

Development Control Committee – 13 March 2007

Minutes of the meeting of the **Development Control Committee** held on **13 March 2007** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr K J Gordon

Cllr C I Black	Cllr J R F Mason
Cllr Mrs R Brown	Cllr J M Pullen
Cllr Mrs L A Butcher	Cllr C G Seagers
Cllr Mrs T J Capon	Cllr D G Stansby
Cllr T G Cutmore	Cllr Mrs M A Starke
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr Mrs S A Harper	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr P F A Webster
Cllr A J Humphries	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs P Aves, Cllr P A Capon, Cllr J P Cottis, J E Grey, C A Hungate, Mrs L Hungate, C J Lumley, Mrs J R Lumley, Cllr D Merrick, Mrs J A Mockford, R A Oatham and P K Savill.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Mr S Murphy – for item 3
Mr R Forde – for item 3

66 06/01096/FUL – HANOVER GOLF CLUB, HULLBRIDGE ROAD, RAYLEIGH

Proposal – Re-shaping and landscaping of parts of existing golf courses, including raising land level 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.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it would

constitute landfill, rather than landscaping and that neighbouring properties would suffer a loss of amenity .

Resolved

That the application be refused for the following reasons:-

- 1 The proposals, by virtue of the large volumes and nature of materials transported onto the site during a considerable period of time, would result in the treatment of the site for fill purposes for which no policy exists within the Rochford District Replacement Local Plan (2006). This will result in considerable changes to the landform of the site detrimental to the openness and appearance of the area. In the opinion of the Local Planning Authority the proposed contouring and landscaping of the golf course would be ancillary to the main purpose to dispose of fill material.
- 2 The scale, extent and excessive height of the proposed raising of land levels, together with the level of noise and disturbance arising from the works to reform the land and import of the material over a considerable period of time, would result in a loss of the open outlook and level of amenity currently enjoyed by the occupiers of the neighbouring properties. (HPT)

The meeting closed at 8.15 pm.

Chairman

Date

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