

Development Control Committee – 3 December 2009

Minutes of the meeting of the **Development Control Committee** held on **3 December 2009** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P A Capon

Cllr Mrs P Aves	Cllr Mrs J A Mockford
Cllr C I Black	Cllr R A Oatham
Cllr M R Carter	Cllr J M Pullen
Cllr J P Cottis	Cllr C G Seagers
Cllr T G Cutmore	Cllr D G Stansby
Cllr Mrs J Dillnutt	Cllr M G B Starke
Cllr Mrs H L A Glynn	Cllr M J Steptoe
Cllr J E Grey	Cllr J Thomass
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr M Maddocks	Cllr P F A Webster
Cllr J R F Mason	Cllr Mrs C A Weston
Cllr D Merrick	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, K A Gibbs, T E Goodwin, K J Gordon, T Livings, Mrs G A Lucas-Gill, C J Lumley, Mrs J R Lumley and P R Robinson.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Cllr Mrs M A Weir, Hawkwell Parish Council	- Schedule item 1
M Hull	- Schedule item 1
J Dagg	- Schedule item 1

316 MINUTES

The Minutes of the meeting held on 19 November 2009 were approved as a correct record and signed by the Chairman.

317 DECLARATIONS OF INTEREST

Cllr D G Stansby declared a personal interest in item 1 of the schedule by virtue of being a resident of West Hawkwell.

Cllr Mrs H L A Glynn declared a personal interest in item 1 of the schedule by

virtue of membership of Hawkwell Parish Council.

318 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 09/00561/FUL, which had been referred from the Weekly List.

Item 1 – 09/00529/OUT – Land Between Main Road and Rectory Road and Clements Hall Way, Hawkwell

Proposal – Outline application to provide comprehensive development of up to 330 dwellings, associated infrastructure, new vehicular accesses onto Rectory Road, new on-site accesses and road network, cycleway and footpath network, public open spaces, landscaping, health facilities and local amenities.

During debate, reference was made to the strong objection to this application that had been made by Hawkwell Parish Council.

On a requisition pursuant to Council Procedure Rule 16.4, a recorded vote was taken on the Motion as follows:-

(For) (26) Cllrs Mrs P Aves, C I Black, P A Capon, M R Carter, J P Cottis, T G Cutmore, Mrs J Dillnutt, Mrs H L A Glynn, J E Grey, K H Hudson, M Maddocks, J R F Mason, D Merrick, Mrs J A Mockford, R A Oatham, J M Pullen, C G Seagers, S P Smith, D G Stansby, M G B Starke, M J Steptoe, J Thomass, Mrs M J Webster, P F A Webster, Mrs C A Weston, Mrs B J Wilkins

(Against) (0)

(Abstentions) (0)

Resolved

That the application be refused for the following reasons:-

- (1) The proposed development of up to 330 residential dwellings and associated infrastructure would not accord with the adopted development plan – the Rochford District Replacement Local Plan (2006) – and would also not accord with the emerging Core Strategy submission, which is currently at an advanced stage with submission to the Government scheduled to occur before the end of 2009. There are no material planning considerations that indicate that this proposal should be determined favourably and not in accordance with the adopted development plan.

- (2) The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. Within the Green Belt, as defined in Planning Policy Guidance Note 2: Green Belts, planning permission will not be given for inappropriate development, except in very special circumstances. The proposal, by way of the excessive number of dwellings over and above that advocated in the emerging Rochford Core Strategy, would result in inappropriate development leading to the unnecessary urbanisation and over-development of the site to the detriment of the open character and appearance of the location.
- (3) Notwithstanding the indicative nature of the submitted layout, it is considered that the development would result in an overall form of development uncharacteristic and poorly related to the surrounding development pattern. The lack of integration by design and lack of sensitivity to the semi rural character of the site locality would fail to become part of the greater area of which it would adjoin to the detriment of the visual appearance and local distinctiveness of the area.
- (4) The proposal, by way of the introduction of three storey built form in prominent positions in the locality, would provide a sharp contrast to the notable single storey character of Rectory Road and Thorpe Road areas that would, if allowed, prove over-dominant and ill-fitting alongside established dwellings failing to respect local distinctiveness to the detriment of the character and appearance of the site locality.
- (5) As far as can be determined from the submitted plans, the proposal includes the upgrade to adoptable standards of a section of Thorpe Road. This would encourage the inappropriate use of Thorpe Road by vehicles wishing to bypass the B1013/Rectory Road junction. The movement of vehicles associated with this use would lead to conflict and interference with the passage of vehicles to the detriment of that principal function and introduce a further point of possible conflict, being detrimental to road safety. (HPT)

Item R2 – 09/00561/FUL – Units A to C, Swaines Industrial Estate, Ashingdon Road, Ashingdon

Proposal – Change of use from light industrial unit (B1) to fitness centre (D2)

Resolved

That the application be approved, subject to the conditions set out in the schedule and the additional conditions set out in the addendum to the schedule and subject to the following informatives:-

INFORMATIVES

- (1) The applicant is advised of the need to clear a pedestrian route at the rear of this and adjoining premises for use as an emergency means of escape.
- (2) The Local Planning Authority would favour siting the air conditioning unit(s) on the front elevation of the building away from the residential properties at the rear. (HPT)

The meeting closed at 8.45 pm.

Chairman

Date

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