

Development Committee – 14 December 2017

Minutes of the meeting of the Development Committee held on **14 December 2017** when there were present:-

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

Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr D Merrick
Cllr T E Mountain

Cllr J E Newport
Cllr C M Stanley
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Milne and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr T G Cutmore - for Cllr M J Steptoe
Cllr B T Hazlewood - for Cllr R Milne

NON MEMBERS ATTENDING

Cllrs M Hoy, Mrs T R Hughes, M J Lucas-Gill and I H Ward.

OFFICERS PRESENT

M Thomas - Assistant Director, Planning and Regeneration Services
A Law - Assistant Director, Legal Services
C Buckley - Team Leader (Area Team South)
K Rodgers - Team Leader (Area Team South)
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

Cllr M Sawyer - for item 8
S Caslin - for item 8
D Paradise - for item 9
L Pawley - for item 9

266 MINUTES

The Minutes of the meeting held on 23 November 2017 were approved as a correct record and signed by the Chairman.

267 DECLARATIONS OF INTEREST

Cllr A L Williams declared a non-pecuniary interest in item 6 of the Agenda in respect of London Southend Airport by virtue of membership of the London Southend Airport Consultative Committee and in items 9 and 10 of the

Agenda in respect of 11 West Street, Rochford by virtue of being a Member of Rochford Parish Council and Ward Member for Roche South. Cllrs M J Lucas-Gill and I H Ward declared a non-pecuniary interest in item 6 by virtue of being a member of the London Southend Airport Consultative Committee.

Cllr C M Stanley declared a non-pecuniary interest in item 7 of the Agenda relating to land north of London Road and south of Rawreth Lane and west of Rawreth Industrial Estate, Rawreth Lane, Rayleigh by virtue of membership of Rawreth Parish Council.

Cllr N J Hookway declared a non-pecuniary interest in item 8 by virtue of membership of Great Wakering Parish Council.

268 17/00996/FUL – NEW AIRPORT TERMINAL BUILDING, LONDON SOUTHEND AIRPORT

The Committee considered an application for northern and southern extensions to the passenger terminal building.

Resolved

That the application 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 approved shall be carried out in accordance with the approved plans as follows:-

Drawing Numbers; 17064-00-200-007 Rev 00, 17064-00-200-003 Rev 01, 17064-00-200-002 Rev 02, 17064-00-200-001 Rev 01, 17064-00-300-003 Rev 00, 17064-00-100-001 Rev 04, 17064-00-400-001 Rev 00, 17064-00-200-008 Rev 00, 17064-00-200-010 Rev 02, 17064-00-200-011 Rev 01, 17064-00-200-012 Rev 00, 17064-00-200-013 Rev 00, 17064-00-200-014 Rev 00, 17064-00-300-010 Rev 00, 17064-00-300-011 Rev 00, 17064-00-300-012 Rev 00, 17064-00-300-013 Rev 00.

- (3) Details of the canopy including elevation drawings, roof plan and materials for use in external finish to be submitted to and agreed in writing prior to the commencement of construction of the canopy structure to the northern elevation of the extension to the north elevation of the existing terminal building hereby approved.
- (4) The external facing materials to be used in the construction of the development hereby permitted shall be those materials as detailed on the submitted plans (see condition 2 above) and shall match corresponding areas of the existing building. Where alternative materials are to be used, no development shall commence before details of those alternative 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. Any materials that may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

- (5) No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- (6) Prior to commencement of the development hereby approved an updated BREEAM pre-assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the development hereby approved can achieve a BREEAM rating of 'Excellent', unless for reasons of viability or other factors this cannot be achieved in which case details shall be provided and the highest possible BREEAM rating achieved. Once agreed, the development shall be constructed in accordance with the details as agreed. Within 3 months of completion of the development hereby approved, or otherwise agreed in writing by the Local Planning Authority, a BREEAM assessment of the development shall have been submitted to and agreed by the Local Planning Authority.
- (7) Prior to completion of the development hereby approved details of how the development will secure at least 10 per cent of its energy from a decentralised and renewable or low-carbon source, unless details are provided to demonstrate that this is not feasible or not viable, shall be submitted to and approved in writing by the Local Planning Authority. The details as agreed shall be implemented prior to first beneficial use of the development hereby approved.
- (8) Details of any proposed recessed areas within the roof of the extension to the northern elevation hereby agreed shall be submitted to and agreed in writing by the Local Planning Authority prior to work commencing to construct such. The roof shall be constructed as agreed.
- (9) Prior to first beneficial use of the extensions hereby approved, details of hard and soft landscaping including the bund shall be submitted to and agreed in writing by the Local Planning Authority. Hard and soft landscaping shall be completed as agreed prior to first beneficial use of the extensions unless an alternative timetable is previously agreed in writing by the Local Planning Authority.
- (10) Prior to commencement of the development hereby approved details of how the development will use rain water harvesting and water recycling unless details are provided to demonstrate that this is not feasible or not viable, shall be submitted to and approved in writing by the Local

Planning Authority. The details as agreed shall be implemented prior to first beneficial use of the development hereby approved.

- (11) No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme should include but not be limited to:-

- Limiting discharge rates to 1 in 1 year green field rate unless this is demonstrated not to be feasible, in which case a minimum of 50% betterment of the existing brown field rate, for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Details of capacity within the existing drainage network if this is to be utilised.
- Final modelling and calculations for all areas of the drainage system, including run off rate and storage provision.
- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- Permission from the relevant water authority to connect to the existing surface water sewer.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

- (12) No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/ frequencies, has been submitted to and agreed in writing by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

- (13) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- (14) A Dust Management Plan (DMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development hereby approved. The DWP will be implemented as agreed and adhered to throughout the construction of the development hereby approved.
- (15) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No development shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
(ADP&RS)

269 17/00588/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered a Reserved Matters application for strategic landscaping proposals for phase 1.

Resolved

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

- (1) The strategic landscaping plan hereby agreed shall only be implemented in accordance with the following:-
 - a. Proposed native hedgerow corridors shall be provided across the site in accordance with details submitted to and agreed in writing with the Local Planning Authority as part of the discharge of planning condition 21.
 - b. The existing hedgerow to the north eastern corner to the boundary with Rawreth Lane shown as H001 on drawing no. 3878-D-1 within the Arboricultural Impact Assessment produced by Haydens as part of the approved outline application 15/00362/OUT shall be retained.
 - c. The two trees identified as T003 and T004 on drawing no. 3878-D-1 within the Arboricultural Impact Assessment produced by Haydens as part of the approved outline application 15/00362/OUT shall be removed.

- d. The drainage scheme must accord with drawing no. 47065807-DES-01 P7 by URS submitted as part of application reference 17/00943/DOC or an equivalent drawing as agreed through condition 34 of the approved outline application 15/00362/OUT. (ADP&RS)

270 17/00862/REM – LAND BETWEEN STAR LANE AND ALEXANDRA ROAD, SOUTH OF HIGH STREET, GREAT WAKERING

The Committee considered a Reserved Matters application for 180 dwellings considering appearance, landscaping, layout and scale following approval of outline application reference 16/00668/OUT.

Resolved

That planning permission be approved for the reserved matters, subject to the following conditions:-

- (1) The development shall be implemented in accordance with the external and surface materials for the respective character areas as set out in the Design Code. The development shall be implemented in accordance with such details or such alternatives that shall be submitted to and agreed in writing by the Local Planning Authority.
- (2) The development hereby permitted shall be carried out in accordance with list of approved drawings as per drawing issue sheet titled 'List of Approved Drawings 17/00862/REM Land Between Star Lane and Alexandra Road, Great Wakering'.
- (3) Each apartment on plots 43-48 and 66-71 shall be provided with a cycle parking space. The facility shall be secure, convenient, covered and provided prior to occupation and retained at all times. (ADP&RS)

271 17/00928/COU – 11 WEST STREET, ROCHFORD

The Committee considered a deferred application to convert the Kings Head public house to 11 no. multiple occupancy bed sitting units and 3 no. self contained shop units.

Resolved

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

- (1) SC4B Time Limits Full – Standard.
- (2) The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before

details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

- (3) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Drawing Numbers 1980/1, 1980/4, 1980/5, 1980/6 and 1980/7 date stamped 19th September 2017.

- (4) Prior to first use of the development hereby approved, details of cycle parking shall be submitted to and agreed in writing with the Local Planning Authority. Any approved facilities shall be secure, convenient and covered. Once agreed, the cycle parking shall be provided prior to first occupation of any of the residential units hereby approved and retained at all times and used solely for cycle parking. (ADP&RS)

(Note: Cllr T E Mountain wished it to be recorded that he had voted against the above decision)

272 17/00974/LBC – 11 WEST STREET, ROCHFORD

The Committee considered a deferred application to convert the Kings Head public house to 11 no. multiple occupancy bed sitting units and 3 no. self contained shop units and internal and external alterations.

Resolved

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

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this consent.
- (2) Access shall be maintained to both cellars and the second floor at all times. The cellar and second floor features shall not be sealed.
- (3) A Schedule of works detailing all works, which shall include but not be limited to, works to all fireplace and chimney stacks, works to the roof, works within the cellars and works to the front elevation, shall be submitted to the Local Planning Authority prior to the commencement of the development. The development shall be implemented in accordance with such details as may be agreed. (ADP&RS)

The meeting closed at 9.10 pm.

Chairman

Date

CONFIRMED

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