

## Development Committee – 22 April 2010

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Minutes of the meeting of the **Development Committee** held on **22 April 2010** when there were present:-

Chairman: Cllr S P Smith  
Vice-Chairman: Cllr P A Capon

Cllr C I Black	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs J Dillnutt	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr K J Gordon	Cllr M J Steptoe
Cllr A J Humphries	Cllr Mrs M J Webster
Cllr Mrs G A Lucas-Gill	Cllr P F A Webster
Cllr M Maddocks	Cllr Mrs C A Weston
Cllr J R F Mason	Cllr Mrs B J Wilkins
Cllr D Merrick	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs P Aves, Mrs L A Butcher, M R Carter, Mrs L M Cox, T E Goodwin, J E Grey, K H Hudson, T Livings, C J Lumley, Mrs J R Lumley and J M Pullen.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
N Khan	- Principal Solicitor
M Stranks	- Team Leader (North)
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

Cllr A Matthews	- Schedule item 2
S Bird	- Schedule item 2
D Collins	- Schedule item 2

### **112 MINUTES**

The Minutes of the meeting held on 25 March 2010 were approved as a correct record and signed by the Chairman.

### **113 DECLARATIONS OF INTEREST**

Cllr S P Smith declared a personal interest in item 2 of the schedule by virtue of being acquainted with Mr S Bird.

Cllr M J Steptoe declared a personal interest in item R1 of the schedule by

virtue of membership of Barling Magna Parish Council.

### 114 **SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST**

The Committee considered the schedule of development applications.

#### **Item R1 – 10/00079/FUL – Land North of New Buildings Cottages, Mucking Hall Road, Barling Magna**

**Proposal** – Change of use of western barn to 2 no. class B1 business units with associated external alterations, reduce extent of hardstanding, lay out parking area and plant landscaping.

Following debate and consideration of the heads of condition in the addendum officers noted the following amended conditions:-

- 11 No burning of materials shall take place on any part of the site.
- 12 Prior to the commencement of the use hereby permitted a 1.8 metre high wooden screen fence or wall shall be erected between point A to B to C, as marked on the plan, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The fence or wall shall thereafter be permanently retained in that position.

#### **Resolved**

That, following re-consultation on the revised plans, the application be determined by the Head of Planning and Transportation, in liaison with the Ward Member and Chairman of the Development Committee. (HPT)

#### **Item 2 – 10/00087/FUL – Land North of Sunnyview, Old London Road, Rawreth**

**Proposal** – Provide 8 (additional) football pitches, provide extension to existing car park and provide storage container.

Mindful of officers' recommendation for refusal, Members nevertheless considered that the application should be approved on the grounds that the character, appearance and openness of the Green Belt would not be unduly harmed, nor would the amenity of local residents.

#### **Resolved**

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

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- 1 SC46 – The use hereby permitted shall be carried out only by Rayleigh Boys Youth Football Club.
- 2 SC4B - Time limits Full – Standard
- 3 The site shall only be used for the purposes of football and for no other purpose, including any use otherwise permitted within Class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (including any order revoking or re-enacting that order, with or without modification) or such uses ordinarily incidental to the use hereby permitted.
- 4 The use hereby permitted shall not be operated and shall not be made available for use outside the following times: Sundays and up to 8 Saturdays per annum.
- 5 The use hereby permitted shall not commence before the extension of the car parking areas shown on the approved plans date stamped 1 March 2010 have been laid out and constructed in their entirety and made available for use. Thereafter the said car parking areas shall be retained and maintained in their approved form and used for no other purpose which would impede the parking and turning of vehicles.
- 6 The parking areas hereby permitted shall only be used in conjunction with the permitted football use of the site and on the permitted days only.
- 7 The football pitches and parking area hereby permitted shall be sited at all times clear of bridleways and public footpaths crossing or near to the site.
- 8 The use of the site as hereby permitted and in conjunction with the permission granted on 28 March 2006 under application reference 05/01043/FUL shall at no time exceed a maximum of 10 football pitches.
- 9 No amplified speech/music or other form of public address system shall be broadcast or operated on the site.
- 10 No floodlights or other means of artificially illuminating any part of the site shall be installed and/or operated, whether or not in association with the use of the site hereby permitted.
- 11 Prior to the commencement of the development hereby approved details shall be submitted to and agreed in writing by the local planning authority for the cutting back of the vegetation and hedge to the field margin/boundary opposite the site access, including details for the maintenance of such agreed cut back. The details, as agreed, shall be

implemented prior to the commencement of the development.

**INFORMATIVE**

The applicants' attention is drawn to the possible presence of skylarks and/or other protected species nesting on the site and to take precautions to guard against the damage or harm to those species or the nests of such species during the implementation of the development hereby approved.

**REASON FOR DECISION**

The proposal, in the terms mitigated by the conditions imposed, is not considered to cause significant demonstrable harm to the Green Belt or its character, appearance or openness nor to any other material considerations, or to the amenity of local residents such as to justify refusing the application.  
(HPT)

The meeting closed at 9.15 pm.

Chairman .....

Date .....

If you would like these minutes in large print, Braille or another language please contact 01702 546366.