

Development Committee – 25 March 2010

Minutes of the meeting of the **Development Committee** held on **25 March 2010** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P A Capon

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 T G Cutmore	Cllr R A Oatham
Cllr K A Gibbs	Cllr P R Robinson
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr K J Gordon	Cllr D G Stansby
Cllr J E Grey	Cllr M G B Starke
Cllr K H Hudson	Cllr M J Steptoe
Cllr A J Humphries	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, M R Carter, Mrs L M Cox, Mrs J Dillnutt, T E Goodwin, T Livings, C J Lumley, Mrs J R Lumley, D Merrick, J M Pullen and Mrs M J Webster.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (North)
J Adams	- Team Leader (South)
A Law	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr S Herbert	- Schedule item R1
Mr P Chapman	- Schedule item 2
Mr J Brown	- Schedule item R3
Mrs L Kendall	- Schedule item R4

85 MINUTES

The Minutes of the meeting held on 25 February 2010 were approved as a correct record and signed by the Chairman.

86 DECLARATIONS OF INTEREST

Cllrs P A Capon and Mrs J A Mockford each declared a prejudicial interest in item R3 of the schedule by virtue of membership of the Rochford Housing Association Board and left the Chamber during discussion of that item.

Cllr R A Oatham declared a personal interest in items R1 and R4 of the schedule by virtue of membership of Rayleigh Town Council.

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

The Committee considered the schedule of development applications, together with items 10/00020/FUL and 10/00010/FUL, which had been referred from the Weekly List.

Item R1 – 10/00022/OUT – 134 Downhall park Way, Rayleigh

Proposal - Outline application to demolish existing dwelling and construct 2 no. detached houses.

Resolved

That the application be approved subject to the conditions outlined in the schedule and subject to an informative that low level lighting from the dwellings to the highway be provided. (HPT)

Item 2 – 10/00086/FUL – Site of 93 Greensward Lane, Hockley

(Note: Cllr A J Humphries declared a personal interest in this item by virtue of being acquainted with the public speaker for this application).

Proposal – Revised application to construct one detached five-bedroomed house with integral garage, one detached four-bedroomed house with detached garage with revised access onto Hampstead Gardens from part of 4 Hampstead Gardens.

Resolved

That the application be approved, subject to the conditions outlined in the schedule. (HPT)

Item R3 – 10/00020/FUL – Site of 125A to 125D High Road, Rayleigh

Proposal – Demolish existing building and construct three storey building to provide five no. two-bedroomed and one no. one-bedroomed flats with parking and amenity area, widen existing vehicle crossover.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal does not provide the minimum number of vehicle parking spaces required by the Council for this development of six flats. The minimum requirement is for 1 space for each one-bed flat and 2 spaces for each two-bed flat plus visitor spaces at 0.25 spaces per dwelling rounded to the nearest whole number. The proposal would therefore be contrary to the guidance endorsed by the Local Planning Authority of the document Parking Standards – Design and Good Practice Guide issued by Essex County Council in September 2009. Failure to provide adequate on-site parking is likely to result in the interruption of the free flow of traffic on the highway and/or the displacement of vehicles onto the highway in a particularly busy location, giving rise to on street parking to the detriment of highway and pedestrian safety.
- 2 The proposal, by way of the quality, style and modernistic design of the building proposed, would fail to provide a satisfactory relationship to existing and nearby buildings and would detract from the appearance of the locality providing a stark contrasting style of building not suitable for this very special landmark location in Rayleigh. (HPT)

(Note: Members wished it to be recorded that this was a unanimous decision).

Item R4 – 10/00010/FUL – 43 Hullbridge Road, Rayleigh

Proposal – Demolish existing bungalow and construct detached four-bedroomed chalet bungalow and detached single storey garage.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal was contrary to policy HP 6.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by way of the close proximity of the proposed first floor windows in the proposed rear elevation to the dwelling backing onto the site, would give rise to unreasonable conditions of overlooking into the rear garden and conservatory to No. 4 Lubbards Close. As a result the proposal would give rise to an unacceptable loss of privacy to the detriment of the amenity that occupier ought reasonably expect to enjoy contrary to part (viii) to Policy HP 6 to the Council's adopted Local Plan (2006), as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

- 2 The proposal, by way of the increased bulk of the proposed building in comparison to the existing bungalow on the site, would result in an unsatisfactory and overbearing relationship upon nearby dwellings and those backing onto the site fronting Lubbards Close to the detriment of the amenity those occupiers ought reasonably expect to enjoy and contrary to part (ix) to Policy HP 6 to the Council's adopted Local Plan (2006), as saved by Direction of the Secretary of State for Communities and Local Government and dated 5 June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

The meeting closed at 9.00 pm.

Chairman

Date

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