

Development Committee – 22 June 2023

Minutes of the meeting of the Development Committee held on **22 June 2023** when there were present:-

Chairman: Cllr A H Eves
Vice-Chairman: Cllr Mrs V A Wilson

Cllr Mrs E L Brewer	Cllr R C D Linden
Cllr R P Constable	Cllr G W Myers
Cllr D S Efde	Cllr Mrs L Shaw
Cllr T D Knight	Cllr C M Stanley
Cllr J L Lawmon	Cllr I H Ward

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs E L Brewer and S A Wilson.

SUBSTITUTE MEMBERS

Cllr M Hoy - for Cllr S A Wilson
Cllr A G Cross - for Cllr Mrs E L Brewer

NON-MEMBERS ATTENDING

Cllrs I A Foster, Mrs E P Gadsdon, J E Newport, Mrs S J Page, D W Sharp, D J Sperring, M J Steptoe and A L Williams

OFFICERS PRESENT

P Drane - Director of Place
Y Dunn - Planning Manager
S Worthington - Acting Service Manager, Democratic Services, RDC and BBC
C Buckley - Team Leader (Development Team South)
A Evans - Senior Planner

PUBLIC SPEAKERS

G Wilyman - for item 6
J Waight - for item 6

110 MINUTES

The Minutes of the meeting held on 18 April 2023 were approved as a correct record and signed by the Chairman.

The meeting adjourned for 5 minutes.

111 DECLARATIONS OF INTEREST

Cllr I H Ward declared an other pecuniary interest in item 6 of the agenda – 11/00175/FUL – Fields to the North of A127 Arterial Road – by virtue of membership of Rayleigh Town Council and the community benefit fund

referenced in the addendum to the report and left the meeting during debate of that item.

Cllr G W Myers declared a non-pecuniary interest in item 7 of the agenda – 22/01106/FUL – Land North of Smithers Chase – by virtue of being a season ticket holder for SUFC.

Cllr C M Stanley declared a non-pecuniary interest in item 6 of the agenda - 11/00175/FUL – Fields to the North of A127 Arterial Road – by virtue of membership of Rayleigh Town Council.

112 22/01106/FUL – LAND NORTH OF SMITHERS CHASE, SUTTON ROAD, ROCHFORD

(Note: Cllr Mrs L Shaw declared a non-pecuniary interest in this item by virtue of being the ECC Deputy Cabinet Member for Highways.)

The Committee considered an application for temporary planning permission for a period of 3 years for the siting of twelve single storey modular buildings for welfare/training and storage use, construction of fund, amendment to car parking layout and construction of boundary treatment.

Cllr C M Stanley moved a Motion, seconded by Cllr T D Knight, that the application should be refused on the grounds that Smithers Chase was unsuitable for access to the site and that Fossetts Way would be more suitable, which was lost on a show of hands.

(2 Members voted in favour of the Motion, 9 against and 1 abstained.)

Cllr A H Eves moved a Motion, seconded by Cllr I H Ward, that the application be approved, subject to the conditions set out in the report, which was approved on a show of hands.

(10 Members voted in favour of the Motion, 0 against and 2 abstained.)

Resolved

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

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-
 - 2059-00-DR-0310 Rev P03 (Temporary Cabin Accommodation Plan)
 - 2059-00-DR-0311 Rev P03 (Temporary Cabin Accommodation Elevations)

- 2059-00-DR-0312 Rev P06 (Temporary Cabin Accommodation Car Park Plan)
 - 2059-00-DR-0320 Rev P04 (Part Discharge of Condition 27 – Training Ground Car Park Layout)
 - 1230-4-301 Rev P2 (Landscape Boundaries and Fence Types – Temporary Cabin)
 - 1230-4-404 Rev P1 (Typical Detail – 3m Timber Fence)
 - 1230-4-405 Rev P1 (3m Timber Fence – Section)
 - 2059-00-DR-0300 Rev P03 (Training Ground Temporary Cabin Accommodation Site Location Plan)
 - 1230-4-403 Rev P1 (Typical Detail – Weld Mesh Gate)
 - 2668-HTS-TT-00-DR-C-8495 Rev T1 (Temporary Training Facility External Works Plan)
 - 2059-00-DR-0301 Rev P01 (Archaeological Investigation Overlay)
 - 1230-4-210 Rev P2 (Soft and hard landscape works – Temporary Training Centre)
- (3) This permission shall be limited to a period expiring three years from the date of this permission at which time the twelve buildings and earth bund hereby approved shall be removed from the site and the land restored to its former condition and the use of Smithers Chase shall cease, on or before the expiry date, unless a 'renewal' of this permission has been sought and obtained.
- (4) No lighting shall be installed on site until a lighting impact assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include the minimal quantum of lighting possible and no flood lighting. The details, as approved, shall be implemented at the site prior to first use of the lighting and shall be retained as such thereafter (unless the development is required to be removed pursuant to condition 3).
- (5) Prior to works commencing to construct the refuse store hereby approved details and plans shall be submitted to and agreed in writing with the Local Planning Authority of the design of the store, including materials to be used. Once agreed, the store shall be constructed on site in accordance with the plans and materials agreed prior to first use of the temporary buildings hereby approved and maintained in the approved form (unless required to be removed pursuant to condition 3).
- (6) Prior to first use of the development hereby approved, a programme of archaeological trial trenching shall be secured within the area highlighted yellow on the attached plan (drawing no. 2059-00-DR-0301 Rev P01) and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant and approved by the Local Planning Authority. Following the completion of this initial

phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development shall be submitted to the Local Planning Authority.

No development or preliminary ground work can commence on the area highlighted yellow until the satisfactory completion of archaeological field work, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

Following completion of the archaeological field work, the applicant will submit to the Local Planning Authority a post excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Planning Authority), which will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum and submission of a publication report.

- (7) Prior to first use of the permanent training centre building that this approved car park would serve details of electric charging points shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such points shall be installed on site and thereafter retained in the agreed form.
- (8) Prior to first use of the match day car park details of a barrier to control and limit movement from Smithers Chase to the match day car parking area shall be submitted to and approved in writing by the Local Planning Authority. Any controlled means of access to the match day car park shall be kept closed on all days that are not match days (excluding for a maximum of 3 other events per annum).
- (9) Prior to works commencing a Construction Noise Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such Construction Noise Management Plan shall be implemented on site during the course of construction works.
- (10) The fencing, gate and temporary buildings hereby approved shall be painted green in accordance with details which shall be submitted to and agreed in writing with the Local Planning Authority and be thereafter retained in the approved form (unless the development is required to be removed pursuant to condition 3).
- (11) The earth bund to the western edge of the site shown on drawing no. 2059-00-DR-0310 Rev P03 shall be constructed prior to the siting of the temporary buildings in accordance with the landscaping details shown on drawing no. 1230-4-210 Rev P2 and described in the planting schedule dated June 2023 by Macgregor Smith Landscape Architects.

- (12) No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:-
- Limiting discharge rates to that agreed under planning application 17/00436/FUL.
 - Final modelling and calculations for all areas of the drainage system.
 - The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
 - The scheme shall subsequently be implemented prior to occupation.
- (13) Prior to first use of the development hereby approved a maintenance plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing by the Local Planning Authority. Should any part be maintainable by a maintenance company details of long term funding arrangements should be provided.
- (14) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with the approved maintenance plan under condition 13 above. These must be available for inspection upon a request by the Local Planning Authority.
- (15) The development hereby approved shall only be implemented concurrently with the construction of the stadium development or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such timetable shall be adhered to.
- (16) Prior to first use of the site details of any gates, fences, walls or other means of screening or boundary treatments to be erected at the site

shall be submitted to and agreed in writing by the Local Planning Authority. This shall also include security details to ensure that the car parking area cannot be accessed without consent. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority shall be erected prior to the first use of the site and thereafter maintained in the approved form (unless the development is required to be removed pursuant to condition 3).

- (17) The scheme of soft landscaping as shown on drawing nos. 2668-HTS-TT-00-DR-C-8495 Rev T1 and 1230-4-210 Rev P2 (for the artificial grass) shall be implemented in full in the first planting season following the completion of the development or in any such other phased arrangement as may be agreed in writing by the Local Planning Authority. 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 in the same location as those removed in the first available planting season following removal.
- (18) The hard landscaping shown on drawing no. 2668-HTS-TT-00-DR-C-8495 Rev T1 (Temporary Training Facility External Works Plan) shall be installed on site prior to first use of the development hereby approved. This should include the use of Cedec gravel in green colouring. It shall thereafter be maintained in this form (unless required to be removed pursuant to condition 3).
- (19) Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the car park and temporary training buildings area shall not be used for fêtes, boot sales, BBQs or any festival function or fund raising event whether or not incidental to the approved use, including any such use for any temporary period (excluding for a maximum of 3 other events per annum), without the consent in writing from the Local Planning Authority.
- (20) The temporary training buildings shall not be used for any purpose other than that identified within the approved drawings without the consent, in writing, of the Local Planning Authority.
- (21) No amplified speech/music or other form of public address system shall be broadcast or operated within any of the external areas of the site.
- (22) Prior to works commencing a dust mitigation plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such dust mitigation shall be implemented on site during the course of construction works.

- (23) Prior to first use of the training centre buildings hereby approved, the foul drainage scheme shall be installed on the site in accordance with the foul and surface water drainage strategy by Heyne Tillett Steel dated 17 April 2023 or in accordance with another scheme to be submitted to and agreed in writing with the Local Planning Authority. If another scheme is agreed then the foul water drainage scheme shall be installed on site in accordance with the agreed details. The foul water drainage scheme shall be retained and maintained either in accordance with the agreed details or the surface water drainage strategy by Heyne Tillett Steel.
- (24) Prior to first use of the development hereby approved the parking spaces shall be hard surfaced, sealed and marked out in parking bays on site and be permanently retained thereafter in this form. The training centre car park shall only be used by Southend United Football Club staff and players and visitors to the temporary training buildings unless otherwise agreed with the Local Planning Authority.
- (25) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (26) There shall be no discharge of surface water onto the highway.
- (27) Prior to works commencing to construct the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the local Ward Councillors. The Statement shall include details for:-
- i the parking and manoeuvring of vehicles of site operatives and visitors
 - ii Loading and unloading of plant and materials
 - iii Storage of plant and materials used in constructing the development
 - iv Wheel and underbody washing facilities
 - v Routing of vehicles.
- Once agreed, the approved statement shall be adhered to throughout the construction period.
- (28) Any powered two wheeler/cycle parking facilities shall be provided prior to the first use of the development and retained at all times for that use. (DP)

The meeting adjourned for 5 minutes.

113 22/00175/FUL – FIELDS TO THE NORTH OF A127 SOUTHEND ARTERIAL ROAD, WEST OF RAYLEIGH SUBSTATION, SOUTH OF RAILWAY LINE AND WEST OF A1245: EASTINGS (X) 578826; NORTHINGS (Y) 190710

The Committee considered an application for the proposed development of a solar farm, access, ancillary infrastructure and cable route.

Note: a Motion without notice was moved by Cllr A H Eves and seconded by Cllr J L Lawmon to extend the meeting for as long as necessary to complete this item of business and this was won on a show of hands.

Cllr D S Efde moved a Motion, seconded by Cllr M Hoy, to defer this item to seek clarification on some potential discrepancies including issues relating to the removal of trees and classification of agricultural land, which was lost on a show of hands.

(3 Member voted in favour of the Motion, 9 against and 0 abstained.)

Cllr A H Eves moved a Motion, seconded by Cllr D S Efde, that planning permission be approved, subject to the conditions set out in the report, which was lost on a show of hands.

(3 Members voted in favour of the Motion, 6 against and 3 abstained.)

Cllr M Hoy moved a Motion to refuse the application, seconded by Cllr A G Cross, on the grounds that the development was inappropriate development within the Green Belt contrary to paragraph 151 of the National Planning Policy Framework which was not considered to be outweighed by the energy output of the solar farm and this was approved on a show of hands.

Resolved

That the application be refused for the following reason:-

The development is considered to represent inappropriate development within the Green Belt contrary to paragraph 151 of the National Planning Policy Framework. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The harm to the Green Belt, by definition, at this site is not considered to be outweighed by the energy output of the proposed solar farm. (DP)

(6 Members voted in favour of the Motion, 1 against and 5 abstained.)

The meeting closed at 10.35 pm.

Chairman

Date

CONFIRMED

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