

## Development Committee – 22 February 2018

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Minutes of the meeting of the Development Committee held on **22 February 2018** when there were present:-

Chairman: Cllr S P Smith  
Vice-Chairman: Cllr Mrs L Shaw

Cllr J D Griffin  
Cllr N J Hookway  
Cllr Mrs D Hoy  
Cllr D Merrick  
Cllr T E Mountain

Cllr C M Stanley  
Cllr M J Steptoe  
Cllr S A Wilson  
Cllr A L Williams

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R Milne and J E Newport.

### **SUBSTITUTE MEMBERS**

Cllr Mrs J R Gooding - for Cllr R Milne  
Cllr R A Oatham - for Cllr J E Newport

### **NON-MEMBERS ATTENDING**

Cllrs R R Dray, Mrs J R Lumley, Mrs C E Roe and D J Sperring

### **OFFICERS PRESENT**

M Thomas - Assistant Director, Legal and Regeneration Services  
R Hurst - Senior Solicitor  
C Buckley - Team Leader (Area Team South)  
K Rodgers - Team Leader (Area Team South)  
S Worthington - Democratic Services Officer

### **PUBLIC SPEAKERS**

Cllr D Mercer - for item 9  
Mrs J Carvelho - for item 9

## **49 MINUTES**

The Minutes of the meeting held on 15 February 2018 were approved as a correct record and signed by the Chairman.

## **50 DECLARATIONS OF INTEREST**

Cllr D Merrick declared a non-pecuniary interest in item 8 relating to 15 Keswick Close, Rayleigh by virtue of being acquainted with the applicant and staff member in a professional capacity. Cllr J D Griffin declared a non-pecuniary interest in the same item by virtue of being acquainted with the applicant.

Cllrs R R Dray and Mrs C E Roe each declared a non-pecuniary interest in item 9 relating to 42 – 46 Eastwood Road by virtue of being acquainted with one of the site neighbours and membership of Rayleigh Town Council. Cllr D J Sperring also declared a non-pecuniary interest in this item by virtue of membership of Rayleigh Town Council.

Cllr C M Stanley declared a non-pecuniary interest in items 6 and 7 by virtue of membership of Rawreth Parish Council.

### **51 17/01221/FUL – 42-46 EASTWOOD ROAD, RAYLEIGH**

The Committee considered an application for the change of use from shop (A1) to restaurant (A3) and the creation of a self-contained first floor flat and changes to the rear elevation that had been referred from Weekly List no. 1413 of 9 February 2018 by Cllr R R Dray.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds of insufficient parking and detrimental impact on residential amenity.

#### **Resolved**

That the application be refused for the following reasons:-

- (1) The proposal fails to provide adequate on-site parking provision for customers, staff and occupants of the proposed upstairs flat and as a consequence it is considered that on-street parking in the locality would be detrimental to residential amenity. The proposal would, as a consequence, fall contrary to policy T8 of the Rochford District Core Strategy (2011) and policy DM30 of the Rochford District Development Management Plan (2014). In addition, there is concern that no formal separation is proposed between the side boundary of the car parking within the application site and the children's day nursery adjoining, which could cause conflict between users of both adjoining sites.
- (2) The proposed change of use to A3 (restaurant/café) would result in extended operating hours compared to the existing A1 (retail) use, which would result in noise and disturbance from patrons that would be detrimental to the residential amenity of properties adjacent to and nearby the site. (ADP&RS)

### **52 17/01105/FUL – 15 KESWICK CLOSE, RAYLEIGH**

The Committee considered an application for a proposed raised ramped access with balustrading to the front door.

#### **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 development hereby permitted shall not exceed a total height above existing ground level of 1500 mm unless otherwise agreed in writing by the Local Planning Authority prior to installation.
- (3) The decking, steps and balustrade hereby approved shall be of composite material brown in colour or stained timber unless alternative materials are otherwise agreed in writing by the Local Planning Authority prior to installation. (ADP&RS)

**53 17/00578/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH**

The Committee considered a reserved matters application for 192 residential units with associated access, parking, servicing, landscaping and utilities (phase 1).

**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 development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Layout

- Red Lined Plan 7881/P09 date stamped 12 February 2018
- Site Plan 7881/P01 date stamped 18 January 2018
- Proposed Site Plan Layout 7881/P10 date stamped 12 February 2018
- Refuse Strategy 7881/P07 date stamped 18 January 2018
- Tenure Plan 7881/P08 date stamped 18 January 2018
- Visitor Parking Allocation 7881/P11 date stamped 20 February 2018

Elevation/Floor

- Apartment Block 7881/P03.1 Rev A date stamped 12 February 2018
- Apartment Block 7881/P03.2 Rev A date stamped 12 February 2018
- House Type FOG 1 AFF V1 7881/P04 date stamped 18 January 2018

- House Type 2.03 (FOG) V1 7881/P05 date stamped 18 January 2018
- House Type FOG 2 AFF V1 7881/P06 date stamped 18 January 2018
- House Type 2-Bed AFF V1 1953\_331 P3 date stamped 9 June 2017
- House Type 2.02 V1 1953\_310 P4 date stamped 9 June 2017
- House Type 2.02 V2 1953\_311 P3 date stamped 9 June 2017
- House Type 2.02 Variant 2 1953\_312 P3 date stamped 9 June 2017
- House Type 3-Bed AFF V1 1953\_332 P3 date stamped 9 June 2017
- House Type 3.01 V1 1953\_313 P3 date stamped 9 June 2017
- House Type 3.01 V2 1953\_314 P3 date stamped 9 June 2017
- House Type 3.01 V3 1953\_315 P3 date stamped 9 June 2017
- House Type 3.07 V1 1953\_316 P3 date stamped 9 June 2017
- House Type 3.07 V2 1953\_317 P3 date stamped 9 June 2017
- House Type 3.08 V1 7881/P02 date stamped 18 January 2018
- House Type 3.08 V2 1953\_319 P3 date stamped 9 June 2017
- House Type 4-Bed AFF V1 1953\_333 P3 date stamped 9 June 2017
- House Type 4.05 V1 1953\_320 P3 date stamped 9 June 2017
- House Type 4.05 V2 1953\_321 P3 date stamped 9 June 2017
- House Type 4.10 V1 1953\_322 P4 date stamped 9 June 2017
- House Type 4.10 V2 1953\_323 P3 date stamped 9 June 2017
- House Type 4.11 V1 1953\_324 P3 date stamped 9 June 2017
- House Type 4.12 V1 1953\_325 P3 date stamped 9 June 2017
- House Type 4.12 V2 1953\_326 P3 date stamped 9 June 2017
- House Type 5.01 V1 1953\_327 P3 date stamped 9 June 2017
- Single Garage 1953\_335 P1 date stamped 9 June 2017
- Car Barns 1953\_337 P1 date stamped 9 June 2017
- Double Garage 1953\_336 P1 date stamped 9 June 2017
- Substation 1953\_338 P1 date stamped 9 June 2017

- (3) External facing (including windows and doors) and roofing materials to be used in the development hereby permitted shall be those listed within the material schedule date stamped 9 June 2017 except for the apartment blocks to which details shall have been submitted to and agreed in writing by the Local Planning Authority prior to their first use. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (4) No development shall commence to erect the dwellings hereby approved before details of all ground surface finishes, including kerbs, channels, manhole covers and tree surrounds, have been submitted to and agreed in writing by the Local Planning Authority. Such details as may be agreed in writing by the Local Planning Authority shall be those

used in the development hereby permitted.

- (5) All service intakes to dwellings and soil and waste plumbing shall be run internally, save for gas and electric boxes, whereby details of siting shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. Such details as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (6) Prior to works commencing to erect the dwellings hereby approved, details of security measures to the rear/side access ways within the development and incorporating 2m high security coded self-closing /lockable gates and lighting for access ways and a timetable for implementation of the access ways/gates and lighting shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, the details shall be implemented on site within the agreed timetable for works.
- (7) Prior to works commencing to erect the dwellings hereby approved details of secure and covered cycle storage for dwellings without garages/communal cycle stores shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such cycle storage shall be implemented on site prior to the first occupation of each dwelling to which its agreed cycle storage relates.
- (8) No doors or other feature to enclose shall be installed to any of the car barns across the development.
- (9) Within 2 months of the completion of the visitor parking spaces at the site, the visitor parking spaces shall be clearly demarcated as such in accordance with details which shall have previously been submitted to and agreed in writing by the Local Planning Authority. The agreed demarcation shall remain in perpetuity.
- (10) No unbound material shall be used in the surface treatment of any vehicular access within 6 metres of any highway boundary.
- (11) All independent paths shall be a minimum of 2 metres wide, with details of lighting and drainage to be submitted to and approved in writing by the Local Planning Authority.
- (12) Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.
- (13) Visitor parking bay 29, as shown on drawing no. Proposed Site Plan Layout 7881/P10 date stamped 12 February 2018, shall be converted to a disabled bay prior to first use of bay 29.

- (14) The roads shown to be used by a refuse vehicle on drawing no. Refuse Strategy 7881/P07 date stamped 18 January 2018 shall be constructed to take the 26 tonne weight of a refuse freighter in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority.
- (15) Refuse storage and collection shall be undertaken in accordance with drawing no. Refuse Strategy 7881/P07 date stamped 18 January 2018 or in accordance with details subsequently submitted to and agreed in writing with the Local Planning Authority. Once agreed, such details shall be implemented on site prior to the first occupation of each dwelling to which its agreed storage and collection relates.
- (16) Prior to occupation of the development, the road junction at its centre line (secondary road running west/east through the development and connecting with the industrial estate road) shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres, as measured from and along the nearside edge of the carriageway in both directions. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and be retained free of any obstruction at all times. (ADP&RS)

**54 17/01114/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH**

The Committee considered a reserved matters application for utility infrastructure (gas and electricity stations).

**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 development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-
  - Sub stations and PRI locations X186-SUB&PRI-01 Rev A date stamped 13 November 2017
  - Freestanding Brick Built Sub station for Single Transformer EDS 07-0102.05 Version C date stamped 11 December 2017
  - Example Gas PRI Detail Drawing X186-G-PRI-01 Rev A date stamped 8 November 2017

- 11kV Intake Substation Double RMU with Attached Substation X186-ISS-01 Rev H date stamped 13 November 2017
- (3) External facing (including windows and doors) and roofing materials to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority prior to their first use. Such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted and shall include pitched and hipped roof form for the sub stations and intake sub station and the Gas PRI unless, for the Gas PRI, this is not possible within the constraints of the utility company requirements. (ADP&RS)

The meeting closed at 9.15 pm.

Chairman .....

Date .....

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