

Development Committee – 24 May 2016

Minutes of the meeting of the Development Committee held on **24 May 2016** when there were present:-

Chairman: Cllr M R Carter
Vice-Chairman: Cllr J D Griffin

Cllr C I Black	Cllr T E Mountain
Cllr N J Hookway	Cllr Mrs L Shaw
Cllr G J Ioannou	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs D Merrick, R Milne and J E Newport.

SUBSTITUTE MEMBERS

Cllr S P Smith	- for Cllr R Milne
Cllr C M Stanley	- for Cllr J E Newport
Cllr A L Williams	- for Cllr D Merrick

NON-MEMBERS ATTENDING

Cllr R R Dray
Cllr Mrs J R Gooding
Cllr M J Lucas-Gill

OFFICERS PRESENT

A Law	- Assistant Director, Legal Services
C Lyons	- Assistant Director, Planning Services
K Rodgers	- Team Leader (Area Team South)
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

C Steyne - for item 7

111 MINUTES

The Minutes of the meeting held on 21 April 2016 were approved as a correct record and signed by the Chairman.

112 DECLARATIONS OF INTEREST

Cllrs R R Dray and C M Stanley each declared a non pecuniary interest in item 7 of the agenda relating to application no. 16/00165/FUL, land rear of 103 High Road, Rayleigh by virtue of membership of Rayleigh Town Council.

113 16/00183/REM – LAND WEST OF OAK ROAD, AND NORTH OF HALL ROAD, ROCHFORD

It was noted that this application had been withdrawn from the agenda for this meeting.

114 16/00165/FUL – LAND REAR OF 103 HIGH ROAD, RAYLEIGH

The Committee considered an application to create a 4-bedroom dwelling, which had been referred from the Weekly List by Cllr R R Dray because of the impact of the proposal on No. 1 Glasseys Lane and because the proposal was an over-development of the site, overbearing in nature.

Mindful of officers' recommendation to approve the application, Members nonetheless considered that the application should be refused by virtue of the bulk and mass of the proposed development's impact on No. 1 Glasseys Lane, the detrimental impact of the proposal on the street scene and on the amenity of the street scene more generally.

Resolved

That the application be refused for the following reasons:-

1. The proposed development, by virtue of the scale and siting forward of No. 1 Glasseys Lane, would result in a prominent and overly dominant development which would appear out of place in the street scene, harmful to visual amenity contrary to parts (ix), (x) and (xi) of Policy DM1 and parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014).
2. The proposed development, by virtue of the design, scale and form of the dwelling house proposed, which would be sited in close proximity to the boundaries and significantly forward of No. 1 Glasseys Lane, would not result in a positive relationship with neighbouring properties and would be overbearing and result in an unacceptable degree of overshadowing to No. 1 Glasseys Lane contrary to part (x) of Policy DM1 of the Development Management Plan (2014). (ADPS)

The meeting closed at 8.17 pm.

Chairman

Date

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