

Development Control Committee – 16 December 2008

Minutes of the meeting of the **Development Control Committee** held on **16 December 2008** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr Mrs J A Mockford
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr T G Cutmore	Cllr P R Robinson
Cllr K A Gibbs	Cllr C G Seagers
Cllr K H Hudson	Cllr M G B Starke
Cllr A J Humphries	Cllr J Thomass
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr M Maddocks	Cllr P F A Webster
Cllr J R F Mason	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, Mrs R Brown, Mrs L A Butcher, M R Carter, J P Cottis, Mrs L M Cox, Mrs J Dillnutt, Mrs H L A Glynn, T E Goodwin, K J Gordon, J E Grey, T Livings, C J Lumley, Mrs J R Lumley, D G Stansby, M J Steptoe and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
J Adams	- Team Leader (South)
M Stranks	- Team Leader (North)
C Honey	- Trainee Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKING

Mr B Strickland	- Schedule item 2
Mr J Dagg	- Schedule item 2
Mr C Cantor	- Schedule item R3
Mrs J Leitch	- Schedule item R3

366 MINUTES

The Minutes of the meeting held on 20 November 2008 were approved as a correct record and signed by the Chairman.

367 DECLARATIONS OF INTEREST

Cllr K A Gibbs declared a personal interest in item 2 of the Schedule by virtue

of being related to someone living near Bull Lane.

368 SCHEDULE OF DEVELOPMENT APPLICATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 08/00836/FUL, which had been referred from the Weekly List.

Item D1 – 07/00932/FUL – Land West of Boston Avenue, Cheapside West, Rayleigh

Proposal – Construct two detached and two semi-detached three storey houses with garages and access.

Resolved

That the application be approved, subject to the heads of conditions outlined in the schedule. (HPT)

Item 2 – 08/00795/OUT – Site of 9 and 11 Bull Lane, Rayleigh

Proposal – Demolish existing bungalows and construct two storey building comprising 11 no. two bedroomed and 3 no. one bedroomed flats with access onto Highfield Crescent and Parking and Amenity Areas.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it constituted an over-development of the site, would have an adverse effect on the amenity of adjoining residents and would be out of keeping with the street scene.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed building is considered to be out of scale and an over-development of the site at a density considerably higher than the neighbouring residential area. This would result in a form of development, bulk and massing to the frontage, particularly of Highfield Crescent, incompatible with the prevailing modest domestic scale such that it would be out of character and harmful to the amenity of the area contrary to HPII (iii) of the Replacement Local Plan.
- 2 The layout of the development is dominated at the rear by the car parking area which extends close to the site boundaries. Two further spaces, Nos. 13 and 14, are poorly located at the site frontage such that they will be awkward to use and visually unattractive resulting in a

cramped form of development contrary to HP (iv) of the Replacement Local Plan.

- 3 There is an under-provision and fragmentation of on site amenity space reducing its functionality. This results in a cramped form of development contrary to HP (iv) of the Replacement Local Plan.

Item R3 – 08/00836/FUL – 145 Ferry Road, Hullbridge

Proposal – Single storey pitched roofed extension to provide 2 no. one bedroomed flats with pitched roofed building to provide cycle and refuse store and parking at rear.

Resolved

That the application be approved, subject to the heads of conditions outlined in the schedule. (HPT)

The meeting closed at 9.00 pm.

Chairman

Date

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