

Development Control Committee – 28 August 2008

Minutes of the meeting of the **Development Control Committee** held on **28 August 2008** when there were present:-

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

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 P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr M R Carter	Cllr P R Robinson
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 J E Grey	Cllr M J Steptoe
Cllr K H Hudson	Cllr J Thomass
Cllr A J Humphries	Cllr Mrs M J Webster
Cllr Mrs G A Lucas-Gill	Cllr P F A Webster
Cllr C J Lumley	Cllr Mrs C A Weston
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, Mrs H L A Glynn, K J Gordon, T Livings.

OFFICERS PRESENT

J Whitlock	-	Planning Manager
M Stranks	-	Team Leader (North)
N Khan	-	Solicitor
J Bostock	-	Committee Services Manager

PUBLIC SPEAKING

Mr M Whalley	-	Schedule Item 1
Mr I J Walsh	-	Schedule Item 4
Mrs L Jeffries	-	Schedule Item 4

248 MINUTES

The Minutes of the meeting held on 24 July 2008 were approved as a correct record and signed by the Chairman.

249 DECLARATIONS OF INTEREST

Cllr D Merrick declared a prejudicial interest in item 2 of the Schedule by virtue of knowledge of the applicant and left the meeting during its

consideration. Cllr D Merrick also declared a personal interest in item 4 of the Schedule by virtue of working at an adjoining office.

Cllr J P Cottis declared a personal interest in item 1 of the Schedule by virtue of knowing the owners of the premises.

Cllr C I Black declared a personal interest in item 4 of the Schedule by virtue of a relative having previously attended the premises.

Cllr D G Stansby declared a personal interest in item 1 of the schedule by virtue of having dined at the premises and the use of the premises by his spouse for WI meetings.

250 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the schedule of development applications. The application in respect of land adjacent to Asda, Priory Chase, Rayleigh (Schedule item 3 – 08/00541/FUL) had been withdrawn.

Item 1 – 08/00613/FUL – The Chequers Inn, High Street, Canewdon

Proposal – Construct first floor rear/side extension and make alterations to convert into 4 no. two bedroomed flats and construct 2 no. one bedroomed bungalows at rear with revised parking layout and amenity areas.

The Portfolio Holder for Planning and Transportation, Cllr K H Hudson, indicated that the review of supplementary planning documents associated with the Local Development Framework would include consideration of a policy promoting the retention of village pubs as a local amenity in rural areas.

Resolved

That the application be refused for the reasons set out in the Schedule and the following additional reason:-

- 3 The proposed loss of the public house is contrary to Policy R9 of the Local Plan and, in particular, paragraphs (iv) and (vii), and would amount to a serious loss to the social life of the village of Canewdon; no reasonable attempts have been made to secure a continuation of the business use prior to the submission of the application. (HPT)

Item 2 - 08/00565/FUL - 289 Ferry Road, Hullbridge

Proposal – Demolish existing dwelling and construct part two storey, part three storey building containing 5 no. one bedroomed and 12 no. two bedroomed flats with parking to front and revised access.

Resolved

That the application be approved on the basis set out at recommendation 2 of the Schedule, subject to removal of the term 'in perpetuity' from the Section 106 Agreement relating to affordable housing. (HPT)

Item 4 - 08/00486/FUL - 89 High Street, Rayleigh

Proposal – Demolition of first floor leisure/retail use accommodation and re-development into 12 x 2-bedroom apartments on new first and second floors; plus new associated roof gardens, amenity space, ground floor landscaping and minor adjustments to retained ground floor market hall.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that there is no provision for any parking for the residential part of the proposal, the design and appearance is not in keeping with the street scene of the Conservation Area and the proposal is contrary to Council Planning Policy Objective LT11, which seeks to encourage leisure and tourism uses, above ground floor level, within primary and secondary shopping areas.

Resolved

That the application be refused for the following reasons:-

- 1 There is no provision for parking for the residential development proposed. The lack of parking is contrary to Policy TP8 of the Local Plan which requires generally the maximum standard to be met. It may well lead to vehicles being parked within the public car parks which would reduce the available space for shoppers and others in the town centre and potentially lead to displaced parking onto the highway network, causing obstruction to other road users to the detriment of general highway safety.
- 2 The design and appearance is inappropriate in the town centre Conservation Area, it is not in keeping with the street scene, nor does it preserve or enhance the character or appearance of the Conservation Area.
- 3 The proposal is contrary to Local Plan policy LT11, which seeks to encourage leisure and tourism uses, above ground floor level, within defined primary and secondary shopping areas. The application site is within the Rayleigh High Street primary shopping area and it is considered that the loss of the existing snooker use conflicts with the aims of the policy and would result in the loss of an important leisure facility from the town centre. (HPT)

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The meeting closed at 9.00 pm.

Chairman

Date

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