

Development Committee – 24 September 2020

Minutes of the meeting of the Development Committee held on **24 September 2020** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P J Shaw

Cllr D S Efde	Cllr C M Stanley
Cllr A H Eves	Cllr A L Williams
Cllr N J Hookway	Cllr S A Wilson
Cllr D Merrick	Cllr Mrs L Shaw
Cllr Mrs L A Butcher	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G J Ioannou.

NON-MEMBERS ATTENDING

Cllrs Mrs J R Gooding and M J Steptoe

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
R Hurst	- Principal Solicitor
S Worthington	- Principal Democratic & Corporate Services Officer
L Morris	- Democratic Services Officer

PUBLIC STATEMENTS

M Hendry - for item 6

143 MINUTES

The Minutes of the meeting held on 27 August 2020 were approved as a correct record and would be signed by the Chairman in due course.

144 DECLARATIONS OF INTEREST

Cllr S A Wilson declared a non-pecuniary interest in item 6 of the agenda – 20/00438/FUL, 284 Ferry Road, Hullbridge by virtue of being a patron of the establishment.

Cllrs Mrs L A Butcher and D Merrick advised that they would abstain from participating in the debate and vote on the same application by virtue of not having attended the last Committee meeting. Cllr A H Eves declared that although he had not attended the last Committee meeting he had read all the evidence and would participate in the debate.

145 20/00438/FUL – 284 FERRY ROAD, HULLBRIDGE

The Committee considered an application deferred from the last meeting for the extension and refurbishment of an existing building, remodelling and extension to the car park, revised terrace and new pedestrian access and associated infrastructure following the demolition of the existing extensions.

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 approved shall be undertaken in strict accordance with the following approved plans:

TA-PA-011A Proposed Site Plan, TA-PA-012A Proposed Ground Floor Plan, TA-PA-013 Proposed first floor Plan, TA-PA-014 Proposed Roof Plan, TA-PA-015 Proposed Elevations, TA-PA-018 Proposed Ground Floor Demolition Plan, TA-PA-031A Proposed Area Schedule, TA-PA-041 Proposed Site Elevations and TA-PA-050A Parking Diagram.

(Note amendment to correct the list of approved plans from that detailed in the officer report).

- (3) Prior to the construction of the extension hereby approved samples (or where considered appropriate details of specification and finish) of all external materials to be incorporated into the development on all external finishes shall be submitted to the Local Planning Authority for its written approval. These details shall include external cladding in Ash, glass and frame casing, windows, doors, fascias, barges, soffits and all rainwater goods. The development shall be implemented in accordance with the approved details and permanently maintained as such thereafter.
- (4) Prior to first installation, details of an external lighting scheme shall be submitted to the Local Planning Authority for its written approval. Such details shall include details of all external lighting and illumination within the development site, including details of the height and position of all lighting columns, together with details of luminosity. Lighting shall be installed in accordance with the details as approved.
- (5) Prior to the first use of the additional dining accommodation, the existing parking bays shall be reconfigured and clearly marked in accordance with the parking bay dimensions cited by the application and 5.0 metres in length by 2.6 metres in width and as shown by plan reference TA-PA-011A. The parking as approved shall remain for the use for parking of vehicles only in perpetuity.

- (6) Prior to the first use of the additional dining accommodation the additional parking bays shall be constructed and clearly marked in accordance with the parking bay dimensions 2.9 metres by 5.5 metres and made available for use in their entirety as shown by plan reference TA-PA-011A. The parking as approved shall remain for the use for parking of vehicles only in perpetuity.
- (7) The extension hereby approved shall meet the BREEAM rating of very good.
- (8) The development, including pre-development assessments, shall take place in accordance with the recommendations of the submitted Bat Report (prepared by Applied Ecology: May 2020) which are to be undertaken in full with the recommendations at 3.4 to 3.9 (inclusive of the report).
- (9) The tree removal and measures for the protection of trees to be retained shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment 2.1-3.7 (inclusive) prepared by Oisín Kelly: 20 May 2020.
- (10) Prior to the construction of the new parking area or any other hard surfaces in connection with the development, a sample or detailed specifications of any permeable paving or any retaining feature shall be submitted to the Local Planning Authority for its written approval. The development shall be implemented in accordance with such details as may be agreed.
- (11) Prior to the installation of any external extraction equipment to the building hereby approved details shall have been submitted to and agreed in writing by the Local Planning Authority; any equipment shall be installed in accordance with the details agreed.
- (12) Prior to the undertaking of any soft landscaping works, details of the species type, including the height of all plants at their time of planting, planting mix and planting density, shall be submitted to the Local Planning Authority for its prior approval; details shall include tree planting.
- (13) The soft landscaping shall be implemented in its entirety during the first planting season (October to March inclusive) following first use of the extended part of the building hereby approved. 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 (where practicable), size and in the same location as those removed, in the first available planting season following removal.

- (14) Prior to the first use of the development approved a total of 14 covered cycle parking spaces shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its installation. The cycle parking shall remain in perpetuity.
- (15) Prior to the first use of the development approved the 2 electric car charging points as highlighted by the application submission shall be provided and be capable of functional use, in accordance with details and location which shall have been submitted to and approved in writing by the Local Planning Authority.
- (16) No works except demolition 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:
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
 - Unrestricted discharge to the River Crouch for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change.
 - Modelling needs to be provided showing that surface water can be managed for a 1 in 100-year pluvial storm event plus climate change and a 1 in 20-year tidal storm event coinciding.
 - Final modelling and calculations for all areas of the drainage system.
 - 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.
- (17) Prior to occupation 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, shall be 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. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- (18) The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request by the Local Planning Authority.
- (19) The construction of the development hereby permitted shall not proceed above floor slab level until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition. (ADPE)

(8 Members voted for the Motion, 0 voted against, and 3 abstained.)

146 20/00633/NMA – 88 PARKLANDS, ROCHFORD

The Committee considered an application for a proposed non-material amendment relating to planning consent reference 19/00889/FUL involving the narrowing of the proposed single storey side extension.

Resolved

That the non-material amendment be approved in conjunction with the original planning application reference 19/00889/FUL, 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 external facing materials to be used in the construction of the development hereby permitted shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building unless alternative materials are proposed in which case details shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.
- (3) The development hereby permitted shall be carried out in complete accordance with the following approved plans: 1500; 1501_R1; 1502_R1; 1503_R1_ 1504_R1; 1505; 1506_R1. (ADPE)

(11 Members voted for the Motion, 0 voted against and 0 abstained.)

The meeting closed at 8.00 pm.

Chairman

Date

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