

Development Control Committee – 25 February 2010

Minutes of the meeting of the **Development Control Committee** held on **25 February 2010** when there were present:-

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

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr C G Seagers
Cllr Mrs L M Cox	Cllr D G Stansby
Cllr T G Cutmore	Cllr M G B Starke
Cllr T E Goodwin	Cllr M J Steptoe
Cllr K J Gordon	Cllr Mrs M J Webster
Cllr J E Grey	Cllr P F A Webster
Cllr K H Hudson	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M R Carter, Mrs J Dillnutt, Mrs H L A Glynn, A J Humphries, T Livings, C J Lumley, Mrs J R Lumley, D Merrick and J M Pullen.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Mrs A Fox	- Schedule item R1
Mr N Morgan	- Schedule item 2

51 MINUTES

The Minutes of the meeting held on 21 January 2010 were approved as a correct record and signed by the Chairman.

52 DECLARATIONS OF INTEREST

Cllr R A Oatham declared a personal interest in item 2 of the schedule by virtue of membership of Rayleigh Town Council.

Cllr T G Cutmore declared a personal interest in item R1 of the schedule by virtue of living near the application site.

Cllr Mrs L A Butcher declared a prejudicial interest in item R2 of the schedule by virtue of being acquainted with the applicants and left the Chamber during debate of that item.

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

The Committee considered the schedule of development applications, together with item 09/00700/FUL, which had been referred from the Weekly List.

Item R1 – 09/00700/FUL – 1 Clifton Road, Ashingdon, Rochford

Proposal – Demolish existing dwelling and erect 2 no. detached four-bedroomed chalet style houses with integral garages. Form new vehicular crossovers.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the mass and bulk of the dwellings proposed would be out of scale and overbearing to the street scene and that there were inconsistencies in measurements on the plans, and the parking spaces proposed fell short of the adopted Essex Parking Standards.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by way of the significant depth and bulk of the dwellings proposed, would prove dominant and overbearing to the street scene and the group of existing bungalows in which the site would be part, resulting in a development that would be out of scale and form with the group of bungalows adjoining the site and which would have a poor relationship to those existing bungalows and their appearance within the street contrary to parts (ix) and (x) of Policy HP6 to the Rochford District Replacement Local Plan (2006) as saved by Ministerial direction dated June 2009.
- 2 It is considered that the inaccuracies in the proposed site plan and elevational drawings impede the Local Planning Authority in making a sound assessment as to how the development will fit on the site and the amount of space that would be provided between and about the proposed dwellings. As a result the Local Planning Authority cannot be confident that sufficient space would be achieved between and about the proposed dwellings to give a satisfactory setting and appearance compatible with the modest scale and spacious surroundings to that part of the street in which the site is situated and a satisfactory relationship to nearby dwellings

contrary to part (ix) of Policy HP 6 to the Council's adopted Local Plan (2006) as saved by Ministerial direction dated June 2009.

- 3 The proposed development would result in the provision of on-site car parking spaces which would not meet the Council's preferred bay size, as detailed in the document entitled 'Parking Standards – Design and Good Practice (September 2009)', produced by Essex County Council. Failure to provide adequate on-site car parking is likely to result in the displacement of vehicles onto the highway, giving rise to on street parking to the detriment of highway and pedestrian safety.

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

At 8.20 pm the meeting adjourned to allow Members further time to read the addendum to the schedule.

The meeting re-convened at 8.25 pm.

Item 2 – 10/00021/FUL – Asda, Priory Chase, Rayleigh

(Note: Cllrs P A Capon, J P Cottis, K J Gordon and Mrs J A Mockford each declared a prejudicial interest in this item by virtue of past and current membership of Rochford Housing Association and left the Chamber during discussion of this item).

Proposal – Construct three storey mixed use building comprising three commercial units (use classes A1, A2, A3, A5, D1 and B1a) and twenty three affordable residential flats and car parking area.

Resolved

That the application be approved, subject to the applicants providing a satisfactory legal agreement or unilateral undertaking to provide affordable housing, and subject to the conditions outlined in the schedule and additional conditions 16 to 23, outlined in the addendum to the schedule, and informatives 1 to 4 detailed in the addendum to the schedule. (HPT)

The meeting closed at 9.00 pm.

Chairman

Date

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