

Planning Services Committee – 22 April 2004

Minutes of the meeting of the **Planning Services Committee** held on **22 April 2004** when there were present:-

Cllr S P Smith (Chairman)
Cllr A J Humphries (Vice-Chairman)

Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr G A Mockford
Cllr P A Capon	Cllr C R Morgan
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
Cllr Mrs H L A Glynn	Cllr P K Savill
Cllr T E Goodwin	Cllr D G Stansby
Cllr J E Grey	Cllr Mrs M A Starke
Cllr S A Harper	Cllr M G B Starke
Cllr K H Hudson	Cllr Mrs M S Vince
Cllr C A Hungate	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr T Livings	Cllr D A Weir
	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs R Brown, R G S Choppen, K A Gibbs, C C Langlands, C J Lumley, Mrs J R Lumley and C G Seagers.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
S Worthington	- Committee Administrator

201 MINUTES

The Minutes of the meeting held on 25 March 2004 were approved as a correct record and signed by the Chairman.

202 DECLARATIONS OF INTEREST

Cllr D G Stansby declared a personal interest in item 4 of the Schedule by virtue of having been a member of the Rochford Amenities Society.

Cllr T G Cutmore declared a personal interest in item 4 of the Schedule by virtue of being an executive member of the Rochford Amenities Society.

203 CONSULTATION ON PLANNING APPLICATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL – 71 ROCKALL, SOUTHEND

The Committee considered the report of the Head of Planning Services on a consultation on a planning application, namely the conversion of a single dwelling house to two dwelling houses, alter the elevations and widen existing vehicular access at 71 Rockall, Southend-On-Sea.

Resolved

That Southend-On-Sea Borough Council be informed that this Authority has no objection to the proposal, subject to the requirement that landscaping be placed on the boundary with the proposed new business park. (HPS)

204 SCHEDULE OF PLANNING APPLICATIONS

The Committee considered the Schedule of development applications,

Item 1 – 04/00120/OUT – Land Rear of 44-46 Castle Road, Rayleigh

Proposal – Outline application to erect two-bed bungalow (no vehicular access and no car parking).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application did not include an adequate means of access and that the lack of a vehicular access to the proposed property would result in building materials having to be transported along the footpath from Castle Road, which is narrow and unsuitable for construction traffic.

Resolved

That the application be refused for the following reasons:-

That the proposed development without car parking does not overcome the adverse effect of the proposal on highway/pedestrian safety and traffic circulation in the vicinity of the site as concluded by the Inspector on an earlier appeal (00/00662/OUT), given that the alley-way between 48 and 46 Castle Road affords the sole means of vehicular access to this backland site, it is considered that vehicles will be attracted to use this route. Even if the applicant did not use it, visitors, callers and tradesmen may well do so. Furthermore, as circumstances of the household change, further pressure may arise from occupiers of the dwelling to establish on-site car parking. This would be to the detriment of existing users of this pedestrian link to Hilltop Close, in addition to the potential conflict with pedestrians along its length, it could well result in traffic circulation problems and highway danger at the junction of the alley-way with Castle Road. The alley-way is not provided to current Highway Authority design standards, nor could it be sealed to effectively deny use by vehicles given it is already in such use to a limited degree. Furthermore, it is not under the direct control of the applicant to

either seal or deny such use.

Item 2 – 04/00054/FUL – 7 South Street, Rochford

Proposal – Siting of Modular building to provide reception and interview facilities for Council offices (to meet the requirements of new disability access laws).

Mindful of the fact that there was not much flexibility with respect to modular buildings, Members nevertheless felt that one should be chosen that was sympathetic to the conservation area of Rochford town centre.

Resolved

That the application be approved, subject to the conditions set out in the Schedule. (HPS)

Item 3 – 04/00171/GD – White City, Foulness

Proposal – Replace existing flat roofs with pitched roofs to bungalows 1 and 2 and blocks 1 – 9 (inclusive).

Resolved

That no objection be raised to this application. (HPS)

Item 4 – 04/00029/FUL – Land adjacent 21 Ashingdon Road (Formerly School Playing Field), Rochford

(Note: Cllr Mrs M J Webster declared a personal interest in this item by virtue of being the County Council Deputy Portfolio Holder for Community Care.)

Proposal – Re-development to form 66 assisted living apartments for the frail elderly, staff accommodation, communal facilities, access and car parking.

Resolved

That authority be delegated to the Head of Planning Services to approve the application, subject to the conditions set out in the Schedule and in the Addendum to the Schedule, and subject to the following additional head of condition:-

18 Details of fencing/enclosure to boundaries of the site.

and subject to a Section 106 Agreement covering the following matters to:

- i secure the provision of a contribution (at least £180,000) from the developers for affordable housing elsewhere;
- ii require the making-up (including the provision of a 1.8m wide footpath) of Ironwell Lane to an adoptable standard along the length of the site boundary;
- iii if practicable, and without removing any of the existing frontage trees or hedge, require the provision of a cycle track/footway shared surface along the Ashingdon Road frontage;
- iv a scheme of measures for the control and suppression of dust emissions generated during the construction of the proposed development shall be submitted to and agreed in writing by the local Planning Authority. Such agreed works shall be implemented in the approved form prior to the commencement of the proposed development and shall be maintained in the approved form for the duration of the construction of the proposed development;
- v not to create any habitable floor space within the roof space;
- vi to strengthen/re-plant the hedgerow along the Ironwell Lane frontage of the site;
- vii should it prove necessary, provide extra 2/3 car parking spaces on site;
- viii all construction traffic to access the site via Ironwell Lane and to provide a compound on site for contractors' vehicles for the duration of the construction period;
- ix no delivery vehicles to access the site between the hours of 8.30 am to 9.00 am and 3.15 pm to 3.45 pm Monday to Friday during school terms;
- x any pedestrian access at the southern end of the site should be secured and accessible only by residents.

(Note: Cllrs C I Black and P A Capon wished it to be recorded that they had voted against the above decision.)

The meeting closed at 9.00 pm.

Chairman

Date