

## Development Committee – 20 July 2017

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Minutes of the meeting of the Development Committee held on **20 July 2017** when there were present:-

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

Cllr C I Black	Cllr T E Mountain
Cllr J D Griffin	Cllr J E Newport
Cllr N J Hookway	Cllr M J Steptoe
Cllr Mrs D Hoy	Cllr S A Wilson
Cllr D Merrick	Cllr A L Williams
Cllr R Milne	

### NON MEMBERS ATTENDING

Cllrs Mrs J R Gooding, M Hoy, C M Stanley and I H Ward.

### OFFICERS PRESENT

M Thomas	- Assistant Director, Planning & Regeneration Services
M Stranks	- Team Leader (Area Team North)
R Hurst	- Senior Solicitor
A Evans	- Senior Planner
R Davis	- Acting Senior Planner
S Worthington	- Democratic Services Officer

### PUBLIC SPEAKERS

Cllr J H Gibson	- for item 6
Cllr E Smith	- for item 7
P Bliss	- for item 8
S Butler	- for item 6
E Hampson	- for item 7
K Warth	- for item 9(1)

### 155 MINUTES

The Minutes of the meeting held on 25 May 2017 were approved as a correct record and signed by the Chairman.

### 156 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non pecuniary interest in item 6 relating to application 17/00102/FUL – youth opportunities centre, Rocheway, Rochford by virtue of membership of Essex County Council. Cllr A L Williams declared a non pecuniary interest in the same item by virtue of being a Ward Councillor and a Member of Rochford Parish Council and of having a relative living in Rocheway.

### **157 17/00102/FUL – YOUTH OPPORTUNITIES CENTRE, ROCHEWAY, ROCHFORD**

The Committee considered an application to demolish a former vacant adult community learning centre and to re-develop the site to accommodate a 60-unit independent living residential home (C2) with associated infrastructure and car park, and 14 dwelling houses (C3), vehicular access and hard and soft landscaping.

#### **Resolved**

That the application be deferred, pending clarification of the following matters:-

- (1) Sustainable parking solution in connection with the ongoing use of the sports pitches and designated open space.
- (2) Amount of car parking on the site, including visitor parking spaces for the proposed 14 dwelling houses, and appropriate sizes of car parking spaces, given the assisting living element of the application.
- (3) Connectivity/operation of the access road in respect of the Disability Essex site.
- (4) Use of the outdoor living space and impact on older residents.
- (5) Phasing of the road and how that aligns with phases 1 and 2 of the application.
- (6) Contribution towards community/sports facilities.
- (7) Response from Essex County Highways to the application.
- (8) Parking of mobility scooters.
- (9) Impact of flight paths/aircraft noise.
- (10) Design is urban in nature, rather than incorporating features from the existing building, which has local, historical standing.
- (11) Mix of housing on the site and lack of affordable family homes.  
(ADP&RS)

### **158 17/00502/FUL - 8 HARROW CLOSE, HAWKWELL**

The Committee considered an application for an out building to the rear for use as a play house.

### Resolved

That the application be refused for the following reason:-

- (1) The proposed erection of an out building close to the rear boundary of the application site would result in a visually dominant and overbearing structure that would appear incongruous in the rear garden area of neighbouring properties and materially harmful to the visual amenities of occupiers. (ADP&RS)

### 159 17/00228/FUL – 289 FERRY ROAD, HULLBRIDGE

The Committee considered an application to demolish an existing dwelling and construct a part two storey, part three storey building to comprise 10 No. two-bedroomed and 2 No. three-bedroomed flats with parking.

### Resolved

That planning permission be granted, 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 materials be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- (3) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (4) All dwellings at the site must comply with The 'Technical Housing Standards - nationally described space standard' by Departments for Communities and Local Government dated March 2015.
- (5) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings on the site and be permanently retained thereafter.
- (6) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings.

- (7) There shall be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.
- (8) Prior to first occupation of the development the existing vehicular access at the north of the site frontage shall be widened, as shown on the planning drawing 3055-05 Rev D date stamped 02 March 2017. The width of the shared access at its junction with the highway shall be 5.5 metres and shall be provided with an appropriate vehicular crossing of the highway verge.
- (9) The existing access at the south of the site boundary shall be suitably and permanently closed incorporating the reinstatement of the highway verge immediately the proposed new access is brought into first beneficial use.
- (10) The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the planning drawing 3055-05 Rev H date stamped 13th July 2017, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- (11) The cycle parking facilities as shown on the planning drawing 3055-05 Rev H date stamped 13th July 2017 are to be provided prior to the first occupation of the development and retained at all times.
- (12) Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. One pack per dwelling.
- (13) Adherence to the following criteria shall be maintained at all time from the start to the completion of the development:-
  - A post and rail fence to be constructed across the garden 25m from the sett to deter machinery from damaging any tunnel.
  - Any excavation within 25m of the sett is to be carried out by hand.
  - When the rear boundary fence is replaced, gaps should be left in the NW and SW corners to allow continued badger access.

- Any trenches left overnight should either be covered by boards or have sloping boards placed within to allow badgers to escape in the event of them falling in to a trench.
  - No artificial lighting should be introduced at night during the construction phase.
  - No fire or chemical to be used within 20m of a sett entrance.
  - Site clearance should not block badger paths.
- (14) No development shall commence before plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:-
- existing trees to be retained;
  - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
  - paved or otherwise hard surfaced areas;
  - existing and finished levels shown as contours with cross-sections, if appropriate;
  - means of enclosure and other boundary treatments;
  - car parking layouts and other vehicular access and circulation areas;

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, 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, size and in the same location as those removed, in the first available planting season following removal. (ADP&RS)

**160 17/00213/FUL – OLD PUMPING STATION, FAMBRIDGE ROAD, SOUTH FAMBRIDGE**

The Committee considered an application that had been referred from Weekly List no. 1387 by Cllr Mrs J R Gooding for the change of use of land and erection of equestrian facility, including stables, horse walker and hay

store and re-use of the pumping station building, construction of entrance gates, provision of access road and turning area.

### **Resolved**

That the application be refused for the following reasons:-

- (1) The application site lies within the Metropolitan Green Belt and the Coastal Protection Zone as defined in the Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The provision of appropriate facilities for outdoor sport are appropriate in the Green Belt, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Development within the Coastal Protection Belt (CPB) should not adversely affect the open and rural character of the CPB. Proposals for new equine facilities are subject to a range of criteria including minimising the impact on the character, appearance and openness of the Green Belt.

The proposed development in this case would significantly increase the amount of development on the site and is judged to be materially harmful to the open and rural character of the area. It would amount to encroachment into the Green Belt and adversely affect its visual amenities. The proposal is considered to be inappropriate development in the Green Belt and the details submitted in support of the application are not considered to amount to the very special circumstances necessary to overcome the harm that would be caused to the Green Belt. Accordingly the development would be contrary to Policies ENV2 and GB1 of the Core Strategy and Policy DM15 of the Development Management Plan of the Rochford Local Development Framework and the National Planning Policy Framework.

- (2) The submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted strategy fails to:-

- Provide Infiltration testing to demonstrate that infiltration via soakaway is feasible.
- More detail needs to be submitted to show how the drainage scheme complies with local and national standards. It should be shown that an appropriate run off rate and storage provision has been chosen and supported by calculations.

- Insufficient evidence has been submitted to demonstrate suitable water quality treatment, as outlined in chapter 26 of the CIRIA SuDs Manual C753.
- The submitted details fail to provide an indicative drainage plan to demonstrate the proposed location and sizing of all SuDs features.

The absence of the above information prevents the Local Planning Authority being in a position to clearly assess if the proposal could give rise to increased surface water flooding in the locality. (ADP&RS)

The meeting closed at 9.35 pm.

Chairman .....

Date .....

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