

Development Committee – 19 October 2017

Minutes of the meeting of the Development Committee held on **19 October 2017** when there were present:-

Chairman: Cllr S P Smith

Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr D Merrick
Cllr R Milne

Cllr T E Mountain
Cllr J E Newport
Cllr M J Steptoe
Cllr A L Williams

APOLOGIES FOR ABSENCE

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

SUBSTITUTE MEMBERS

Cllr T G Cutmore - for Cllr Mrs L Shaw
Cllr M Hoy - for Cllr S A Wilson

NON-MEMBERS ATTENDING

Cllrs Mrs J R Gooding, B T Hazlewood, Mrs T R Hughes, M J Lucas-Gill and C M Stanley.

OFFICERS PRESENT

M Thomas - Assistant Director, Planning and Regeneration Services
M Stranks - Team Leader (Area Team North)
A Evans - Senior Planner
R Davis - Acting Senior Planner
R Hurst - Senior Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

Cllr M Softly (Rochford Parish Council) - for item 7
L Anderson - for item 7
S Butler - for item 6
T Fransen - for item 7

Prior to commencement of the meeting Members stood in silent tribute to the memory of former Councillor C I Black, Liberal Democrat Group Leader, who had recently passed away. Tributes were paid, emphasising his unique qualities and contribution to the Council, his knowledge of planning, his determination to get the best outcomes for residents and his invaluable knowledge of the district, all of which would be missed by his fellow Councillors.

219 MINUTES

The Minutes of the meeting held on 24 August 2017 were approved as a correct record and signed by the Chairman.

220 DECLARATIONS OF INTEREST

Cllr T G Cutmore declared a non-pecuniary interest in items 6 and 7 of the agenda relating to the former Rochford and Castle Point Adult Community College by virtue of membership of Essex County Council. Cllr M J Steptoe declared the same interest in items 6 and 7 of the agenda and also by virtue of being Ward Councillor. Cllr A L Williams also declared a non-pecuniary interest in the same items by virtue of membership of Rochford Parish Council and of his sister living in Rocheway, as well as being Ward Councillor.

221 17/00807/FUL – CASTLE POINT AND ROCHFORD ADULT COMMUNITY COLLEGE, ROCHEWAY, ROCHFORD

The Committee considered an application to provide a car park and an area for demountable buildings for use as changing rooms to serve the playing field.

Resolved

That the application be approved, subject to the following heads of conditions:-

- (1) Commence in three years.
- (2) That the car park is complete and operational prior to the commencement of phase 2 of the adjoining residential development if granted planning permission.
- (3) That the changing room facilities and WC facilities are established and fully operational on the first use of the car park, in accordance with the details to be agreed in writing with the Local Planning Authority (in conjunction with Sport England).
- (4) That the height and material finish of any demountable structures to be located on site and their maintenance in terms of their external appearance over the lifetime of their siting be determined in consultation with the Ward Councillors and to be appropriate in terms of the Green Belt location.
- (5) Each parking space shall be provided in accordance with current parking standards, to be marked out in an appropriate style.
- (6) The vehicle parking area indicated on planning drawing 6400/1122, including any parking spaces for the mobility impaired, shall be

surfaced and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the adjoining public open space and playing areas, unless otherwise agreed with the Local Planning Authority.

- (7) A barrier to be provided to the entrance of the parking areas, which is to be provided prior to the first use of the car park. (ADP&RS)

222 17/00102/FUL – CASTLE POINT AND ROCHFORD ADULT COMMUNITY COLLEGE, ROCHEWAY, ROCHFORD

The Committee considered an application deferred by the Committee on 20 July 2017 for the proposed demolition of the vacant adult community learning centre and re-development of the site to accommodate a 60-unit independent living residential home (class C2) with associated infrastructure and car parking and 14 dwelling houses (class C3), vehicle access and hard and soft landscaping.

Resolved

That planning permission be approved for the development, subject to the applicants and owners entering into a legal agreement under section 106 of the act to the following heads of terms:-

- a) The provision of off-site car parking and associated changing room facilities (as consented under planning application reference 17/00807/FUL) shall be fully implemented and available for beneficial use prior to commencement of Phase 2 of the development hereby permitted.
- b) The safeguarding of footpath and vehicular access to the town centre, open space and Trustlinks premises, including requesting an appropriate contribution from the developer towards suitable improvements to access for disability impaired residents, during and post construction phase, early construction of the spine road, suitably surfaced with legal access to the playing field/public open space and Trustlinks premises, the details of which to be determined in consultation with the Ward Councillors;

and subject to the following heads of conditions:-

- (1) Standard time limit for commencement of the development.
- (2) Standard condition requiring the development to be undertaken in accordance with all approved plans.
- (3) Standard condition specifying the submission of samples of all external materials and their approval in writing by the Local Planning Authority prior to their first use.

- (4) A condition specifying the height and maturity of all individual trees to be planted on site at the time of planting and their maintenance and management thereafter (the specification indicating a planting height of 14-20 cm is not considered acceptable).
- (5) A condition specifying the timing of all soft landscaping works, including all hedgerows and their maintenance thereafter.
- (6) A condition relating to bat mitigation works, including lighting and the timing of such (to be advised by Natural England).
- (7) A condition controlling the hours of construction throughout the phased development in the interest of amenity.
- (8) A condition seeking details of all lighting details in connection with each respective phase prior to the installation of such lighting.
- (9) A condition requiring the access road to be constructed to an agreed specification during the construction phase.
- (10) A condition requiring the access road to be completed to an adoptable standard prior to the occupation of any part of the development the subject of Phase 1.
- (11) A condition relating to maintenance of the root protection areas of trees and adherence to the Arboricultural Method Statement submitted.
- (12) A standard condition relating to potential contamination found on site and mitigation measures.
- (13) A condition requiring details of the construction of the wall to be established on the west boundary of the site (as indicated on the site plan) and implementation in accordance with the agreed details.
- (14) A condition requiring that the development complies with the drainage strategy outlined by the Flood Risk and Drainage Impact Assessment.
- (15) Submission of detailed surface water drainage scheme (Condition 1 of Suds Team recommendation)
- (16) Submission of scheme to minimise the risk of off site flooding during construction work (Condition 2 of Suds Team recommendation).
- (17) Submission of maintenance plan for the surface water drainage system (Condition 3 of Suds Team recommendation).

- (18) The applicant or any successor in title to maintain yearly logs of maintenance of the sustainable drainage system (Condition 4 of Suds Team recommendation).
- (19) Scheme for traffic calming measures to be submitted to the Local Planning Authority for its written agreement in relation to the Spine Road , including a 20 mph speed limit and implementation in accordance with agreed details.
- (20) Submission of a construction management plan, to include wheel washing facility on exiting the site and implementation in accordance with the agreed details.
- (21) Submission of a lighting plan prior to first installation. (ADP&RS)

223 17/00258/FUL – BIRCH LODGE, ANCHOR LANE, CANEWDON

The Committee considered an application to demolish an existing dwelling and construct a development of 14No. residential dwellings.

Resolved

That, planning permission be approved, subject to the consideration of the impact of the development on the attainment of the required percentage of affordable housing within the allocated SER7, and if this strategic aim is not undermined, and subject to the applicant and owners entering into a legal agreement under section 106 of the act to the following heads of terms:-

- a) Provision of 5 dwellings for affordable housing
- b) Education contribution
- c) Highways - £50 per dwelling for sustainable transport pack
- d) Healthcare
- e) Ensure access rights between the proposed development and the adjoining site forming part of the allocation (site of “Three Acres”)

and to the following heads of conditions to cover the following matters:-

- 1) Standard time limit for commencement of the development.
- 2) Standard condition requiring the development to be undertaken in accordance with all approved plans.
- 3) Ecological mitigation works and enhancements, as per the recommendation in the submitted ecological report.
- 4) Landscaping and environmental enhancement works phased within the development.
- 5) The undertaking of surface water drainage and attenuation works.

- 6) Highway access and pedestrian access works and timing of such works.
- 7) Archaeological Evaluation.
- 8) Details of boundary treatments.
- 9) Standard condition specifying the submission of samples of all external materials and their approval in writing by the Local Planning Authority prior to their first use.
- 10) A condition specifying the height and maturity of all individual trees and all plants to be planted on site at the time of planting and their maintenance and management thereafter (the specification indicating a planting height of 14-20 cm is not considered acceptable).
- 11) A condition specifying the timing of all soft landscaping works, including all hedgerows and their maintenance thereafter.
- 12) A condition controlling the hours of construction throughout the phased development in the interest of amenity.
- 13) A condition seeking details of all lighting details prior to the installation of such lighting.
- 14) A condition relating to maintenance of the root protection areas of trees and adherence to the Arboricultural Method Statement submitted.
- 15) A standard condition relating to potential contamination found on site and mitigation measures.
- 16) Fibre Optic Telecommunication Infrastructure.
- (17) Lighting - a lighting scheme shall be submitted to and approved in writing by the LPA for approval in respect of: external lighting illumination, an artificial lighting scheme, including details of the height, type, position and angle of glare of any final site lighting/flood lights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site prior to first installation.
(ADP&RS)

The meeting closed at 10.06 pm.

Chairman

Date

CONFIRMED

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