

Development Committee – 20 October 2016

Minutes of the meeting of the Development Committee held on **20 October 2016**
when there were present:-

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

Cllr C I Black	Cllr R Milne
Cllr N J Hookway	Cllr J E Newport
Cllr G J Ioannou	Cllr Mrs L Shaw
Cllr Mrs C M Mason	Cllr M J Steptoe
Cllr D Merrick	Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr T E Mountain.

SUBSTITUTE MEMBERS

Cllr J R F Mason - for Cllr T E Mountain

NON-MEMBERS ATTENDING

Cllr A L Williams

OFFICERS PRESENT

M Stranks	- Team Leader (Area Team North)
M Pinnington	- Trainee Solicitor
S Worthington	- Committee Administrator

237 MINUTES

The Minutes of the meeting held on 22 September 2016 were approved as a correct record and signed by the Chairman.

238 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in item 6 of the Agenda relating to planning application 16/00409/FUL by virtue of working within the motor trade.

239 16/00409/FUL – LAND BETWEEN THE ATHENAEUM HEALTH CLUB AND CHERRY ORCHARD WAY, ROCHFORD

The Committee considered an application for the construction of a new car show room, with drive through service lane, external landscaping, parking areas, vehicle display areas, valeting facilities and associated roadways.

Resolved

- (1) That the application be approved, subject to a legal agreement in respect of the provision of appropriate signage at cost to the applicant at entrance and exit points to the site and the highway network aimed at addressing health and safety issues in respect of alerting highway users to the presence of horse riders, pedestrians and cyclists, and subject to the heads of conditions, as set out below, subject to any changes the Managing Director/Assistant Director, Planning & Regeneration Services, in consultation with Ward Members, shall deem fit.

Heads of Conditions

Time Limit

1. Development to commence within three years.

Approved Plans

2. The development hereby approved shall be constructed in strict accordance with the approved plans (to be listed).

Submission of External Materials

3. Details of external materials to be submitted and agreed.

Flood Risk

4. Development to be implemented in accordance with the submitted FRA and revised information.

Archaeological

5. Full condition as recommended by the County Archaeologist.

Lighting

6. External lighting to be EASA compliant, as per recommendation of the Airport.

Landscaping

7. Details for tree planting and landscaping of the completed scheme, to include low level planting to screen vehicles from Cherry Orchard Way, to be submitted to and agreed by the Local Planning Authority, in consultation with Ward Members.

Ecology

8. Submission of further survey work findings and mitigation to be implemented

Contamination Plan

9. In the event that land contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

10. Construction Method Statement

Submission of Construction Method Statement to provide for

- a) The parking of site operatives and visitors' vehicles.
- b) Loading and unloading of plant and materials.
- c) Storage of plant and materials.
- d) Wheel and underbody washing facilities.

11. Roundabout Arm/Site Access

Prior to commencement of the development , the new roundabout arm shall be provided as shown in principle on drawing WIE-11288-SA-95-0011-A01. The new arm shall be provided with clear to ground visibility splays and designed to accommodate existing movements associated with Bridle Way No. 10.

12. Aviation Way Access Points Provision

Prior to commencement of the development, the new access points onto Aviation Way shall be provided with clear to ground visibility splays.

13. Surface Treatment

No unbound material to be used in the surface treatment within 15m of the vehicular access.

14. No discharge of surface water onto the highway.

15. **Provision of Customer, Staff and Visitor Parking Prior to Occupation**

No occupation until the vehicle parking area is provided.

Cycle/powered two wheeler parking as shown on the plan shall be provided prior to occupation.

16. Provision of receptors for surface water and valeting contaminants to be filtered out of discharge before entry to natural water environment.

17. Submission of a traffic management scheme for the site to avoid site being used for “rat running” as an alternative access between Aviation Way and Cherry Orchard Way to be submitted to the Local Planning Authority and agreed in writing, in consultation with Ward Members.

18. Drainage servicing/maintenance logs to be submitted to the Local Planning Authority annually.

- (2) That a letter be sent to Essex County Highways emphasising that this Council wishes the banking to be retained in order to maintain further screening along the boundary of the site. (MD)

The meeting closed at 8.35 pm.

Chairman

Date

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