

Development Committee – 29 July 2021

Minutes of the meeting of the Development Committee held on **29 July 2021** when there were present:-

Chairman: Cllr Mrs L Shaw

Cllr D S Efde
Cllr A H Eves
Cllr I A Foster
Cllr J L Lawmon

Cllr D Merrick
Cllr C M Stanley
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L A Butcher, L J Newport, P J Shaw and S P Smith.

SUBSTITUTE MEMBERS

Cllr Mrs E P Gadsdon - for Cllr P J Shaw
Cllr J N Gooding - for Cllr S P Smith
Cllr Mrs C M Mason - for Cllr L J Newport

NON-MEMBERS ATTENDING

Cllr S E Wootton

OFFICERS PRESENT

M Hotten - Assistant Director, Place & Environment
Y Dunn - Planning Manager
C Buckley - Team Leader (Area Team South)
M Stranks - Team Leader (Area Team North)
S Worthington - Principal Democratic & Corporate Services Officer
L Morris - Democratic Services Officer
W Szyszka - Democratic Services Officer

PUBLIC SPEAKERS

K Brown - for item 7(1)

132 MINUTES

The Minutes of the meeting held on 24 June 2021 were approved as a correct record and signed by the Chairman.

133 DECLARATIONS OF INTEREST

All Members of the Committee declared a non-pecuniary interest in item 6 of the agenda relating to application 21/00533/FUL – 140 Eastwood Road, Rayleigh by virtue of being acquainted with the applicant.

Cllr A H Eves declared a non-pecuniary interest in item 7(1) of the agenda relating to application 21/00261/FUL – Rayleigh Baptist Church, High Street, Rayleigh by virtue of being acquainted with some church goers.

134 21/00533/FUL – 140 EASTWOOD ROAD, RAYLEIGH

The Committee considered an application for a first floor side extension.

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 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: Location Plan; 2101/01; 2101/02; 2101/03 REV A; 2101/04 REV A; 2101/05 REV A.
- (4) The first floor windows serving the proposed en-suite bathroom depicted in Proposed East Elevation, shall be obscure-glazed and shall be of a design not capable of being opened below a height of 1.7 metres above finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form. (ADPE)

(This was unanimously approved.)

135 21/00261/FUL – RAYLEIGH BAPTIST CHURCH, HIGH STREET, RAYLEIGH

The Committee considered an application referred from the Weekly List to construct a two-storey side extension, lift shaft and internal alterations, construct mezzanine inside the main hall and demolish part of the storage building.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved on the grounds that the proposal would not result in any harm to the designated heritage asset but was an improvement on the current building; furthermore, any perceived harm was outweighed by the public benefit.

Resolved

That the application 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 external facing materials to be used in the construction of the development hereby permitted shall be those permitted within the application 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: 0-001, 0-002, 0-400 REV A, 1-001, 1-005, 1-400 REV D, 2-001, 2-002, 2-400 REV A, 2-401 REV B, 2-404, 3-400, 2-400 REV B, 3-400 REV A and 3-401 REV A.
- (4) No works shall commence until a bat survey has been undertaken at the site and submitted to and agreed in writing with the Local Planning Authority. Any mitigation required shall be undertaken in accordance with details to be agreed in writing with the Local Planning Authority and undertaken prior to works commencing to construct the development hereby approved. (ADPE)

(This was unanimously approved.)

Reason for Decision

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, assessed against the adopted Development Plan and the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any Development Plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets. The development is also considered to represent an improvement on the existing building and any perceived harm is outweighed by the public benefit.

The meeting closed at 8.13 pm.

Chairman

Date

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