

## **Development Control Committee – 24 June 2008**

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Minutes of the meeting of the **Development Control Committee** held on **24 June 2008** when there were present:-

Chairman: Cllr S P Smith

Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr M R Carter	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr K J Gordon	Cllr D G Stansby
Cllr K H Hudson	Cllr M G B Starke
Cllr A J Humphries	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr Mrs J R Lumley	Cllr Mrs C A Weston
Cllr M Maddocks	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs P Aves, Mrs R Brown, P A Capon, Mrs T J Capon, J P Cottis, Mrs L M Cox, Mrs J Dillnutt, T E Goodwin, J E Grey, T Livings, P R Robinson and J Thomass.

### **OFFICERS PRESENT**

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

### **PUBLIC SPEAKING**

Mr G West – Schedule item R1  
Mr R Forde – Schedule item 2  
Mr C Board – Schedule item 3  
Mr C White – Schedule item 3

### **212 MINUTES**

The Minutes of the meeting held on 22 May 2008 were approved as a correct record and signed by the Chairman.

### **213 DECLARATIONS OF INTEREST**

Cllrs Mrs J A Mockford, D G Stansby and M G B Starke each declared a personal interest in item 5 of the Schedule by virtue of themselves or close

family members being Makro card holders.

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

The Committee considered the schedule of development applications, together with item 08/00359/FUL, which had been referred from the Weekly List.

**Item R1 – 08/00359/FUL – Church Road Nurseries, Church Road,  
Hockley**

**Proposal** – Small scale wind turbine system with 9 metre high mast.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it would adversely affect the visual amenity for neighbouring residents and would be detrimental to the safety of birds in the vicinity.

**Resolved**

That the application be refused for the following reasons:-

- 1 The proposed wind turbine, by virtue of its height, size and location on high ground in attractive countryside where the land falls away significantly to the north before it rises up again to the church, would, if permitted, result in an intrusive installation alien to its setting. It would detract from the visual amenities of the area, those enjoyed by local residents generally and, in particular, the occupiers of Blounts Farm.
- 2 The proposal, by virtue of its height, size and siting, will be contrary to Policy UT3 of the Rochford District Replacement Local Plan (2006), being detrimental to the amenities of local residents as detailed above and to local bird life interests.

**Item 2 – 08/00214/FUL – Lords Golf and Country Club, Hullbridge Road,  
Rayleigh**

**Proposal** – Re-shaping and landscaping of parts of existing golf courses including raising land levels to parts of site by up to 4m to improve quality and safety of facilities and creation of new reservoirs for irrigation water supply. Construct temporary site access onto Hullbridge Road for duration of construction period. Remove existing ball safety fencing to practice range and re-model practice range to be contained within raised mound up to 5m high and provide 2m high fence on mound top with landscaping.

**Resolved**

That the application be refused for reasons 1 – 5, as outlined in the schedule and the following additional reason:-

- 6 The scale, extent and excessive height of the proposed raising of land levels would change the landscape to reduce the openness on those parts of the site to the detriment of the character and appearance of the Metropolitan Green Belt contrary to Policy R1 to the Rochford District Replacement Local Plan (2006). Furthermore, the level of noise and disturbance arising from the works to reform the land and import the material over the construction period would result in the loss of the open outlook and prove detrimental to the level of amenity of local residents, as well as those residents fronting the road network serving the site. (HPT)

**Item 3 – 08/00156/FUL – Site of 8 and 10 Weir Gardens, Rayleigh**

**Proposal** – Demolition of existing dwellings at nos. 8-10 Weir Gardens and construct two storey building containing 14 no. two bedroomed flats with access and associated parking.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the scale and bulk of the proposed building were out of keeping with the character of Weir Gardens.

**Resolved**

That the application be refused for the following reason:-

The proposal, by reason of its height and bulk, would be an intrusive and unneighbourly development, out of scale and character with the prevailing pattern of residential development in the locality. (HPT)

**Item 4 – 08/00280/FUL – Asda, Priory Chase, Rawreth**

**Proposal** – Variation of condition 14 of Reserved Matters appeal reference APP/B1550/A/06/2024715 and condition 15 of application 07/00588/FUL to allow the retail food store to accept deliveries of goods to be sold between the hours of 0600 to 2300 hours on any day.

**Resolved**

That the application be refused for the reasons outlined in the Schedule. (HPT)

**Item 5 – 08/00217/FUL – Makro Ltd, Rawreth Industrial Estate, Rawreth Lane, Rayleigh**

**Proposal** – Application to vary condition 4 of permission 06/00079/FUL to allow store opening 0600 hours to 2200 hours Monday to Friday, 0600 hours to 2100 hours Saturday and 0930 to 1900 hours Sunday and Bank Holidays.

**Resolved**

That the application be refused for the reasons outlined in the Schedule.  
(HPT)

The meeting closed at 9.15 pm.

Chairman .....

Date .....

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