

## **Development Control Committee – 24 April 2007**

---

Minutes of the meeting of the **Development Control Committee** held on **24 April 2007** when there were present:-

Chairman: Cllr S P Smith

Cllr C I Black	Cllr Mrs J R Lumley
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr P A Capon	Cllr D Merrick
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr J M Pullen
Cllr T G Cutmore	Cllr P R Robinson
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr T E Goodwin	Cllr D G Stansby
Cllr J E Grey	Cllr Mrs M A Starke
Cllr Mrs S A Harper	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr P F A Webster
Cllr A J Humphries	Cllr Mrs C A Weston
Cllr T Livings	Cllr Mrs B J Wilkins
Cllr C J Lumley	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R A Amner, Mrs P Aves, Mrs R Brown, Cllr K J Gordon, Cllr Mrs L Hungate, Mrs J A Mockford, Cllr P K Savill, Cllr M G B Starke and Cllr J Thomass.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Palmer	- Senior Planner
M Stranks	- Team Leader (North)
S Worthington	- Committee Administrator

### **PUBLIC SPEAKERS**

Mrs J Hubbard – for item R1  
Ms V Choat – for item 3  
Mr M Driscoll – for item 4  
Mr A Brown – for item 4

### **141 MINUTES**

The Minutes of the meeting held on 29 March 2007 were approved as a correct record and signed by the Chairman.

### 142 DECLARATIONS OF INTEREST

Cllr Humphries declared a personal interest in item 4 of the Schedule.

### 143 PUBLIC SPEAKING AT THE DEVELOPMENT CONTROL COMMITTEE

The Committee considered the report of the Head of Planning and Transportation providing a review of the first six months of the arrangements for public speaking at the Development Control Committee. Members concurred that this had proven very successful.

#### **Resolved**

That the report be noted and the arrangements for public speaking at the Development Control Committee be confirmed, subject to an amendment to the protocol requiring notification of interests when registering to speak. (HPT)

### 144 SCHEDULE OF DEVELOPMENT APPLICATIONS AND ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with items 07/00076/COU, 07/00167/FUL, 07/00168/FUL, 07/00170/FUL and 07/00171/FUL, which had been referred from the Weekly List.

#### **Item R1 – 07/00076/COU – 7 to 10 Eldon Way, Hockley**

**Proposal** – Change of use and alterations to the building to facilitate the creation of a 12 lane ten-pin bowling complex with ancillary facilities.

Mindful of officers' recommendation for refusal, Members nevertheless considered that the application was a sustainable one, which would not set a precedent and should therefore be approved.

#### **Resolved**

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

#### **1 Time Limit**

Notwithstanding the details shown on the plans hereby approved details of the car parking layout to the front of the plot shall be submitted to and approved in writing by the Local Planning Authority. The car park layout as approved shall be laid out/delineated on site prior to the use hereby approved first coming into beneficial use.

- 2 The use hereby approved shall not be open to the public or other customers outside of the following times:-  
  
10.00 am – midnight on any day.
- 3 Prior to the commencement of development a sound insulation scheme for the development, including predictions of noise level at the boundary of the application site, in accordance with Planning Policy Guidance 24 (Planning and Noise), shall be submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purpose.
- 4 Prior to any development commencing details of the blocking up of all openings (doors/windows) on the rear elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site prior to the use hereby approved first coming into beneficial use.
- 5 Prior to the commencement of any development, details of any external equipment, including air conditioning units, or openings in the external walls or roofs of the building proposed at any time in connection with the permitted use, shall be submitted to and approved in writing by the Local Planning Authority before the machinery is installed or the opening formed. The equipment shall be installed or the openings formed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose.

### REASON FOR DECISION:-

The proposal is considered to be acceptable given its sustainable location, that it is not a precedent and also given the wider community benefits that the proposed use will bring to Hockley in particular and the District of Rochford in general.

### Item 2 – 07/00285/FUL – Land East of 154 Eastwood Road, Rayleigh

**Proposal** – Erect a terrace of 4 x 2-bed (semi-detached) approved under 05/00522/FUL. Re-modelling car park from approved 05/00522/FUL to provide 4 additional spaces. Re-instatement of the pond between the cottages and the Whitehouse. Revoke planning permission 05/00013/COU (change outbuilding fronting Whitehouse Chase to 2 bedroom property). This outbuilding to be re-associated with the Whitehouse thereby increasing the curtilage of the Whitehouse.

It was noted that this application had been withdrawn.

### **Item 3 – 07/00159/FUL – Service Garage, Southend Road, Great Wakering**

(Note: Cllr T E Goodwin declared a personal interest in this item by virtue of having had business dealings with the applicant.)

**Proposal** – Re-development of the site to provide 19 x 2-bed flats and 4 x 3-bed dwelling houses within 4 blocks, access, amenity space and the provision of 35 car parking spaces.

#### **Resolved**

That the application be approved, subject to a unilateral undertaking that 15% of the units be provided by a Registered Social Landlord and subject to the conditions outlined in the Schedule. (HPT)

### **Item 4 – 07/00230/FUL – 133 Eastwood Road, Rayleigh**

**Proposal** – 2 no. four bedroomed houses with integral garages (revised design and layout 06/00678/FUL).

Members concurred that this application should be deferred to allow sufficient time for all consultation responses to be received.

#### **Resolved**

That the application be deferred to a future meeting of this Committee. (HPT)

### **Item R5 – 07/00167/FUL – Plot 1, Land to the Rear of 50 and 56 Hullbridge Road, Rayleigh**

**Proposal** – Revised application for one detached five bedroomed house with attic room in roof space.

#### **Resolved**

That the application be approved, subject to the conditions outlined in the Schedule, noting that Condition 4 would include obscure glazing to bathroom windows and subject to the following additional condition:-

- 7 Notwithstanding the submitted plans, the cill height to the roof lights shown to the roof slopes of the dwelling hereby approved shall be positioned a minimum distance of not less than 1.7m above the finished floor level of the room to which they serve. (HPT)

### **Item R6 – 07/00168/FUL – Plot 2, Land to the Rear of 50 and 56 Hullbridge Road, Rayleigh**

**Proposal** – Revised application for one detached seven bedroomed house incorporating rooms in the roof space with two pitched roofed front dormers.

#### **Resolved**

That the application be approved, subject to the conditions outlined in the Schedule, noting that Condition 4 would include obscure glazing to bathroom windows and subject to the following additional condition:-

- 7 Notwithstanding the submitted plans the cill height to the roof lights shown to the roof slopes of the dwelling hereby approved shall be positioned a minimum distance of not less than 1.7m above the finished floor level of the room to which they serve. (HPT)

### **Item R7 – 07/00170/FUL – Plot 4, Land to the Rear of 50 and 56 Hullbridge Road, Rayleigh**

**Proposal** – Revised application for one detached four bedroomed chalet bungalow.

#### **Resolved**

That the application be approved, subject to the conditions outlined in the Schedule, subject to the following additional conditions:-

- 6 SC23 – obscure glazing (bathroom windows).
- 7 Notwithstanding the submitted plans, the cill height to the roof lights shown to the roof slopes of the dwelling hereby approved shall be positioned a minimum distance of not less than 1.7m above the finished floor level of the room to which they serve. (HPT)
- 8 Notwithstanding the submitted plans, the development shall be implemented in accordance with the fenestration and roof light details as shown on the submitted elevations and floor plans to the dwelling hereby approved. The development shall not be implemented to include roof lights to the rear roof slope to the dwelling to plot 4, as shown on the site layout plan.

### **Item R8 – 07/00171/FUL – Plot 5, Land to the Rear of 50 and 56 Hullbridge Road, Rayleigh**

**Proposal** – Revised application for one four bedroomed chalet.

### Resolved

That the application be approved, subject to the conditions outlined in the Schedule and subject to the following additional conditions:-

- 6 SC23 – obscure glazing (bathroom windows).
- 7 Notwithstanding the submitted plans, the cill height to the roof lights shown to the roof slopes of the dwelling hereby approved shall be positioned a minimum distance of not less than 1.7m above the finished floor level of the room to which they serve. (HPT)

The meeting closed at 9.05 pm.

Chairman .....

Date .....

If you would like these minutes in large print, braille or another language please contact 01702 546366.