

Development Committee – 13 December 2012

Minutes of the meeting of the Development Committee held on 13 December 2012 when there were present:-

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

Cllr T G Cutmore	Cllr Mrs J E McPherson
Cllr K J Gordon	Cllr D Merrick
Cllr Mrs D Hoy	Cllr Mrs J A Mockford
Cllr M Hoy	Cllr Mrs C E Roe
Cllr K H Hudson	Cllr C G Seagers
Cllr Mrs G A Lucas-Gill	Cllr D J Sperring
Cllr M Maddocks	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr Mrs M J Webster
Cllr J R F Mason	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, C I Black, Mrs T J Capon, M R Carter, J P Cottis, Mrs H L A Glynn, J E Grey, J D Griffin, Mrs A V Hale, B T Hazlewood, C J Lumley, Mrs J R Lumley, T E Mountain, R A Oatham, I H Ward, P F A Webster and Mrs B J Wilkins.

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

S Bird - for item 4

267 MINUTES

The Minutes of the meeting held on 22 November 2012 were approved as a correct record, subject to the following:-

Page 5, Minute 240, after 'Resolved' insert "That planning permission be granted, subject to the following conditions".

Page 5, Minute 241, replace application number with "12/00283/OUT".

268 DECLARATIONS OF INTEREST

Cllr S P Smith declared a personal interest in item 4 of the Agenda by virtue of being acquainted with one of the objectors to this application.

269 12/00681/FUL – LAND ADJACENT TO 18 EASTERN ROAD, RAYLEIGH

The Committee considered an application for a 4-bed house with attached garage.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of over-development and overlooking of No. 2 Kingswood Crescent and exacerbation of the awkward garden arrangement for No. 18 Eastwood Road.

Resolved

That the application be refused for the following reasons:-

- (1) The bulk, siting and height of the proposed dwelling on a restrictive plot will be visually intrusive in the street scene and an over-development of the site. This would be compounded by the awkward residual arrangement for the private garden space for No. 18 Eastern Road, which will comprise of a narrow 'L' shape strip of garden to the side and rear of the property, which is not readily usable amenity space for that dwelling, detracting from the otherwise spacious setting of the character of development in the locality.
- (2) The proposed two storey house would result in unacceptable overlooking and a loss of privacy for adjoining residents, reducing the level of amenity they currently enjoy, particularly the occupiers of 2 Kingswood Crescent. (HPT)

270 12/00630/FUL – 17 SHEERING COURT, RAYLEIGH

The Committee considered an application to construct a single storey pitched roofed out building for use as a dog grooming parlour business.

Resolved

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

- (1) SC4B – Time limits full standard.
- (2) The business use hereby permitted shall not open to customers outside the hours:-

0900 – 1800 hours Monday to Saturday

The business use shall not operate at all on Sundays, Bank or public holidays.

- (3) The development hereby permitted shall only be used as a dog grooming parlour by the occupants of 17 Sheering Court and for no other purpose.
- (4) The external facing materials (including for windows and doors) to be used in the construction of the development hereby permitted shall be those materials specified on the application form date stamped 16 October 2012 submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where materials other than those materials specified on the application form date stamped 16 October 2012 are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- (5) A scheme of noise insulation for the building should be submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purposes. (HPT)

The meeting closed at 8.20 pm.

Chairman

Date

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