for a new vehicular access off Bellingham Lane.

Resolved

That the application be approved, subject to the following conditions:-

- (1) SC4B Time Limits Full - Standard
- (2) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted. The existing close boarded doors at ground and 1st floor level shall be retained.
- (3) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no window, door or other means of opening shall be inserted above first floor finished floor level on the rear elevation of the converted out building hereby permitted.

- (4) No development shall commence before plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details, as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:-

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted, including instant impact trees visible from Bellingham Lane;
- existing trees to be retained;
- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

- (5) During the course of works to undertake the development hereby approved, tree protection shall occur to the three trees to be retained in accordance with the details within the arboricultural report dated 12 November 2014 by Andrew Day Arboricultural Consultancy.
- (6) No ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- (7) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (8) Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing.

- (9) At no point shall gates be provided at the vehicular access. The access shall remain open and free for use in perpetuity.
- (10) Prior to occupation of the development details of a vehicular turning facility shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, such vehicular turning facility shall be constructed, surfaced and maintained free from obstruction within the site at all times and used for that sole purpose prior to occupation of the development.
- (11) Prior to occupation of the development hereby approved details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first use of the development hereby approved and shall be retained in the agreed form.
- (12) Prior to occupation of the development hereby permitted, details of secure covered cycle parking for occupiers of the building shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such cycle parking shall be implemented on site prior to occupation of the development. (HPT)

48 14/00892/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

(Note: Cllr C G Seagers declared an other pecuniary interest in this application and left the Chamber during debate of the item).

The Committee considered an application to vary condition 11 to permission granted on 1 October 2014 for the re-plan of plots 160, 172, 173 and 175 under application 14/00561/FUL from:

- (11) The development shall be implemented in accordance with the details for the mechanical wheel cleaning of construction vehicles before their exiting the site comprising of not less than one ramped wheel spinning facility, together with jet wash hoses and as specified at appendix C to the construction management project plan project no. H4606 and dated January 2013 accompanying application 12/00381/FUL, as approved on 17 December 2012

to:

- (11) The development shall be implemented with jet washer on site and mechanical sweeper as required for off site roads and as specified at appendix C to the construction management project plan no. H4606 and dated January 2013 accompanying application 12/00381/FUL, as approved on 17 December 2012.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the original condition would result in a more effective system of ensuring that roads in the vicinity of the site would remain clear of mud and debris.

Resolved

That planning permission be refused for the following reason:-

- (1) The proposed change in condition 11 would result in a residue of mud and stones along Rectory Road. (HPT)

The meeting closed at 9.50 pm.

Chairman

Date

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