

Development Committee – 30 June 2011

Minutes of the meeting of the **Development Committee** held on **30 June 2011**
when there were present:-

Chairman: Cllr P A Capon

Cllr Mrs P Aves	Cllr Mrs C M Mason
Cllr C I Black	Cllr J R F Mason
Cllr T G Cutmore	Cllr Mrs J E McPherson
Cllr Mrs H L A Glynn	Cllr T E Mountain
Cllr K J Gordon	Cllr R A Oatham
Cllr J E Grey	Cllr R D Pointer
Cllr Mrs A V Hale	Cllr A C Priest
Cllr Mrs D Hoy	Cllr C G Seagers
Cllr M Hoy	Cllr S P Smith
Cllr K H Hudson	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr I H Ward
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr Mrs J R Lumley	Cllr P F A Webster
Cllr M Maddocks	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, M R Carter, J P Cottis, A J Humphries, D Merrick, Mrs J A Mockford, J Thomass and Mrs C A Weston.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Mr S Avery	- for Schedule item R1
Cllr B Howat	- for Schedule item 4
Mr R Martin	- for Schedule item 4

160 MINUTES

The Minutes of the meeting held on 26 May 2011 were approved as a correct record and signed by the Chairman.

161 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a personal interest in item R1 of the Schedule by virtue of membership of Rochford Parish Council.

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

The Committee considered the schedule of development applications, together with item 11/00162/FUL, which had been referred from the weekly list.

Item R1 – 11/00162/FUL – Land at Flemings Farm Road, Eastwood

Proposal – Stationing of site manager's caravan in connection with use of the site as a touring caravan site for the Caravan Club.

Resolved

That the application be delegated to the Head of Planning to approve, in consultation with the Ward Councillors, subject to agreeing a satisfactory scheme for screening the site manager's caravan with the applicants and subject to the following conditions:-

1. The touring caravan for use for a site manager hereby permitted shall only be occupied by Mr Hopcroft. At such times as the touring caravan is no longer required for the occupation of Mr Hopcroft, on cessation of the use of the site as a caravan club site or at the expiration of 5 years from the date of this permission, whichever is the earlier, the site manager's caravan hereby permitted shall be completely removed from the site.
2. The touring caravan hereby permitted for the use of the site manager shall be on site for a limited period from 16 March – 29 October and shall be removed from site during the closed season, 1 November – 15 March, together with all associated materials, equipment and vehicles.
3. The site manager's caravan hereby permitted shall be of a touring caravan type only, details of which shall be submitted to and agreed in writing with the Local Planning Authority within 1 month of the date of this consent. The touring caravan, as agreed, shall be maintained in the approved form thereafter. No other type shall be installed unless agreed with the Local Planning Authority. (HPT)

Item 2 – 11/00201/FUL – Land North of the Pavilion, Connaught Road, Rayleigh

Proposal – Construction of new car park.

This application was withdrawn by the applicants prior to the Committee meeting.

Item 3 – 11/00250/FUL – 1 Burrows Way, Rayleigh

Proposal – Demolish side projection, erect two-storey dwelling house to form end of terrace house and construction of rear dormer window and front porch canopy in existing and new dwelling and form parking and amenity areas and create new vehicular and pedestrian access onto Burrows Way.

Resolved

That the application be approved, subject to the following conditions, including the amended condition 14 as below, to allow unimpeded movement of wheelie bins :-

1. SC4B – Time Limits
2. SC14 – Materials to be Used (Externally)
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. PDB/10/218/05, 06 and 07 date stamped 27 April 2011 shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.
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 window, door or other means of opening shall be inserted above first and second floor finished floor level on the side elevation of the new dwelling hereby permitted, in addition to those shown on the approved drawings no. PDB/10/218/05, 06 and 07 date stamped 27 April 2011.
5. Prior to the occupation of the development the hardstandings shown on the approved drawing no. PDB/10/218/04 date stamped 27 April 2011 must be laid out and constructed in their entirety in strict accordance with the approved plan and made available for use. Thereafter, the said hardstanding shall be retained and maintained in the approved form and used solely for the parking of vehicles and for no other purpose that would impede vehicle parking.

6. Prior to the occupation of the development the vehicular hardstandings shall be provided with an appropriate dropped kerb vehicular crossing of the footway, as shown on drawing no. PDB/10/218/04 date stamped 27 April 2011.
7. Prior to occupation of the development the proportion of the 1.5m x 1.5m pedestrian visibility splays that can be achieved within the limits of the site shall be provided. Such visibility splays shall be clear to ground and retained free of any obstruction in perpetuity.
8. No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.
9. Any new hard surfacing forward of the front elevation of the dwelling house shall be constructed either of a porous material or provision be made to direct surface run-off water from the hard surface to a permeable or porous area or surface within the site or to a drain within the site.
10. The gradient of the proposed vehicular access/hardstanding shall not be steeper than 4% (a maximum increase of 1m within 25m) for the first 6 metres from the highway boundary and not steeper than 8% (a maximum increase of 1m within 12.5m) thereafter.
11. Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the cartilage of the site for the storage of building materials clear of the highway.
12. The hedgerow shown on drawing no. PDB/10/218/04 date stamped 27 April 2011 shall be removed from the scheme and replaced with a fence or wall 1 metre in height sited between points A and B shown on drawing no. PDB/10/218/04 date stamped 27 April 2011, details of which shall be agreed in writing by the Local Planning Authority prior to occupation of the dwelling. Such boundary treatment shall be implemented as agreed and permanently retained in the approved form.
13. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, 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 gates, fences, walls or other means of enclosure shall be erected between points A and B shown on the approved drawing no. PDB/10/218/04 date stamped 27 April 2011 other than that agreed in writing by the Local Planning Authority as part of condition no. 12.
14. No development shall commence before an amended block plan has been submitted to and agreed in writing by the Local Planning Authority demonstrating the ability to locate three waste/recycling bins on each site frontage and adequate side boundary space to manoeuvre the bins in

and out for the purposes of collection and retrieval. This revised block plan as may be agreed shall be implemented and permanently retained in the approved form. (HPT)

Item 4 – 11/00224/TIME – Land North of Smithers Chase, Sutton Road, Rochford

Proposal – Application to extend time limit of planning permission 06/00943/FUL – Creation of three training pitches, one all weather floodlit training pitch (8 x 12 metre columns) a flood attenuation pond and surface car park of 454 spaces, 34 x 8 metre columns.

Officers confirmed that the Council's consultation response to the Southend on Sea Borough Council planning application for the new stadium would emphasise the need for section 106 agreement monies to be made available for the maintenance of the ditches north of the flood attenuation pond and for the travel plan to include provision for away supporters to be directed to the stadium via the A127 rather than via Sutton Road.

Resolved

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

1. SC4B – Time Limits Full – Standard
2. The car park hereby approved shall be used for the parking of vehicles including cars, coaches or buses only on first team match days where matches are held in the new stadium and shall not be used for any other purpose, including for use for parking of vehicles in relation to use of the training pitches hereby approved, unless previously agreed in writing by the Local Planning Authority.
3. Before the development hereby permitted is commenced, details of a barrier to control and limit the movement from Smithers Chase to the proposed car parking area shall be submitted to and agreed in writing by the Local Planning Authority. Any controlled means of access to the car park shall be kept closed on all days that are not match days unless with the consent in writing from the Local Planning Authority.
4. Before the development hereby permitted is commenced, a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The scheme, as agreed, shall show the retention of the existing trees, shrubs and hedgerows that exist at the site and shall include details of a schedule of species, size, density and spacing of all trees/shrubs and hedgerows to be planted and in addition those areas to be turfed/grassed. The western, eastern and northern boundary of the site shall be formed by a native hedge and shall be planted in accordance with the approved details in the first planting season prior to the construction of the development hereby approved; the remainder of

the soft landscaping shall be implemented in full in the first planting season following the completion of the development or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, 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 and size and in the same location as those removed, in the first available planting season following removal.

5. The all weather training pitch hereby approved shall be illuminated on no more than 3 days in any one week, which shall exclude Sundays and it shall not be illuminated after 2200 hours or before 0800 hours on any occasion.
6. Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Class A and B 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 car park and training facilities shall not be used for the siting of moveable structures, works, plant or machinery and shall not be used for fêtes, boot sales, BBQs or any festival, function or fund raising event, whether or not incidental to the approved use, including any such use for any temporary period without the consent in writing from the Local Planning Authority.
7. Notwithstanding the application hereby approved, details of the lighting to the car parking area shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site prior to the beneficial use of the facility and shall be retained as such thereafter.
8. Prior to commencement of the development full details of the proposed pedestrian access between the stadium complex (parking and changing facilities) and proposed training ground, for that part of the development lying within Rochford District, shall be submitted to and approved in writing by the Local Planning Authority. The measures approved shall be implemented prior to beneficial use of the facilities.
9. The car park hereby approved shall only be implemented concurrently with the construction of the stadium development in accordance with a timetable agreed with the Local Planning Authority.
10. The new link to the road network onto the Sutton Road/Temple Farm roundabout shall be completed before any work is commenced on the car park hereby approved.
11. Prior to the commencement of development, a scheme detailing how surface water storage shall be provided on site through the use of sustainable drainage techniques (SUDS), which will include a balancing

pond and swale, as discussed within the submitted flood risk assessment, shall be submitted and agreed in writing with the Local Planning Authority. Permeable surfacing shall be used for the access road and the parking area within the site and other SUDS techniques (eg, filter drains) should also be considered on site to manage/reduce overland flow at the source. Implementation of the development shall be in accordance with such agreed measures, which shall be implemented prior to the first use of the stadium and be retained as such thereafter.

12. Storage shall be provided on site to accommodate the 1 in 100 year storm, plus an allowance of 30% to the peak rainfall intensity for climate change, as discussed within the submitted flood risk assessment.
13. Surface water shall be discharged from the site into a drainage ditch at the north of the site at a rate no greater than the calculated Greenfield rate of 3.33 l/s/ha, as discussed within the submitted flood risk assessment.
14. Prior to the commencement of development, details of who shall be responsible for the management and maintenance of site drainage should be agreed in writing with the Local Planning Authority.
15. No development or preliminary ground works of any kind shall take place in Area 3 of the site shown on figure 1, - Wessex Archaeology Plan Y:/TENDERS/T10770/Drawing Office/Report Figs/Setout/06_12_15, within the car park and balancing pond area, until the applicant has secured the implementation of a programme of archaeological work and recording in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.
16. No development or preliminary ground works of any kind shall take place in Area 3 of the site shown on Figure 1, - Wessex Archaeology Plan Y:/TENDERS/T10770/Drawing Office/Report Figs/Setout/06_12_15, within the replacement training pitches area, until the applicant has confirmed the site levels in approval with the Council or secured the implementation of a programme of archaeological work and recording in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.
17. Prior to commencement of development a scheme for improvement of the Public Footpath to the north of the proposed training pitches between Sutton Road and the easternmost boundary of the site and for the 'Historic Green Lane' between this footpath and Fossetts Way shall be submitted to and approved in writing by the Local Planning Authority and such works to this footpath as involve land under the control of the applicant or the Highway Authority shall be completed prior to the use of the development hereby approved in accordance with the approved

scheme.

18. Prior to commencement of the development, details of a wheel cleaning facility and of its siting shall be submitted to and approved in writing by the Local Planning Authority. The facility shall be used to clean the wheels of vehicles associated with construction on the site in order to ensure that no mud or debris is deposited on the public highway and it is to be retained in the approved position until the Local Planning Authority agrees to its removal.
19. No development shall commence until an up-to-date phase 1 ecological survey of the site has been undertaken, to include details of any mitigation required, submitted to and agreed in writing by the Local Planning Authority. Once agreed, any mitigation required and agreed shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.
20. Prior to commencement of the development hereby approved, scaled plans including site sections showing the existing and proposed land levels and including the land level relationship with land immediately surrounding the site shall be submitted to and approved in writing with the Local Planning Authority. Once agreed, the development shall commence strictly in accordance with the agreed details and retained thereafter in the agreed form.
21. The lights to be provided within the car park hereby approved shall only be illuminated at times when the car park is in use, in accordance with usage allowed under condition 2 and switched off at all other times.
22. The car park hereby approved shall be surfaced in a reinforced grass surface, details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to construction. Once agreed, the surfacing of the car park shall be strictly in accordance with the approved details, which shall remain in perpetuity. (HPT)

The meeting closed at 9.15 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.