

Development Committee – 13 February 2020

Minutes of the meeting of the Development Committee held on **13 February 2020** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr Mrs L Shaw

Cllr C C Cannell
Cllr D S Efte
Cllr A H Eves
Cllr M J Lucas-Gill
Cllr D Merrick

Cllr P J Shaw
Cllr C M Stanley
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr S E Wootton.

SUBSTITUTE MEMBERS

Cllr Mrs J R Gooding - for Cllr S E Wootton

NON-MEMBERS ATTENDING

Cllrs Mrs D Hoy, M Hoy, Mrs C E Roe, D J Sperring, M J Steptoe and M G Wilkinson.

OFFICERS PRESENT

M Hotten - Assistant Director, Place & Environment
Y Dunn - Planning Manager
K Rodgers - Team Leader (Development Team South)
K Ellis - Senior Planner
C Irwin - Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

J Browning - for item 7
A McLatchie - for item 9
A Schofield - for item 6
J Waight - for item 9

23 MINUTES

The Minutes of the meeting held on 23 January 2020 were approved as a correct record and signed by the Chairman.

24 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in item 6 of the agenda relating to 19/01063/REM – Land East of Rugby Club, Aviation Way, Rochford by virtue of membership of Essex County Council. He declared an other

pecuniary interest in item 9 of the agenda relating to 19/01065/FUL – land adjacent to 14 Hambro Close, Rayleigh by virtue of chairmanship of the Investment Board.

Cllrs Mrs C E Roe and D J Sperring each declared an other pecuniary interest in item 9 of the agenda by virtue of membership of the asset strategy project group and a non-pecuniary interest in the same item by virtue of membership of Rayleigh Town Council.

Cllr D Merrick declared an other pecuniary interest in item 9 of the agenda relating to application 19/01065/FUL – land adjacent to 14 Hambro Close, Rayleigh by virtue of membership of the asset strategy project group and left the Chamber during debate of that item.

Cllrs A L Williams, Mrs L Shaw, M J Lucas-Gill, C M Stanley, Mrs J R Gooding, S A Wilson and D S Efde each declared a non-pecuniary interest in item 9 of the agenda by virtue of membership of the Investment Board. Cllr C M Stanley declared a non-pecuniary interest in the same item by virtue of membership of the Investment Board and of living in the vicinity of the site.

Cllr Mrs C A Weston declared a non-pecuniary interest in item 7 of the agenda relating to 19/01181/FUL – site of 22 Main Road, Hockley by virtue of membership of Essex County Council and of her daughter living behind the site.

Cllr A H Eves declared a non-pecuniary interest in item 9 of the agenda and left the Chamber during debate of that item as a result of communications with officers about a related motion on notice to Council.

25 LAND EAST OF RUGBY CLUB, AVIATION WAY, ROCHFORD

The Committee considered a Reserved Matters application in respect of site levels and related landscaping incorporating enhanced boundary treatments, including the provision of a boundary wall to the IPECO unit, Airport Business Park, Southend pursuant to outline planning permission (reference 15/00781/OUT), which was deferred from the last meeting of the Committee for a Members' site visit.

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 approval.
- (2) All soft landscaping works as indicated and scheduled on plan reference 1311-JSA-XX-XX-DR-A-01052 Rev P3 shall be implemented in its entirety during the first planting season (October to March inclusive) following the grant of Reserved Matters approval or in

accordance with any phased scheme which shall be the subject of the written approval of 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 (or otherwise affected), in the first available planting season following removal.

- (3) The retaining boundary wall as shown on the submitted plans shall be erected and fully completed prior to the first use of the operational yard area. Thereafter the boundary wall shall be retained in the approved form. The boundary fence hereby approved shall be kept clear of any climbing vegetation in perpetuity. (ADPE)

The reason for condition (3) shall be amended to include reference to the need to ensure that the boundary fence is kept clear of climbing vegetation in the interests of light levels to the site immediately adjoining to the south.

26 19/01181/FUL – SITE OF 22 MAIN ROAD, HOCKLEY

The Committee considered an application for the conversion of a commercial building to form 10no. 2-bedroom apartments and one commercial unit.

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.
- (3) Details of all external facing and roofing materials including windows and doors and balcony surrounds (which shall be of an opaque/obscured or other material to prevent views through the screens) for use in construction of the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to first use of the materials. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

The reason for this condition to include reference to the need for obscure balcony surrounds to reduce the degree of overlooking to neighbouring residential dwellings in the interests of residential amenity.

- (4) The building/enclosure housing the bins at the site, as indicated on Drawing No. 18.136/15 Rev C, shall be completed prior to first

occupation at the site (commercial or residential whichever is first) in accordance with the details as agreed and retained in the approved form in perpetuity. Details including plans and materials for use in the external construction of the bin store(s) shall have been submitted to and agreed in writing by the Local Planning Authority prior to construction of the store(s) and shall include separate stores for residential and commercial waste and recycling.

- (5) The cycle store at the site, as indicated on Drawing No. 18.136/15 Rev C, shall be completed prior to first occupation at the site in accordance with the details as agreed and retained in the approved form in perpetuity. The store shall accommodate a minimum of 14 cycle spaces and provide secure and sheltered storage. Details including plans and materials for use in the external construction of the cycle store shall have been submitted to and agreed in writing by the Local Planning Authority prior to construction of the store.
- (6) Prior to first occupation at the site, details shall have been submitted to and agreed in writing by the Local Planning Authority to secure at least 10 per cent of the energy from decentralised and renewable or low-carbon sources unless this is not feasible or viable in which case details to demonstrate this shall be submitted and agreed. The development shall be implemented in accordance with the details as agreed with implementation prior to first occupation.
- (7) No dwelling hereby approved shall be occupied until car parking spaces have been laid out within the site in accordance with the approved plans. Each space shall have a minimum dimension of 2.9m x 5.5m and there shall be a minimum distance of 6m between the rear of the parking bays. Thereafter, the parking bays shall be retained and not used for any purpose other than the parking of vehicles associated with the occupants of the buildings.
- (8) Prior to first occupation at the site, a scheme including details for the provision of visibility splays on both sides of the vehicular access to the car parking area, as shown on Drawing Number 18.136/15 Rev C, details of the junction with the highway, and the provision for dropped kerbs, together with an implementation timetable, shall have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and timetable and, thereafter retained.
- (9) Prior to first occupation of the dwellings hereby approved plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
- existing trees to be retained;
- areas to be grass seeded or turfed;
- paved or otherwise hard surfaced areas including details of permeable surface to the driveways or on-site drainage to prevent run-off onto the highway from the driveways;
- existing and finished levels shown as contours with cross-sections if appropriate;
- means of enclosure and other boundary treatments;

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such 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.

- (10) There shall be no discharge of surface water from the development onto the highway.
- (11) No unbound material shall be used in the surface treatment of the car parking areas.
- (12) Prior to first occupation of the proposed dwellings the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one-day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.
- (13) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter unless demonstrated to be not feasible or viable in which case details shall be submitted to and agreed by the LPA prior to first occupation.
- (14) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings hereby approved unless demonstrated to be not feasible or viable in which case details shall be submitted to and agreed by the LPA prior to first occupation.
- (15) The car ports as shown on the approved drawing numbers 18.136/15 Rev C with access off the private road shall remain unenclosed in accordance with this approved plan in perpetuity.

- (16) The commercial unit as shown on the plans hereby approved shall remain in A1 (Retail) Use only in perpetuity notwithstanding any change of use that would otherwise be permitted by the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (as amended). (ADPE)

27 19/01023/REM – LAND NORTH OF LONDON ROAD, RAYLEIGH

The Committee considered an application for the construction of a spine road (southern link).

Resolved

That the application be deferred to provide the applicant with an opportunity to address the design of the spine road with a view to the submission of further revised plans and further consultation with the County Highway Authority prior to being referred back to the Committee at a future date. (ADPE)

28 19/01065/FUL – LAND ADJACENT TO 14 HAMBRO CLOSE, RAYLEIGH

The Committee considered an application for a two-storey building containing two self-contained apartments.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the basis that the proposal would result in the loss of valuable open amenity space to neighbouring properties.

Resolved

That the application be refused for the following reason:-

The application would result in the loss of an important open space which provides a community benefit and is valuable to visual amenity in the street scene, contrary to part (vi) of Policy DM3 of the Development Management Plan (2014). (ADPE)

The meeting closed at 8.45 pm.

Chairman

Date

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