

Development Committee – 27 March 2014

Minutes of the meeting of the Development Committee held on **27 March 2014** when there were present:-

Chairman: Cllr Mrs C E Roe

Cllr Mrs P Aves	Cllr Mrs G A Lucas-Gill
Cllr C I Black	Cllr M Maddocks
Cllr Mrs L A Butcher	Cllr Mrs J E McPherson
Cllr J P Cottis	Cllr Mrs J A Mockford
Cllr R R Dray	Cllr T E Mountain
Cllr K J Gordon	Cllr R A Oatham
Cllr J D Griffin	Cllr S P Smith
Cllr Mrs A V Hale	Cllr M J Steptoe
Cllr B T Hazlewood	Cllr I H Ward
Cllr Mrs D Hoy	Cllr Mrs B J Wilkins
Cllr M Hoy	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs P A Capon, Mrs T J Capon, M R Carter, T G Cutmore, Mrs H L A Glynn, J E Grey, K H Hudson, C J Lumley, Mrs J R Lumley, Mrs C M Mason, J R F Mason, C G Seagers, D J Sperring, Mrs M J Webster and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
N Khan	- Principal Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Cllr A Williams	- for item 7(2)
F Aylard	- for item 4
T Papworth	- for item 7(2)

64 MINUTES

The Minutes of the meeting held on 27 February 2014 were approved as a correct record and signed by the Chairman.

65 DECLARATIONS OF INTEREST

Cllrs R R Dray and Mrs C E Roe Ward each declared a non pecuniary interest in items 5 and 6 of the Agenda by virtue of membership of Rayleigh Town Council. Cllr I H Ward declared an other pecuniary interest in items 5 and 6 of the Agenda by virtue of being a close friend of the applicants and left the

Chamber during debate of those items and a non pecuniary interest in item 4 by virtue of membership of the National Trust Rayleigh Mount Local Committee.

Cllr Mrs A V Hale declared a pecuniary interest in items 5 and 6 of the Agenda by virtue of ownership of the properties and left the Chamber during debate of those items.

Cllr Mrs D Hoy and M Hoy each declared a non pecuniary interest in item 5 of the Agenda by virtue of membership of Hullbridge Parish Council.

66 12/00429/FUL – 35 LONDON HILL, RAYLEIGH

The Committee considered an application to demolish an existing garage and construct three new detached houses with garages and parking spaces, new driveway and access from London Hill and to construct two garages for the existing dwelling.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that the proposed development would not make a positive contribution to the local character and distinctiveness of this special location within the Rayleigh Conservation Area, that the proposed would result in a loss of residential amenity to neighbouring properties and that insufficient information has been provided with respect to surface water drainage.

Resolved

That the application be refused for the following reasons:-

- (1) The proposed development would not constitute a positive contribution to the local character or add to the distinctiveness of this special location within the Rayleigh Conservation Area contrary to policy CP2 of the Rochford District Core Strategy 2011 and the relevant parts of the National Planning Policy Framework. The proposal, if allowed, may lead to a precedent for similar development proposals, which would, cumulatively, adversely impact on the heritage asset
- (2) The proposed development would have an adverse impact on residential amenity to neighbouring properties as a result of land level differences, contrary to policy HP6 of the Rochford District Replacement Local Plan (2006).
- (3) Insufficient information has been provided with respect to surface water drainage to allow the Local Planning Authority to make an informed decision. As there is a perceived risk of flooding from surface water run-off at this site the lack of information would be contrary to requirements in the emerging Policy DM28 of the Rochford District Development Management Submission Document April 2013. (HPT)

67 14/00074/FUL - 89 CROUCH AVENUE, HULLBRIDGE

The Committee considered an application to demolish an existing dwelling and construct 2No. detached four-bedroomed houses with integral garages and vehicular accesses.

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) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (3) Prior to commencement of the construction of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating assessment against the Lifetime Homes Standard criteria in accordance with Policy H6 of the Rochford District Council adopted Core Strategy. Once agreed, the development should be built in accordance with these details.
- (4) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no enlargement of or the provision of additional windows, door or other means of opening shall be inserted on the sides of the dwellings hereby permitted in addition to those shown on the approved drawings.
- (5) No development shall commence before plans and particulars showing precise details of the hard and soft landscaping, which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:-
 - schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - existing trees to be retained;

- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;
- existing and finished levels shown as contours with cross-sections if appropriate;
- means of enclosure and other boundary treatments;
- car parking layouts and other vehicular access and circulation areas;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- existing and proposed functional services above and below ground level (eg., drainage, power and communication cables, pipelines, together with positions of lines, supports, manholes, etc.);

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

- (6) Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of each vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
- (7) The garages shall be sited a minimum distance of 6m from the highway boundary with 2 vehicular hard standings being provided for each property, as shown on drawing number 281.201. The vehicular hard standings shall have minimum dimensions of 2.9 metres x 5.5 metres for each vehicle.
- (8) Prior to occupation of the development the vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not be greater than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway. Where

necessary this shall incorporate the reinstatement to full height of the existing highway kerbing.

- (9) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (10) Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- (11) Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator). (HPT)

68 14/00075/FUL – 52 GREENSWARD LANE, HOCKLEY

(Note: Cllr B T Hazlewood declared a non pecuniary interest in this item by virtue of membership of Hockley Parish Council.)

The Committee considered an application to demolish an existing dwelling and construct a detached five-bedroomed house with rooms in the roof space featuring dormer windows and with integral garage and rear conservatory. Re-submission of previously approved and expired applications (07/01001/FUL and 10/00226/TIME).

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) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (3) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) the window(s) marked OBS on the approved drawing(s) no. 02 and 03 as received on 31 January 2014, shall be glazed in obscure glass and shall be of a design not capable of

being opened below a height of 1.7m above finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.

- (4) No development shall commence before the existing dwelling on the site has been demolished and all materials resulting therefrom have been completely removed from the site.
- (5) Prior to the commencement of the construction of the residential housing hereby approved the applicants shall submit details to the Local Planning Authority to demonstrate the extent of how the dwellings hereby approved comply with the Lifetime Homes Standard and implementation of the approved scheme, which must be approved in writing by the Local Planning Authority.
- (6) Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access
- (7) Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be greater than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- (8) Prior to the beneficial use of the development commencing the driveway shall be constructed and completed in bound materials as approved by the Local Planning Authority.
- (9) The existing vehicular crossing shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement to full height of the highway footway kerbing, to the satisfaction of the Highway Authority, immediately the proposed new access is brought into use. (HPT)

69 13/00764/ADV – 28 HIGH STREET, RAYLEIGH

The Committee considered an application for 1No. internally illuminated fascia sign, 1No. internally illuminated projecting sign, 2No. internally illuminated menu units, 1No. non-illuminated internal map sign, 6No. non-illuminated oval tag vinyl signs, 6No. non-illuminated vinyl signs and 4No. non-illuminated breeze screen signs.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the

grounds that the proposed internally illuminated signage did not conform to policy SAT 10 of the Local Plan.

Resolved

That the application be refused for the following reason:-

The proposal, by way of the internally illuminated fascia and projecting box sign would conflict with the requirements of policy SAT 10 of the Saved Rochford District Council Adopted Replacement Local Plan. Within the Rayleigh Conservation Area fascia and hanging signage should be externally illuminated. The proposal, if allowed, would detract from the character and appearance of the Rayleigh Conservation Area. (HPT)

70 14/00050/FUL – 58 SUTTON ROAD, ROCHFORD

The Committee considered an application to demolish a conservatory and a detached garage and to construct a single storey part pitched roofed part flat roofed side and rear extension and to change the use of the resulting building to provide a residential care home.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of the proposed parking space sizes not conforming to the Council's standards, of the proposal resulting in a loss of residential amenity for neighbouring properties, of there not being storage space for commercial waste bins, of there being inadequate amenity space and for there being insufficient information relating to surface water treatment.

Resolved

That the application be refused for the following reasons:-

1. No exceptional circumstances have been presented to justify the fact that the parking spaces proposed fall short of the Council's parking standards, contrary to Policy T8 of the Rochford District Core Strategy December 2011. In addition, the parking arrangement proposed will be such that vehicles will not be able to manoeuvre out of the site in forward gear.
2. The proposal will result in a loss of residential amenity to neighbouring properties and in particular to No. 60 Sutton Road, the residents of which will not be able to access their garage as a result of the proposed shared driveway, and to No. 56 Sutton Road, whose property will be overlooked as a result of a proposed side window in the extended building.

3. There is no area allocated within the application site for the appropriate storage of commercial waste bins necessary for the proposed use of the site as a residential care home.
4. The proposed layout at the rear of the application site provides insufficient amenity space, falling short of the Council's amenity space standards, for any future residents of the proposed residential care home.
5. Insufficient information has been provided with the application to demonstrate how surface water will be treated at the front of the site. (HPT)

71 14/00027/FUL – LAND NORTH OF THE LAWN, HALL ROAD, ROCHFORD

The Committee considered an application for the installation of 6 rows of free standing solar photovoltaic panels.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved, as special circumstances had been demonstrated to outweigh any potential harm to the openness of the Green Belt or visually to the special landscape area.

Resolved

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

- (1) SC4B Time Limits Full – Standard
- (2) Prior to commencement of the development hereby permitted details of soft landscaping around the development site, including species and size to be planted, a plan showing the proposed spacing and the height at which planting shall be maintained shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the soft landscaping shall be provided, as agreed, in the first planting season following commencement of the development and shall be maintained in perpetuity whilst the approved solar panels are in place on the site.

REASON: In the interests of visual amenity.

- (3) Prior to commencement of the development, details of a barrier to be installed to prevent reptiles accessing the development site for the duration of construction works shall be submitted to and agreed in writing by the Local Planning Authority. The barrier, as agreed, shall be erected prior to commencement of ground works and remain in place for the duration of the construction period.

REASON: In the interests of protected species protection.

REASON

It is considered that special circumstances have been demonstrated to outweigh any potential harm to the openness of the Metropolitan Green Belt or visually to the special landscape area, namely that the proposal would provide sufficient energy to power the existing building and to feed energy back into the national grid, for use elsewhere, helping the environment by reducing carbon emissions. (HPT)

(Note: Cllr C I Black wished it to be recorded that he had voted against the above decision.)

The meeting closed at 9.45 pm.

Chairman

Date

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