

Development Committee – 31 May 2012

Minutes of the meeting of the **Development Committee** held on **31 May 2012** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr Mrs J E McPherson
Cllr P A Capon	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr T E Mountain
Cllr T G Cutmore	Cllr R A Oatham
Cllr J E Grey	Cllr R D Pointer
Cllr J D Griffin	Cllr Mrs C E Roe
Cllr Mrs A V Hale	Cllr C G Seagers
Cllr Mrs D Hoy	Cllr D J Sperring
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 Mrs B J Wilkins
Cllr Mrs J R Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M R Carter, J P Cottis, Mrs H L A Glynn, K J Gordon, Mrs C M Mason J R F Mason and P F A Webster.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

E Hanson	- For item 4
G Salihu	- For item 7(1)

105 MINUTES

The Minutes of the meeting held on 19 April 2012 were approved as a correct record and signed by the Chairman.

106 DECLARATIONS OF INTEREST

Cllr Mrs J A Mockford declared a personal interest in item 4 of the Agenda by virtue of previously being a member of the Rochford Housing Association Board; Cllrs Mrs A V Hale, M Hoy and Mrs J E McPherson each declared a

personal interest in the same item by virtue of membership of the Rochford Housing Association Board.

107 11/00689/FUL – FORMER E-ON SITE, 190 LONDON ROAD, RAYLEIGH

The Committee considered a planning application for a residential development (class C3) of 101 dwellings comprising 10 no. 2-bedroom apartments, 20 no. two-bedroom houses, 44 no. three-bedroom houses, 13 no. four-bedroom houses and 14 no. 5-bedroom houses, associated infrastructure, public open space and vehicular and pedestrian access routes.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of insufficient and inconclusive affordable housing provision for the site, that the proposal would result in the loss of community facilities and did not include provision for a recreational area.

RESOLVED

That the planning application be refused for the following reasons:-

- 1) The proposal would fail to provide sufficient affordable housing for the size of development proposed. The submitted Affordable Housing Financial Viability Report does not demonstrate conclusively that the development cannot achieve the provision of 35% of the dwellings proposed to be affordable and as required by Policy H4 to the Rochford Core Strategy (adopted December 2011). Furthermore, it is not clear from the more recent submissions made in the application by the applicant as to what the final percentage contribution of affordable housing would be, given the applicant's reliance upon further viability testing. If allowed, the development would lose the opportunity of providing sufficient affordable housing on the site, as per policy H4, and be at variance with one of the District Council's key priorities to maximise the provision of affordable housing through the planning system.
- 2) The proposal would result in the loss of community facilities in the form of the existing nursery school to be demolished and removed with no proposal for replacement. As such, the proposal would conflict with Policy CLT 6 to the Rochford Core Strategy (adopted December 2011), which seeks to safeguard community facilities from development that will undermine their important role within the community.
- 3) No provision has been made for recreational play equipment in the central open space area shown on the application layout. If allowed in this form, the application would fail to enhance and improve the quality of the proposed open space to the detriment of the amenity and to the well-being future users of the open space ought reasonably expect to enjoy. (HPT)

108 12/00161/FUL – 10 MACINTYRES WALK, ROCHFORD, ESSEX

The Committee considered a planning application to convert part of a garage into a utility room and a revised side door design.

RESOLVED

That, planning permission be approved, subject to the following conditions:-

- 1) SC4B – Time limits. (HPT)

109 12/00286/ADV – HOCKLEY WOODS, MAIN ROAD, HOCKLEY

The Committee considered a planning application for the temporary display of a banner advert up to 4m x 0.7m to advertise Council events on no more than 3 occasions in any calendar year for a maximum period on each occasion of up to 18 days at the entrance to Hockley Woods.

RESOLVED

That, planning permission be approved, subject to the following conditions:-

- 1) SAC 1: Advert time limit (5 years)
- 2) SAC 3: Advert – standard condition
- 3) Prior to the display of the banner advertisement approved, precise details on a scaled plan of the siting of the advert, which should be close to the vehicular entrance to Hockley Woods shall be submitted to and agreed in writing by the Local Planning Authority. The banner advertisement hereby approved shall be displayed in accordance with the agreed details thereafter. (HPT)

110 12/00158/COU – CAR PARK, STATION APPROACH, STATION ROAD, RAYLEIGH

The Committee considered a planning application for the use of an area of the station car park as a car wash facility, including the erection of a canopy and an office building.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the proposal would have a detrimental impact upon visual amenity and on the functionality of this interchange area, causing users of this interchange area to come into conflict with pedestrians and other road users.

RESOLVED

That the planning application be refused for the following reasons:-

- 1) The proposal, by way of the appearance and proposed design, materials and siting of the office unit within this prominent and visible location, is considered to have a detrimental impact upon visual amenity.
- 2) The proposal, by way of the likely queuing of vehicles for the proposed car wash facility, may cause conflict with the taxi rank and the commuter drop off/collection area within the busy and, at peak times, congested vehicular circulation route, which would have a detrimental impact upon the functionality of this area to the detriment of pedestrian and vehicular safety. (HPT)

The meeting closed at 9.45 pm.

Chairman

Date

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