

## **Development Committee – 26 May 2011**

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Minutes of the meeting of the **Development Committee** held on **26 May 2011** when there were present:-

Chairman: Cllr P A Capon  
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr Mrs C M Mason
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr M R Carter	Cllr Mrs J A Mockford
Cllr J P Cottis	Cllr T E Mountain
Cllr T G Cutmore	Cllr R A Oatham
Cllr Mrs H L A Glynn	Cllr R D Pointer
Cllr K J Gordon	Cllr C G Seagers
Cllr Mrs A V Hale	Cllr S P Smith
Cllr M Hoy	Cllr M J Steptoe
Cllr K H Hudson	Cllr J Thomass
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 Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs J E Grey, A J Humphries, J R F Mason, A C Priest, P F A Webster and Mrs C A Weston.

### **OFFICERS PRESENT**

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

### **PUBLIC SPEAKERS**

Mr C Meech	- for Schedule item 2
Mr P Day	- for Schedule item 2

### **135 MINUTES**

The Minutes of the meeting held on 14 April 2011 were approved as a correct record and signed by the Chairman.

### **136 DECLARATIONS OF INTEREST**

Cllr Mrs H L A Glynn declared a personal interest in item 2 of the Schedule by

virtue of membership of Rochford Parish Council.

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

The Committee considered the schedule of development applications.

#### **Item 1 – 11/00219/FUL – The Chichester, Old London Road, Rawreth**

**Proposal** – Construct covered smoking shelter to Essex Barn.

#### **Resolved**

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

- 1 SC4B Time Limits Full - Standard
- 2 The development hereby permitted shall be constructed entirely of the materials, details of which are shown on plan no. 3350/3 revision D, as date stamped 7 April 2011 and as specified on page 14 of the Design and Access Statement also date stamped 7 April 2011, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where materials other than those materials specified on the plans and within the Design and Access Statement date stamped 7 April 2011 are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (HPT)

#### **Item 2 – 11/00174/FUL – 12 Purdeys Way, Rochford**

**Proposal** – Change use of vacant building to use as indoor roller skating rink.

#### **Resolved**

That the application be approved, subject to the applicant entering into a legal agreement for £5,000, as required by the Highways Authority, and subject to the following conditions:-

- 1 SC4B – Time Limits
- 2 The development shall only be used as a roller skating rink and for no other purpose, including any use otherwise permitted within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (including any Order revoking or re-enacting that Order, with or

without modification), or such uses ordinarily incidental to the use hereby permitted.

- 3 Prior to occupation of the facility the vehicle and cycle parking area shall be laid out as per the approved site plan.
- 4 Prior to the use commencing, the unit shall be insulated against the egress of internally generated noise, in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purpose.
- 5 Prior to the use commencing, a noise management plan regarding the operation of the roller rink shall be submitted to and agreed in writing with the Local Planning Authority. Such agreed noise management plan shall be followed at all times while the premises are in use for the permitted purpose.
- 6 Prior to opening, an independently produced post-implementation acoustic report, incorporating independent sound and vibration transmission tests, shall be submitted to and agreed in writing by the Local Planning Authority, demonstrating the sufficiency of the noise mitigation measures employed to comply with conditions 4 and 5 above.
- 7 Precise details of the design, fixing and materials of the rink shall be submitted to and agreed in writing by the Local Planning Authority prior to the development, and thereafter maintained in the approved form. (HPT)

### **Item 3 – 11/00181/FUL – The Chequers Inn, High Street, Canewdon**

**Proposal** – Convert former public house into single dwelling house and form new detached dwelling house to rear of site with access, parking and garden areas.

#### **Resolved**

That the application be refused for the following reasons:-

- 1 The proposed house would contain too many disparate architectural elements such as Tudor style windows, a shallow projecting bay with applied studwork and braces, as well as lean to roofs over a semi circular bay window, stone quoins, and a classical porch, which is cut into the lean to roofs on either side. The projecting front element has no articulation and the overall roof pitch is too low in contrast to traditional and simpler form required. If allowed, the proposed house, by way of its design, proportions and overall form, would detract from the traditional

characteristics of the Canewdon High Street Conservation Area, which it would adjoin and would fail to preserve or enhance the character of the Canewdon High Street Conservation Area.

- 2 The proposal, given the size of accommodation to each dwelling proposed, fails to provide satisfactory off-street car parking to serve the development. In this case each dwelling would provide in excess of two bedrooms and, given the remote location of the site without access to a regular bus service, the provision of the minimum of two parking spaces for each dwelling is considered inadequate. The additional parking spaces shown to the integral garages are under size and would not contribute to effective off-street parking. If allowed, the development would result in increased overspill on-street parking in nearby streets to the detriment of the free flow of traffic and the appearance of the street more generally.
- 3 The proposal, by way of the two storey form of the house proposed to the rear of the site and close siting of the dwelling at first floor level to the rear boundary, would result in an unsatisfactory relationship with the neighbouring house at No. 4 Birch Close giving rise to unreasonable and excessive loss of privacy in a poor relationship to the neighbouring dwelling contrary to part (ii) to Policy HP 14 and part (viii) to policy HP 6 to the Council's saved Local Plan (2006). (HPT)

The meeting closed at 8.30 pm.

Chairman .....

Date .....

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