

Development Committee – 13 December 2018

Minutes of the meeting of the Development Committee held on **13 December 2018**
when there were present:-

Chairman: Cllr S P Smith

Cllr C C Cannell
Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr G J Ioannou

Cllr R Milne
Cllr M J Steptoe
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L Shaw and P J Shaw.

SUBSTITUTE MEMBERS

Cllr D S Efde - for Cllr P J Shaw
Cllr Mrs J R Gooding - for Cllr Mrs L Shaw

NON-MEMBERS ATTENDING

Cllrs M Hoy, T E Mountain, C M Stanley and I H Ward

OFFICERS PRESENT

M Hotten - Assistant Director, Environmental Services
K Rodgers - Team Leader (Area Team South)
K Ellis - Senior Planner
R Hurst - Senior Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

M Daniels - for item 8(2)
S Lewis - for item 8(1)

252 MINUTES

The Minutes of the meeting held on 22 November 2018 were approved as a correct record and signed by the Chairman.

253 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in item 6 of the agenda relating to application 18/00914/FUL by virtue of membership of the London Southend Airport Consultative Committee and a County Council Member for Rochford South.

Cllr A L Williams declared a non-pecuniary interest in the same item by virtue of membership of the London Southend Airport Consultative Committee and in item 8(1) relating to application 18/00746/FUL by virtue of chairmanship of Rochford Parish Council and having a relative who worked at the school.

254 18/00914/FUL – NEW AIRPORT TERMINAL BUILDING, LONDON SOUTHEND AIRPORT, ROCHFORD

The Committee considered an application for single storey and two storey extensions to the northern and southern ends of the passenger terminal building and associated development, including plant enclosure, hardstanding area and hard and soft landscaping.

Resolved

That planning permission 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:-

RPS-P3-XX-DR-A-018 Rev P04, RPS-P3-XX-DR-A-021 Rev P02
RPS-P3-XX-DR-A-023 Rev P03, RPS-P3-XX-DR-A-024 Rev P02
RPS-P3-XX-DR-A-017 Rev P02, 17064-00-200-002 Rev 01
RPS-P3-SI-DR-A-003 Rev P04, 17064-00-200-007 Rev 00
17064-00-200-001 Rev 01, 17064-00-300-010 Rev 00
RPS-P3-GF-DR-A-008 Rev P02, RPS-P3-GF-PR-A-009 Rev P04
RPS-P3-02-DR-A-010 Rev P03, RPS-P3-02-DR-A-012 Rev P04
RPS-P3-02-DR-A-011 Rev P02, RPS-P3-GF-DR-A-022 Rev P03
RPS-P3-GF-DR-007 Rev P05, RPS-P3-XX-DR-A-014 Rev P05
RPS-P3-XX-DR-A-015 Rev P02, RPS-P3-XX-DR-A-016 Rev P05
RPS-P3-XX-DR-019 Rev P04.
- (3) Use of the extensions hereby approved shall be limited to use in connection with the use as an airport terminal building, including for use in direct connection with supporting airport operations and not available for use by the general public, i.e., non-passengers or staff working at the airport.
- (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) The development shall be constructed in accordance with the details in the BREEAM pre-assessment submitted in conjunction with this application (subject to changes submitted to and agreed in writing by the Local Planning Authority) such that the development would achieve a 'very good' rating.
- (6) The solar photovoltaic panels shall be installed (and retained in perpetuity) in accordance with the approved plans prior to first beneficial use of the development hereby approved to secure at least 10 per cent of the development's energy from this source.
- (7) 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.
- (8) 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 agreed in writing by the Local Planning Authority. The details as agreed shall be implemented prior to first beneficial use of the development hereby approved.
- (9) 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 agreed in writing by the Local Planning Authority. The scheme should include but not be limited to:-
 - Limiting discharge rates to 1 in 1 Green Field for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. In the absence of outline drainage strategy report reference RCEP59508-002, we are unable to accept the proposed discharge rates. The proposed extension consists of Brown Field and Green Field site; we require 50% betterment for the Brown Field site and restricting discharge rates from the Green Field site at 1 in 1 Green Field run off rates. The total area of the new extension is 0.67ha out of which 0.35ha is Green Field and the remaining 0.32ha is Brown Field. The discharge rates provided for the southern and northern extensions (17l/s, 62l/s) are very high with respect to the area under consideration. Please provide 1 in 1 Green Field rates for the proposed extension consisting of Green Field and 50% betterment for Brown Field extension.

- 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.
- Demonstrate that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 100 year event plus 40% climate change.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- 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.

- (10) Prior to the commencement of the development hereby approved 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, shall have been submitted to and approved in writing by the Local Planning Authority. Maintenance shall take place in accordance with the agreed details in perpetuity.

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

- (11) 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 by upon request by the Local Planning Authority.
- (12) The approved construction dust management plan dated 1 August 2018 shall be implemented and adhered to throughout the construction of the development hereby approved.
- (13) 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.

- (14) No works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and to prevent pollution has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented as approved.
- (15) Prior to connection to the existing drainage network the pipes within the extent of the site, which will be used to convey surface water, should be cleared of any blockage and restored to a fully working condition. (ADES)

255 18/00625/OUT – FAIRWAYS GARDEN CENTRE, HULLBRIDGE ROAD, RAYLEIGH

The Committee considered an outline application to demolish commercial and retail units and construct 4 no. two-bedroom, 7 no. three-bedroom dwellings and 5 no. four-bedroom dwellings (16 dwellings in total) with access onto Hullbridge Road.

Officers drew Members' attention to a slight amendment to the head of terms of the Section 106 Agreement with regard to the proposed crossing – Officers recommended that the S106 Agreement should also require a detailed plan to be submitted to and agreed by the Local Planning Authority, in consultation with County Highways for the crossing of Hullbridge Road, as indicatively shown on the drawing referred to in the Committee report.

Officers further advised that County Highways had provided a consultation response and raised no objection, subject to various conditions. Unfortunately, the response was not received in time to be included in the addendum to the report. County Highways raised no objection to the three proposed accesses, subject to conditions. It was therefore recommended that highways conditions be imposed as officers deemed appropriate.

Members made reference to a discrepancy between the figure quoted in paragraph 1.1(a) on page 7.1 of the report and in paragraph 4.5 on page 7.18 of the report. Officers confirmed that the correct figure was £663,429.

Officers also advised that the requirement for visitor parking spaces would fall to consideration of the Reserved Matters landscaping details and that this would be clarified in the Reserved Matters conditions.

Resolved

That planning permission be approved, subject to a Legal Agreement under Section 106 of the Act to the following heads of terms:-

- (a) The provision of two on site affordable units or a commuted sum payment of £663,429 if no housing provider can be found for the two units.
- (b) A detailed plan to be submitted to and agreed in writing by the Local Planning Authority, in consultation with County Highways, for the crossing of Hullbridge Road, as indicatively shown on the drawing referred to in the Committee report. Prior to first occupation of the dwelling the pedestrian path and crossing, as agreed by the Local Planning Authority, shall be constructed and made available for use.
- (c) Financial contribution of £100 per dwelling (£1600) to contribute to a future management scheme for the Crouch and Roach estuaries SPA and Ramsar site.

And to the following conditions:-

- (1) Plans and particulars showing precise details of the landscaping (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 outline 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) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

2862 PL100B, 2862 PL101B, 2862 PL102A, 2821 PL103C, 2862 PL104B, 2862 PL105B, 2862 PL106A, 2862 PL107C, 2862 PL108A, 2862 PL110A, 2862 PL111A, 2862 PL112, 2862 PL122
- (4) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings on the site and be permanently retained thereafter.
- (5) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings.
- (6) Prior to their use, details shall be submitted to the Local Planning Authority of all external facing (including windows and doors) and roofing materials to be used in the development. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

(7) Prior to occupation of the development details of how the development will secure at least 10 per cent of its energy from decentralised and renewable or low carbon sources, unless this is demonstrated to be not feasible or not viable, shall be submitted to and approved in writing by the Local Planning Authority. The details as may be agreed shall be implemented prior to first beneficial use of the development (to which the agreed provision relates) hereby approved.

(8) 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 the 1 in 1 Green Field rate or at least 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.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- 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.
- Permission in principle should be demonstrated by the Water Authority for a connection to the surface water sewer.

The agreed scheme shall subsequently be implemented prior to first occupation.

(9) The development shall not be occupied 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. 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 request by the Local Planning Authority.

- (10) No construction of the dwellings approved shall take place, including any ground works, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. If the development is phased, the requirement for a construction method statement shall apply equally to each phase. The statement shall provide for:-
- i the parking of vehicles of site operatives and visitors.
 - ii loading and unloading of plant and materials
 - iii storage of plant and materials used in constructing the development
 - iv wheel and underbody washing facilities.
- (11) A minimum of two parking spaces having minimum dimensions of 2.9 metres x 5.5 metres for each vehicle shall be provided prior to the first beneficial occupation of the development and retained thereafter in perpetuity. (ADES)

(Note: Cllr Mrs D Hoy wished it to be recorded that she had voted against the above decision.)

256 18/00746/FUL – THE KING EDMUND SCHOOL, VAUGHAN CLOSE, ROCHFORD

The Committee considered an application that had been referred from the Weekly List for a single storey flat roofed building for use as a children's day nursery.

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 permitted shall be carried out in complete accordance with the following approved plans.

- (3) Prior to occupation of the development, details for the provision for the storage and recycling of refuse shall be submitted to the Local Planning Authority. Such details as may be agreed shall be made/constructed prior to the first occupation of the buildings hereby approved and shall thereafter be made permanently available for the occupants of the building.
- (4) Prior to occupation of the development 16 on-site parking spaces and 2 on site disabled spaces shall be provided, as shown in principle on drawing no.3569/2. Each parking space shall have dimensions in accordance with the current parking standards. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- (5) Prior to their use in the development approved, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as may be agreed.

Informative

The King Edmund School should be mindful of its residential neighbours when deciding on the final vehicular access arrangements to serve the application site, particularly as the school would not want the anti-social behaviour problems that had resulted in the provision of closed gates in the first instance or any other adverse impact on residential neighbours to the site to occur. (ADES)

257 18/00954/FUL – 24 SIRDAR ROAD, RAYLEIGH

The Committee considered an application that had been referred from the Weekly List for the removal of condition 3 on planning application 16/01029/COU for the change of use from workshop to D2 (Gym).

Members considered that the application should be deferred to a later meeting of the Development Committee in order that officers might consider what, if any, planning conditions could reasonably be imposed to deal with concerns relating to the impact of the application on residential amenity by virtue of noise disturbance, that would intensify as a result of permitting increased use of the building.

Resolved

That the application be deferred to a later meeting of the Development Committee in order for officers to consider issues relating to possible monitoring equipment for sound and appropriate sound levels for music within the building, air conditioning to ensure that windows and doors would not

need to be opened in warm weather, together with sound proofing of the building. (ADES)

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.