

Development Committee – 24 October 2013

Minutes of the meeting of the Development Committee held on **24 October 2013** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr Mrs C E Roe

Cllr C I Black	Cllr K H Hudson
Cllr Mrs L A Butcher	Cllr Mrs G A Lucas-Gill
Cllr M R Carter	Cllr C J Lumley
Cllr J P Cottis	Cllr Mrs J R Lumley
Cllr T G Cutmore	Cllr M Maddocks
Cllr T E Goodwin	Cllr Mrs C M Mason
Cllr K J Gordon	Cllr J R F Mason
Cllr J E Grey	Cllr Mrs J A Mockford
Cllr J D Griffin	Cllr R A Oatham
Cllr Mrs A V Hale	Cllr C G Seagers
Cllr B T Hazlewood	Cllr S P Smith
Cllr Mrs D Hoy	Cllr M J Steptoe
Cllr M Hoy	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, Mrs T J Capon, R R Dray, Mrs H L A Glynn, D Merrick, Mrs J E McPherson, T E Mountain, D J Sperring, I H Ward, Mrs M J Webster, Mrs C A Weston and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (Area Team North)
A Law	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

J Stanton	- for item 5
W El Kamel	- for item 6(1)

215 MINUTES

The Minutes of the meeting held on 22 August 2013 were approved as a correct record and signed by the Chairman.

216 DECLARATIONS OF INTEREST

Cllr K J Gordon declared a pecuniary interest in item 5 of the Agenda by virtue of knowing the applicant, who also sponsored the District's Sports Awards, and in addition, of being acquainted with the architect, and left the Chamber during discussion of that item.

Cllr Mrs G A Lucas-Gill declared a non pecuniary interest in item 5 of the Agenda by virtue of being acquainted with the architect.

Cllrs T G Cutmore, M Hoy and M J Steptoe each declared a non pecuniary interest in item 5 of the Agenda by virtue of being acquainted with the applicant via the chamber of trade.

217 13/00498/ADV – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

The Committee considered an application for non-illuminated signage and site hoardings comprising 5 no. flag and flag pole signs, 2 no. goal post signs, one externally illuminated goal post sign, two hoardings with graphics and graphics to site fencing.

Resolved

That advertisement consent be approved, subject to the following conditions:-

- (1) SAC 2 – Advert Time Limit until 2 October 2014.
- (2) SAC 3 – Advert Standard Condition.
- (3) The proposed light source for the externally illuminated sign shall be so positioned and shielded, in perpetuity, to direct light towards the proposed advertisement sign and away from the highway. (HPT)

218 13/00469/FUL – 22 MAIN ROAD, HOCKLEY

The Committee considered an application to construct a new roof to an out building and convert it to a 3-bed live/work unit, single storey front extension and three storey rear extension and additional floor to the main building to provide a shop and a development of 8 no. one-bedroomed flats and 2 no two-bedroomed flats with parking and amenity areas.

Resolved

That planning permission be refused for the following reason:-

The proposal, by way of the significant bulk and height introduced by the proposed additional floor, would result in a dominant four storey building in this prominent position in Main Road detracting from the prevailing built development within the centre of Hockley, which in the main consists of two or three storey buildings. This additional bulk and height, together with the 4 storey rear extension, would detract from the outlook and setting of the low rise semi-detached chalets facing the flank elevation of the site to the detriment of the occupiers of 26 and 26A Main Road. The resultant building, if allowed, would fail to comply with Local Plan policy HP6 (viii to x) or reflect the

local characteristics contrary to policy CP1 to the Council's adopted Core Strategy 2011. (HPT)

219 13/00462/FUL – LAND AT THE FOUR SEASONS GARDEN CENTRE, SOUTHEND ROAD, ROCHFORD

The Committee considered an application for a hand car wash to part of the existing car park, including the laying of new concrete hard standing.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of insufficient car parking, highway safety by virtue of vehicles reversing onto the highway or queuing, insufficient drainage and the detrimental impact on neighbouring properties by virtue of noise.

Resolved

That the application be refused for the following reasons:-

1. The proposal, by way of the provision of a car washing service sited on the existing garden centre car park, would reduce the car parking available for the customers to the garden centre and the servicing of the garden centre by deliveries. The proposal would retain 10 car parking spaces for customers and five spaces for staff, including those staff for the car wash, and significantly short of the 25 car parking spaces required for the garden centre, as required by the Council's adopted parking standards. In the opinion of the Local Planning Authority the existing garden centre provides bulky goods whereby customers would be unlikely to take advantage of other means of public transport or parking available elsewhere in the town. Instead customers for the garden centre would need to be able to park on the site in order to collect the bulky goods purchased. The reduction in car parking available on the site caused by the car wash use and consequent shortfall would lead to increased pressure to park within the site in conflict with the car wash use proposed, increasing queuing on the highway network or parking in nearby streets to the detriment of highway safety and the visual amenity afforded to the street scene.
2. The proposal, by way of the provision of a car washing service sited on the existing garden centre car park, would give rise to additional traffic queuing on the circulation and manoeuvring area within the car park causing conflict with vehicle movements of customers to the garden centre and conflict with service vehicles making deliveries to the garden centre. If allowed, the proposal would result in cars queuing back onto Southend Road or reversing into Southend Road, disrupting the free flow of traffic detrimental to highway safety.
3. Insufficient information has been submitted with the application to allow the Local Planning Authority to give proper consideration to the

likelihood or otherwise of further flooding caused by the proposed car wash use. The application particulars state that the site is not within an area at risk from flooding and that foul drainage would be connected to the mains sewer. The site is located within Flood Zones 2 and 3, as identified by the Environment Agency. It is not clear from the application particulars as to whether the washings, once filtered, would be then discharged to the surface water mains and nearby River Roach, thus contributing to the already prevalent flooding of the adjoining low lying areas and neighbouring premises, "The Horse and Groom" public house.

4. In the opinion of the Local Planning Authority to provide an effective service the proposal would give rise to the need to include the use of powered and hand held washing and vacuum equipment that would give rise to noise associated with the proposed car wash and valeting facility that would detract from the quiet of the area, causing disturbance to nearby residential occupiers detrimental to the amenity those residents ought reasonably expect to enjoy. (HPT)

The meeting closed at 8.32 pm.

Chairman

Date

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