

Development Committee – 19 April 2012

Minutes of the meeting of the **Development Committee** held on **19 April 2012** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr M Maddocks
Cllr M R Carter	Cllr Mrs J E McPherson
Cllr J P Cottis	Cllr Mrs J A Mockford
Cllr T G Cutmore	Cllr T E Mountain
Cllr K J Gordon	Cllr R A Oatham
Cllr J E Grey	Cllr R D Pointer
Cllr Mrs A V Hale	Cllr Mrs C E Roe
Cllr Mrs D Hoy	Cllr C G Seagers
Cllr M Hoy	Cllr M J Steptoe
Cllr K H Hudson	Cllr I H Ward
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, Mrs T J Capon, Mrs H L A Glynn, Mrs C M Mason, J R F Mason, A C Priest, J Thomass and Mrs C A Weston.

OFFICERS PRESENT

Mr S Scrutton	- Head of Planning and Transportation
John Whitlock	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
K Gymer	- Trainee Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr B Free	- for Schedule item 2
-----------	-----------------------

90 MINUTES

The Minutes of the meeting held on 29 March 2012 were approved as a correct record and signed by the Chairman.

91 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a personal interest in item 2 of the schedule by virtue of being the Council's representative on the London Southend Airport Consultative Committee and of attending the opening reception for the new

terminal building.

Cllr J P Cottis declared a personal interest in item R3 of the schedule by virtue of being acquainted with the Rankin family. Mr M Stranks also declared a personal interest in this item by virtue of living in close proximity to the application site and of being acquainted with the applicant, but has had no involvement in this planning application.

Cllr K H Hudson declared a personal interest in item 2 of the schedule by virtue of being Joint Chairman of the Rochford and Southend Airport and Environs Joint Area Action Plan Forum and of attending the opening reception for the new terminal building. Cllrs J P Cottis, K J Gordon and Mrs G A Lucas-Gill each declared a personal interest in the same item by virtue of membership of the same Action Plan Forum and of attending the same opening reception. In addition, Cllrs R A Oatham and M Hoy declared a personal interest in the same item by virtue of attending the opening reception for the new terminal building.

92 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications.

Item 1 – 12/00109/FUL – Pearsons Farm, London Road, Rayleigh

Proposal – Sub-divide plot and construct 3-bed chalet dwelling in part of existing rear garden of Pearsons Farm with new vehicular access off London Road.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed building would be of an awkward design, taking a modern built form, but in traditional finishes, and which, with the opening up of the site frontage and loss of tree cover, would provide a new building and development that would detract from the appearance and setting of the adjoining Grade II Listed Building, Pearsons Farm.
- 2 The proposal would fail to provide sufficient private amenity space for the future occupiers of the dwelling proposed to accord with the Local Planning Authority's adopted standards and which should be a minimum of 100 square metres. The proposed layout of the site would achieve only 67 square metres of private amenity space and would, if allowed, result in insufficient space for limited gardening, outside storage, recreation and outside drying detrimental to the expectations future occupiers of the dwelling ought reasonably expect to enjoy.

- 3 The accompanying aboricultural implication assessment and method statement fails to set out the proper consideration and mitigation for the trees to be removed and retained on the application site. The submitted survey plan does not fully cover the application site and it has not been possible for the Local Planning Authority to adequately consider the impact of the proposal with regard to all the trees on the application site and the amenity afforded by those trees on the site upon the street scene and wider area.
- 4 The proposal provides an inadequate turning area causing a vehicle to exit in reverse gear. This would result in safety issues and be contrary to the aims and objectives of policy DM2 of the Development Management policies adopted by Essex County Council as Supplementary Guidance in February 2011.
- 5 The proposal is to a site with the presence of trees and within 350m of record of a Great Crested Newt. In these circumstances the Local Planning Authority considers it likely that protected species could be present on the site. The application does not include in the application particulars of any assessment of the presence of protected species and the impact upon them, if found, of the development proposed. The Local Planning Authority is therefore unable to consider this matter in the interests of those protected species that may or otherwise be found present. (HPT)

Item 2 – 12/00103/FUL – London Southend Airport, Rochford

Proposal – Extension of passenger terminal building. Configuration of an aircraft parking area for 5 aircraft stands. Passenger walk ways and associated works.

It was noted that a late consultation response had been received from Anglian Water that had not been possible to include in the addendum, which required an additional condition to be added to any consent relating to a foul drainage strategy.

Resolved

That, following the expiry of a press advert, the application be referred to the Secretary of State for Communities and Local Government advising that the Committee is minded to approve the application, subject to the following heads of conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Prior to use of the aircraft stands hereby approved, details, including plans of the proposed closed drainage system to prevent polluted run-off

from the stands to water courses, shall be submitted to and agreed in writing by the Local Planning Authority and shall include details of the proposed management and contingency arrangements for the proposed system. Once agreed, the drainage system shall be installed as approved and retained thereafter in the approved form. The management arrangements shall continue to be implemented as approved in perpetuity.

- 3 The external facing materials to be used in the construction of the development hereby permitted shall match (ie, be of an identical appearance to) those of the corresponding areas of the existing new terminal building / passenger walkway.
- 4 No development or preliminary ground works shall commence in connection with the development hereby approved, before the applicant has secured the implementation of a programme archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.
- 5 Prior to commencement of the development hereby approved, details of how the proposal will achieve at least 10 per cent of its energy from decentralised and renewable or low carbon sources shall be submitted to and agreed in writing with the Local Planning Authority (unless this is shown to be not feasible or viable). Measures shall be installed as agreed and confirmation in writing that the installations are operating shall be submitted to the Local Planning Authority prior to use of the terminal extension by passengers that is hereby approved.
- 6 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 submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be 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;
 - areas to be grass seeded or turfed;
 - paved or otherwise hard surfaced areas;
 - existing and finished levels shown as contours with cross-sections if appropriate;
 - means of enclosure and other boundary treatments;
 - minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting, etc

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.

- 7 Prior to use of the new terminal extension hereby approved by passengers, written confirmation that the extension has been assessed under the BREEAM criteria and achieved at least a 'very good' rating shall be submitted to the Local Planning Authority.
- 8 Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic, shall be identified clear of the highway, submitted and approved in writing by the Local Planning Authority.
- 9 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.
- 10 Prior to commencement of the proposed development, details of a foul water drainage strategy to be submitted to and approved in writing by the Local Planning Authority. Use of the development hereby approved shall not commence until the foul water drainage strategy has been implemented as agreed and this strategy shall be maintained in perpetuity. (HPT)

Item R3 – 12/00017/COU – Land East of Land Adjacent to Broomhills, Stambridge Road, Stambridge

Proposal – Proposed change of use of land from agricultural to use as a cricket pitch.

Resolved

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

- 1 SC4B – Time Limits Full.
- 2 The cricket pitch hereby approved shall not be used for any sporting, recreational or leisure purposes between 1 November and 31 March

inclusive in any year.

- 3 No development shall commence before plans and particulars showing precise details of where the parking of vehicles would take place and the surfacing of such a parking area are submitted to and agreed in writing by the Local Planning Authority. Thereafter, such provision shall be implemented and maintained in the approved form and used for no other purpose that would impede the parking of vehicles.
- 4 No buildings or structures (including those that may be considered mobile) shall be constructed or sited on the land without the prior approval in writing of the Local Planning Authority via the submission of an application for planning permission.
- 5 No development shall commence, before plans and particulars showing precise details of the precise sizing and location of the cricket pitch hereby approved are submitted to and agreed in writing by the Local Planning Authority. The size of the cricket pitch shall be in accordance with the requirements provided by the English Cricket Board (ECB) and the Marylebone Cricket Club (MCC) stated within Supplementary Planning Document 3. The cricket pitch shall be implemented as agreed and maintained in the agreed form.
- 6 No development shall commence, before plans and particulars showing precise details of a satisfactory means of surface water drainage (including attenuation measures, if appropriate) for this site, have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of drainage details, as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the cricket pitch.

Informatives

- 1 It is recommended that the Cricket Club signs up to the Environment Agency Flood Warning System and makes visitors aware (e.g., through notices in the nearby facilities building) that they might be required to evacuate upon receipt of a flood warning or if flooding appears likely to encroach upon the cricket field.
- 2 The applicant is advised that access to public footpath no. 26 should at no time be obstructed, nor should parking occur on the footpath. There should be no encroachment of the footpath from the cricket pitch. The public's rights and ease of passage over the footpath shall be maintained free and unobstructed at all times. (HPT)

The meeting closed at 8.10 pm.

Chairman

Date

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