

Development Control Committee – 25 September 2008

Minutes of the meeting of the **Development Control Committee** held on **25 September 2008** when there were present:-

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

Cllr Mrs P Aves	Cllr A J Humphries
Cllr C I Black	Cllr Mrs G A Lucas-Gill
Cllr Mrs L A Butcher	Cllr R A Oatham
Cllr P A Capon	Cllr J M Pullen
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr M R Carter	Cllr M G B Starke
Cllr J P Cottis	Cllr M J Steptoe
Cllr Mrs L M Cox	Cllr Mrs M J Webster
Cllr T G Cutmore	Cllr P F A Webster
Cllr Mrs J Dillnutt	Cllr Mrs C A Weston
Cllr K J Gordon	Cllr Mrs B J Wilkins
Cllr J E Grey	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, K A Gibbs, Mrs H L A Glynn, K H Hudson, T Livings, C J Lumley, Mrs J R Lumley, M Maddocks, J R F Mason, Mrs J A Mockford, D G Stansby and J Thomass.

OFFICERS PRESENT

S Scrutton	-	Head of Planning and Transportation
J Whitlock	-	Planning Manager
J Adams	-	Team Leader (South)
M Stranks	-	Team Leader (North)
C Honey	-	Trainee Solicitor
S Worthington	-	Committee Administrator

PUBLIC SPEAKING

Mr C O'Mahoney	-	Schedule Item R1
Ms M Reid	-	Schedule Item R2

270 MINUTES

The Minutes of the meeting held on 28 August 2008 were approved as a correct record and signed by the Chairman.

271 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a personal interest in item R2 of the Schedule by virtue of being acquainted with both applicants and Cllr J P Cottis declared a personal interest in the same item by virtue of being acquainted with Mr

Tabor.

Cllr Mrs J Dillnutt declared a personal interest in item 3 of the Schedule by virtue of living approximately 300 metres away from the application site.

Cllr M G B Starke declared a personal interest in item R1 of the Schedule by virtue of his wife being acquainted with the applicant's mother.

Cllr T G Cutmore declared a prejudicial interest in item R1 of the Schedule by virtue of close acquaintanceship with the applicant and left the meeting during discussion of that item.

272 SCHEDULE OF DEVELOPMENT APPLICATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with items 08/00567/FUL and 08/00648/COU, which had been referred from the Weekly List.

Item R1 - 08/00567/FUL – 43 Clifton Road, Ashingdon, Rochford

Proposal – Demolish existing dwelling and construct detached four-bedroomed house with integral garage.

In presenting this item officers reminded the Committee that the street scene elevation was indicative and in this particular case 41 Clifton Road appeared to be drawn inaccurately at a height of 9.0m rather than approximately 7.35m.

Resolved

That the application be approved, subject to the conditions outlined in the schedule, an informative that any damage caused to the access road by construction vehicles be repaired, and the following additional conditions:-

- 14 SC91 Foul Water Drainage
- 15 Notwithstanding the approved plan Drawing No. 2233 / 01, as received by the Local Planning Authority on 14 July 2008, the chimney stack shown to the drawing room and bedroom 4 and shown in the east (side) elevation shall be set internally within the outside face of the external wall and shall not project or protrude beyond the wall exterior.

REASON : In order to achieve satisfactory siting of the chimney stack in the interests of the amenity of occupiers to the adjoining dwelling No. 41 Clifton Road.

- 16 Notwithstanding the approved plan Drawing No. 2233 / 01, as received by the Local Planning Authority on 14 July 2008, the development shall be implemented to retain a minimum of 1 metre side space between

the plot boundary and the outside face of the external side walls of the dwelling hereby permitted.

REASON : In order to achieve satisfactory side isolation space between the dwelling proposed and the adjoining dwellings “Oakwood” and No. 41 Clifton Road to achieve a satisfactory setting for the development in the interests of the character and appearance of the street scene.

Informative: The applicant is advised that, prior to the commencement of the development, including any demolition works to the existing building, to survey the condition of Clifton Road and in particular the area of the site frontage by way of walking the length of the street and taking notes and photographs of its condition. This survey should be accompanied by a member of staff from Essex County Council Highways and Transportation department who should agree and retain a separate copy of such condition survey. Any damage to the street surface or pavement arising from the demolition of the existing building and implementation of the development hereby approved, including the movement of plant, equipment and materials to and from the site, will need to be made good by the applicant or whatever other means as may be agreed with the County Highway Authority.

Item R2 - 08/00648/COU – Land West of Rochford Hall, Hall Road, Rochford

Proposal – Change use of grain store to use class B1 business for the storage and restoration of vintage cars.

Mindful of officers’ recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposed change of use was unsuitable for this unique location.

Resolved

That the application be refused for the following reason:-

The development, by virtue of the nature of the proposed change of use of the grain store to use class B1 involving car restoration, would give rise to activity that is inappropriate to the unique historic context of the site and detrimental to the setting of the Grade I listed building and Scheduled Ancient Monument. (HPT)

Item 3 – 08/00881/FUL – Land forming part of Sweyne Park and playing field adjacent to Rayleigh Leisure Centre, Priory Chase, Rayleigh

Proposal – Change of use of land to provide 5 no. youth football pitches and extend car park to Rayleigh Leisure Centre.

There was a general consensus that there should be some restrictions on days and hours of use of the pitches for organised matches and that this should be managed by the Council's contractor, Connaught.

It was noted, in response to concern expressed about the possibility of cars being able to use the bridle path for parking on the grassed areas at the southern end of Priory Chase, that this issue would be explored by the Community Services Manager.

Resolved

That the application be approved, subject to the conditions outlined in the schedule, and subject to the following amended condition 3, which shall be agreed in consultation with the Chairman of the Development Control Committee and the Ward Councillors for Downhall and Rawreth and Sweyne Park:-

- 3 Prior to the commencement of the development details for the tree planting, planting specifications, management and aftercare of the landscaping and screening, together with revised mounding details along the Priory Chase boundary of the site, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as may be agreed. (HPT)

REASON : In order to provide an effective screen between the development approved and the adjoining residential properties fronting Priory Chase and to discourage on street parking and spectating from the limits of the highway.

The meeting closed at 9.10 pm.

Chairman

Date

If you would like these minutes in large print, braille or another language please contact 01702 546366.