

Development Committee – 23 November 2017

Minutes of the meeting of the Development Committee held on **23 November 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 T E Mountain

Cllr J E Newport
Cllr M J Steptoe
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs D Merrick and R Milne.

SUBSTITUTE MEMBERS

Cllr I H Ward - for Cllr D Merrick
Cllr M J Lucas-Gill - for Cllr R Milne

OFFICERS PRESENT

M Thomas - Assistant Director, Planning and Regeneration Services
M Stranks - Team Leader (Area Team North)
R Davis - Acting Senior Planner
R Hurst - Senior Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

Cllr M Softly (Rochford Parish Council) - for item 7(1)
L Pawley - for item 7(1)
M Smith - for item 6
D Walker - for item 7(1)

237 MINUTES

The Minutes of the meeting held on 19 October 2017 were approved as a correct record and signed by the Chairman.

238 DECLARATIONS OF INTEREST

Cllr A L Williams declared a non-pecuniary interest in all agenda items by virtue of being a Member of Rochford Parish Council and Ward Member for Roche South.

Cllr M J Steptoe also declared a non-pecuniary interest in all agenda items by virtue of being a Member of Essex County Council for Rochford South and also Ward Councillor for Roche South.

Cllr M J Lucas-Gill declared a non-pecuniary interest in all agenda items by virtue of being Ward Member for Roche South.

239 17/00582/FUL – LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD, ROCHFORD

The Committee considered an application to revise the approved layout to phases II and III to change 43 No. plots to provide an additional 20 No. dwellings, increasing the overall layout from 600 dwellings to a proposed 620 dwellings.

Resolved

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

- a) Education contribution equivalent to a further 20 / 600ths of the previous contribution to allow for the development uplift.
- b) NHS contribution equivalent to a further 20 / 600ths of the previous contribution to allow for the development uplift.
- c) Public transport (bus subsidy) financial contribution increased by 20/600ths.
- d) Maintenance of the landscaping of the site to public areas.
- e) Affordable housing 35% of the 20 additional units proposed (7 units at 70% social rent: 30% shared equity).

And subject to the following conditions:-

Commencement

Commence in Three years

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Submission of Further Surface Water Drainage Details

- (2) Prior to the first occupation of the development hereby permitted the applicant shall submit to the Local Planning Authority and the Lead Local Flood Authority (Essex County Council) further details to demonstrate how the surface water drainage requirements arising from the further increase in impermeable area resulting from the uplift in dwelling numbers associated with the development to which this decision relates shall be accommodated within the existing surface water storage and surface water management of the development of the site as a whole comprising 620 dwellings.

Implementation of Surface Materials

- (3) The development hereby approved shall be implemented in accordance with the external and surface materials for the respective character areas as set out in the Design and Access Statement dated June 2017 submitted in support of the application hereby approved and the Public Realm Design Strategy dated May 2013 as agreed by letter dated 30 July 2013 by the Local Planning Authority discharging conditions 34 and 25 to the Outline Planning permission reference 10/00234/OUT and dated 1 July 2013. 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.

List of Approved Plans

- (4) The development hereby permitted shall be implemented in accordance with the list of approved drawings contained in Schedule 1: List of approved drawings Application No. 17/00582/FUL appended to this decision.

Implementation of Landscaping

- (5) The development hereby permitted shall be implemented in accordance with the hard and soft landscaping details submitted in support of the application permitted and as set out on Drawing Nos. L21 Soft Landscape Plan Phase 2 – Revised parcels and Drawing No. L22 General Arrangement Plan and the Soft Landscape Plan Planting Schedules Drawing No. L22 and Soft Landscape Plan Planting Maintenance Notes Drawing No. L23 by messrs. Barton Willmore. 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 same location or such alternatives as may be agreed by the Local Planning Authority, in the first available planting season following removal.

Obscure Glazing of Side Windows

- (6) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the first floor side windows directly facing neighbouring dwellings unless facing intervening public areas shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in that form.

Control of Additional Side Windows

- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, no enlargement of or the provision of additional windows, doors or other means of openings shall be inserted into the first floor side elevations of the dwellings directly facing neighbouring dwellings unless facing intervening public areas, in addition to those shown to the approved drawings.

Boundary Treatment Consistency

- (8) The boundary walls where forming means of enclosure to the dwellings hereby approved shall be finished in external brick work and material to match the dwellings to which those enclosures relate. (ADP&RS)

The meeting was adjourned at 8.05 pm and reconvened at 8.12 pm.

240 17/00928/COU – 11 WEST STREET, ROCHFORD

The Committee considered an application to convert Kings Head public house to 11 No. multiple occupancy bed sitting units and 3 No. self contained shop units.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred to a future meeting of the Committee in order for the applicant to look at concerns raised relating to over-development of the site and insufficient evidence to support the need for the 3 commercial units and compliance with the requirements of the Rochford Town Centre Area Action Plan.

Resolved

That the application be deferred in order for the applicant to liaise with Ward Members and officers to address concerns raised relating to over-development, evidence to support the need for the 3 proposed commercial units and the application's compliance with the Rochford Town Centre Area Action Plan. (ADP&RS)

241 17/00974/LBC – 11 WEST STREET, ROCHFORD

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

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred to a future meeting of the Committee in order for the applicant to look at concerns raised relating to over-development of the site and insufficient evidence to support

the need for the 3 commercial units and compliance with requirements of the Rochford Town Centre Area Action Plan.

Resolved

That the application be deferred in order for the applicant to liaise with Ward Members and officers to address concerns raised relating to over-development, evidence to support the need for the 3 proposed commercial units and the application's compliance with the Rochford Town Centre Area Action Plan. (ADP&RS)

The meeting closed at 8.50 pm.

Chairman

Date

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