

Development Committee – 10 December 2015

Minutes of the meeting of the Development Committee held on **10 December 2015** when there were present:-

Chairman: Cllr C G Seagers

Cllr C I Black
Cllr T G Cutmore
Cllr J Hayter
Cllr G J Ioannou

Cllr D Merrick
Cllr S P Smith
Cllr I H Ward

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M R Carter, Mrs H L A Glynn, Mrs C M Mason, J R F Mason and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr B T Hazlewood - for Cllr M R Carter
Cllr Mrs J E McPherson – for Cllr M J Steptoe

OFFICERS PRESENT

A Law - Assistant Director, Legal Services
C Lyons - Assistant Director, Planning Services
M Hotten - Assistant Director, Environmental Services
M Stranks - Team Leader (Area Team North)
S Worthington - Committee Administrator

252 MINUTES

The Minutes of the meeting held on 19 November 2015 were approved as a correct record and signed by the Chairman.

253 DECLARATIONS OF INTEREST

All Councillors present declared a non-pecuniary interest in item 7 of the Agenda relating to application 15/00715/FUL by virtue of the application being made by the Council and in item 8 of the Agenda relating to application 15/00696/FUL by virtue of the application being made by a Member of the District Council.

254 15/00228/OUT – BIRCH LODGE, ANCHOR LANE, CANEWDON

It was noted that the above application had been withdrawn from the Agenda for this meeting.

255 15/00715/FUL – ROCHFORD DISTRICT COUNCIL DEPOT, SOUTH STREET, ROCHFORD

The Committee considered an application to demolish an existing building and construct a new portacabin.

Resolved

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

Time Limit

- (1) SC4B – Time Limit Standard 3 years

Approved Plans

- (2) The development shall be implemented in accordance with the following plans hereby approved Drawing Nos.3001 ROC 051 existing site plan and proposed site plan, 15-7236-01 and 15-7236-03.

Submission of Finished Floor Levels

- (3) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority details of the finished floor levels for the building hereby approved that shall be not less than the finished floor level of the existing building to be removed or 300mm above the estimated flood level for the site. The development shall be implemented in accordance with such details as may be agreed.

Submission of Flood Resilience Measures

- (4) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority details for the increased flood resilience for the building hereby approved. The development shall be implemented in accordance with such details as may be agreed.

External Materials

- (5) The materials shall be those materials specified on the plans, application form and Design and Access Statement date stamped 5 October 2015, 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 materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (ADPS)

256 15/00696/FUL – 39 MILLVIEW MEADOWS, ROCHFORD

The Committee considered an application for a single storey front extension and to convert a garage into a habitable room.

Resolved

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

Time Limit

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Approved Plans

- (2) The development shall be implemented in accordance with the following plans hereby approved: Drawing Nos. A1407-101 Rev. A, A1407-301 and A1407-302 Rev. A.

External Materials

- (3) The external facing materials to be used in the construction of the extension hereby permitted shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building. (ADPS)

The meeting closed at 7.45 pm.

Chairman

Date

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