

Development Committee – 19 April 2018

Minutes of the meeting of the Development Committee held on **19 April 2018** when there were present:-

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

Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr R Milne
Cllr J E Newport

Cllr C M Stanley
Cllr M J Steptoe
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs D Merrick and T E Mountain.

SUBSTITUTE MEMBERS

Cllr M Hoy - for Cllr T E Mountain
Cllr M J Lucas-Gill - for Cllr D Merrick

NON-MEMBERS ATTENDING

Cllr Mrs T R Hughes

OFFICERS PRESENT

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

PUBLIC SPEAKERS

J Hall - for item 7
R Todman - for item 6

82 MINUTES

The Minutes of the meeting held on 22 March 2018 were approved as a correct record and signed by the Chairman.

83 DECLARATIONS OF INTEREST

Cllr Mrs L Shaw declared a non pecuniary interest in item 6 of the Agenda relating to application 17/00964/FUL, site of Bullwood Hall, by virtue of membership of the Sanctuary in Rochford Committee.

84 ITEMS REFERRED FROM THE WEEKLY LIST: 18/00185/FUL – 126 PLUMBEROW AVENUE, HOCKLEY

The Committee considered an application that had been referred from Weekly List 1421 for the variation of condition no. 2 of planning consent 17/00642/FUL dated 13 September 2017 for three bungalows to revise elevation details.

Resolved

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

- (1) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:

Drawing nos. Project 16/117:- 341 Rev B; 342 Rev B and 343 Rev B

- (2) None of the dwellings hereby permitted shall be occupied until the existing vehicular access has been widened at its junction with the highway in accordance with the details shown on the approved drawings to provide a vehicular crossing of the footway and highway verge and the works affecting the highway have been agreed and certified as complete by the County Highway Authority.
- (3) None of the dwellings hereby permitted shall be occupied until the proposed drive shown on the approved drawings has been constructed to a width of 5.5 metres for at least the first 6 metres from the back edge of the highway boundary.
- (4) None of the dwellings hereby permitted shall be occupied until two parking spaces have been provided for that dwelling, including an associated turning area for each dwelling, as shown in principle on planning drawing 341 Rev B, excepting those for plot 1 shall be in parallel and perpendicular to the driveway. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. The vehicle parking areas and associated turning areas shall be retained in the approved form for the lifetime of the development.
- (5) There shall be no discharge of surface water from the development onto the highway.
- (6) No unbound material shall be used in the surface treatment of the vehicular access within at least 6 metres of the highway boundary.
- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any

additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

- (8) Other than within the curtilage of each dwelling no external lighting shall be installed on site other than in accordance with details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to and approved in writing by the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.
- (9) No development or any preliminary ground works shall take place until:-
 - i) Protective fencing has been erected in accordance with the tree protection plan that forms appendix 5 of the arboricultural report, except the fencing shall be of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012 and retained during the construction works and any subsequent site finishing/clearance; and
 - ii) All weather notices prohibiting access have been erected on the fencing demarcating a construction exclusion zone, as detailed in BS5837:2012 section 6.
- (10) No dwelling shall be occupied until a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) has been implemented in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.
- (11) No dwelling shall be occupied until boundary fencing and other means of enclosure, including any gates have been erected around the site in accordance with details that have previously been submitted to and agreed in writing with the Local Planning Authority. The boundary treatment shall thereafter be permanently retained and maintained.
- (12) None of the approved dwellings shall be occupied 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. The approved scheme 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)

85 17/00964/FUL – SITE OF BULLWOOD HALL, BULLWOOD HALL LANE, HOCKLEY

The Committee considered an application for the re-development of a former prison complex to provide 72 dwellings comprising 14 no. five-bedroomed houses, 13 no. four-bedroomed houses, 18 no. three-bedroomed houses, 9 no. two-bedroomed houses, 9 no. two-bedroomed apartments and 9 no. one-bedroomed apartments.

A summary of emailed comments received from a resident after publication of the addendum to the report was read out to the Committee.

Resolved

That the application be approved, subject to the completion of a legal agreement under Section 106 of The Act for the heads of terms set out below and to the heads of conditions set out further below, subject to any reasonable changes the Council's Assistant Director, Planning and Regeneration Services shall deem fit arising from negotiation of the legal agreement details.

Agreement Heads of Terms

- a) Transfer of Whitbreads Wood (6.6ha) of woodland to the District Council.
- b) Provision of affordable housing as shown in the application details.
- c) NHS contribution of £28,382 required before the development commences to increase capacity at local health provision.
- d) Provision of play space and equipped play area near the site on land within the applicant's control.
- e) Arrangements for landscape and play equipment maintenance.

Heads of Conditions

- (1) Time Limit - 3 years
- (2) List of approved plans – as per drawing schedule.
- (3) Submission of external materials for approval materials and implementation.
- (4) Submission of landscaping scheme and implementation.

- (5) Obscure glazing to first floor side windows to house types A1, A2, A3 B2, D1.
- (6) No further side windows all dwellings.

Flooding

Condition 1

- (7) No works shall take place until a detailed surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:-
 - Limiting discharge rates to the 1 in 1 year green field rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
 - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - Final modelling and calculations for all areas of the drainage system.
 - The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Condition 2

- (8) No works shall take place until a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Condition 3

- (9) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved maintenance plan. These must be available for inspection upon request by the Local Planning Authority.

Highways

- (10) Prior to commencement of the development the areas within the curtilage of the site for the purpose of loading/unloading / reception and storage of building materials and manoeuvring of all vehicles, including demolition and construction traffic shall be provided clear of the highway.
- (11) Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- (12) No unbound material shall be used in the surface treatment of the vehicular access and parking areas within 6 metres of the highway boundary.
- (13) Prior to the occupation of the proposed residential development the developer shall provide a residential travel information pack for every household for sustainable transport to include six one-day travel vouchers for bus travel approved by Essex County Council.
- (14) The existing outer wooded fence shall be retained to provide a buffer between the development boundary and the extent of the adjoining ancient woodland. The buffer shall be retained as semi natural habitat.
- (15) The development shall be implemented in accordance with the details of the submitted construction management plan dated 17 November 2017 reference SJT/18422-03_CTMP in particular the controlled management of the flow of construction traffic entering and leaving the site.
- (16) Delivery vehicles shall not access or exit the site between the hours of 0800 and 0930 hours and 1430 - 1530 hours Monday to Friday during school term days.
- (17) Prior to the first occupation of the development hereby approved the applicant shall submit details to the Local Planning Authority for the

provision of a shared footway and bridleway to land outside of the tree rooting zone to preserved trees on land within the applicant's control to the eastern side of the access road. Such shared surface shall connect the development to the existing highway network and shall be to a minimum width of 3m wide unless otherwise agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as may be agreed. (ADP&RS)

The meeting closed at 8.33 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.