

## Development Committee – 28 June 2012

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Minutes of the meeting of the **Development Committee** held on **28 June 2012** when there were present:-

Chairman: Cllr S P Smith  
Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr Mrs J E McPherson
Cllr P A Capon	Cllr T E Mountain
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr K J Gordon	Cllr R D Pointer
Cllr J E Grey	Cllr Mrs C E Roe
Cllr J D Griffin	Cllr C G Seagers
Cllr Mrs G A Lucas-Gill	Cllr D J Sperring
Cllr M Maddocks	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr I H Ward
Cllr J R F Mason	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs P Aves, M R Carter, T G Cutmore, Mrs H L A Glynn, B T Hazlewood, Mrs D Hoy, M Hoy, K H Hudson, C J Lumley, Mrs J R Lumley and Mrs J A Mockford.

### **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	- Solicitor
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

Cllr L Street	- For item 5
K Leigh	- For item 6
M Streeton	- For item 6

### **132 MINUTES**

The Minutes of the meeting held on 31 May 2012 were approved as a correct record and signed by the Chairman.

### **133 11/00637/OUT – SITE OF AND LAND REAR OF YORK BUNGLOW, LITTLE WAKERING HALL LANE, GREAT WAKERING**

The Committee considered an outline planning application to demolish an existing bungalow and 3no. commercial buildings and for a residential development comprising 3 x 2-bed, 9 x 3-bed and 1 x 4-bed houses, access

off Little Wakering Hall Lane, with all matters reserved, except access, appearance and scale.

### **Resolved**

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

- 1) Plans and particulars showing precise details of the layout and landscaping of the site, (herein after called the “Reserved Matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. All development at the site shall be carried out in accordance with the “Reserved Matters” details approved.
- 2) Application for approval of all “Reserved Matters” referred to in Condition 1 above shall be made to the Local Planning Authority before the expiration of three years from the date of this planning permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the Reserved Matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3) Prior to the commencement of the development details, including a plan showing areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials identified clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence and be undertaken in accordance with the approved details for the storage of materials.
- 4) Prior to the commencement of development a renewable energy statement, including plans and specific details of the measures including size, specification, location and design that will be used in order to secure at least 10 per cent of the energy from the development by on-site de-centralised and renewable or low carbon sources, shall be submitted to and agreed in writing by the Local Planning Authority. The measures, as agreed, shall be fully installed and operational prior to occupation of the dwelling to which they related and retained thereafter.
- 5) 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, including samples where necessary. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

- 6) Prior to commencement of construction details, including plans and materials of the pergolas to cover the parking courts as identified on the plan date stamped 29 MAY 2012, shall be submitted to and agreed in writing by the Local Planning Authority. The pergolas shall be constructed in accordance with the agreed details prior to occupation of any dwelling on the site and retained in the approved form thereafter.
- 7) As part of the landscaping 'Reserved Matters' application the following details will be submitted for consideration:-
  - schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
  - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
  - paved or otherwise hard surfaced areas and materials for use in such;
  - means of enclosure and other boundary treatments;

landscaping as agreed 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.
- 8) Prior to occupation of any dwelling at the site details, including plans of the refuse/cycle stores, shall be submitted and agreed in writing by the Local Planning Authority. The refuse and cycle stores shall be implemented on site, as agreed and retained thereafter in the approved form.
- 9) Land under the applicant's control shall be used to provide a minimum carriageway width of 4.8m on Little Wakering Hall Lane along the entire site frontage. This widening of the carriageway shall take place prior to occupation of any dwelling within the site and retained in this form thereafter.
- 10) The proposed estate road at its junction with Little Wakering Hall Lane shall be laid in accordance with details which shall have been previously submitted to and agreed in writing by the Local Planning Authority to include appropriate junction geometry and visibility requirements.

- 11) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 12) 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 the access becoming operational and shall be retained at all times.
- 13) Prior to commencement of the proposed development details of a wheel cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility shall be provided at the commencement of the development and maintained during the period of construction.
- 14) The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
- 15) The proposed bellmouth junction with the existing highway, inclusive of cleared land necessary to provide the visibility splays, shall be constructed up to and including at least road base level and be available for use prior to the commencement of any other development including the delivery of materials.
- 16) No development shall commence until a surface water strategy including flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
- 17) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risk associated with the contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:-

- 1) A preliminary risk assessment which has identified:-
  - a. All previous uses
  - b. Potential contaminants associated with those uses
  - c. A conceptual model of the site including sources, pathways and receptors
  - d. Potentially unacceptable risks arising from contamination of the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying requirements for longer-term monitoring of pollutant lineages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

- 18) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer-term monitoring of pollutant lineages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
- 19) Prior to commencement of the development, the road junction at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres to the site boundary to the north and, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times.
- 20) The proposed development shall not be occupied until such time as the vehicle parking area indicated on the site layout plan date stamped 29 MAY 2012 has been hard surfaced, sealed and marked out in parking

bays each measuring 2.9 by 5.5 metres save for the disabled bays, which shall be provided to the dimensions as scaled from the aforementioned plan. The vehicle parking areas shall be retained in this form at all times. The vehicle parking spaces across the site shall not be used for any purpose other than the parking of vehicles that are related to the use of the development in perpetuity. Visitor parking bays to be clearly marked for this purpose.

- 21) Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a residential travel information pack for sustainable transport to each dwelling on the site.
- 22) No occupation of the development shall commence until such time as two bus stops located in High Street, Great Wakering, close to the junctions of High Street with Alexandra Road and Brougham Close, have been re-constructed to include new raised bus stop kerbs, new flagpoles and new flags.
- 23) SC17 - Permitted Development Rights Restricted - Extensions Class A and B.

### Informative

The applicant should make best endeavours to incorporate the principles of Secure By Design into any reserved matters application details and make clear in any Reserved Matters application how such principles have been incorporated. (HPT)

### **134 12/00094/FUL – FORMER SHELLFISH PACKING STATION, FAMBRIDGE ROAD, SOUTH FAMBRIDGE**

The Committee considered a planning application for the change of use of part of a former shellfish packing station building to storage ancillary to B2 (general industrial) use and for the installation of CCTV cameras, oil recovery tanks and concrete hardstanding.

### **Resolved**

That planning permission be refused for the following reasons:-

- (1) The site is located within an area of Metropolitan Green Belt, as identified in the Rochford District Replacement Local Plan (2006). The proposal would further intensify the existing use, materially increasing the reliance upon the need to park and store vehicles in the open areas of the site detracting from the open character of the locality contrary to part (v) to policy R9 to the Council's saved Local Plan (2006) and further developing the coastline contrary to policy CC1 of the saved Essex and Southend-on-Sea Replacement Structure Plan (2001).

The proposal, by way of the storage of cars to the open areas of the site, would also detract from the Upper Crouch Special Landscape Area contrary to Policy NR1 to the Council's saved Local Plan (2006).

- (2) The proposal, by way of the further intensification in the use of the site, would result in the further increase in commercial traffic serving the resultant use placing further pressure upon the existing road network and Fambridge Road in particular, which is unsuited to commercial vehicles.
- (3) The proposal, by the nature of the business and the type of heavy traffic generated, will result in an intensification of use that will be detrimental to users of the nearby bridleway and the amenity of residents to dwellings in the vicinity of the site. (HPT)

**135 12/00095/COU – 32 HIGH STREET, GREAT WAKERING**

The Committee considered an application for the change of use from A1 to A3 (restaurants and cafés).

**Resolved**

That the application be deferred. (HPT)

The meeting closed at 9.35 pm.

Chairman .....

Date .....

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