

Development Committee – 18 April 2013

Minutes of the meeting of the Development Committee held on 18 April 2013 when there were present:-

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

Cllr Mrs P Aves	Cllr Mrs G A Lucas-Gill
Cllr C I Black	Cllr Mrs J R Lumley
Cllr M R Carter	Cllr Mrs C M Mason
Cllr J P Cottis	Cllr J R F Mason
Cllr T G Cutmore	Cllr Mrs J E McPherson
Cllr K J Gordon	Cllr Mrs J A Mockford
Cllr J E Grey	Cllr R A Oatham
Cllr Mrs A V Hale	Cllr C G Seagers
Cllr B T Hazlewood	Cllr D J Sperring
Cllr Mrs D Hoy	Cllr M J Steptoe
Cllr M Hoy	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, Mrs H L A Glynn, J D Griffin, C J Lumley, M Maddocks, D Merrick, T E Mountain, Mrs C E Roe and I H Ward.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (Area Team North)
N Khan	- Principal Solicitor
S Worthington	- Committee Administrator

77 MINUTES

The Minutes of the meeting held on 21 March 2013 were approved as a correct record and signed by the Chairman.

78 DECLARATIONS OF INTEREST

Cllrs Mrs C M Mason and J R F Mason each declared a disclosable pecuniary interest in item 5(1) of the agenda by virtue of Cllr Mrs C M Mason owning a property in close proximity to the application site and left the Chamber during discussion of that item. Mr S Scrutton also declared a disclosable pecuniary interest in the same item by virtue of being a personal friend of the agent and also left the Chamber during discussion of that item.

79 13/00109/FUL – LAND BETWEEN MAIN ROAD AND RECTORY ROAD AND CLEMENTS HALL WAY, HAWKWELL

The Committee considered an application to demolish an existing dwelling

and construct a single storey part pitched roofed part flat roofed sales building and car parking area.

Resolved

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

1. The use hereby permitted shall be for a temporary period expiring on 17 April 2015 whereby upon expiry of the consent hereby given the sales building shall be reinstated for use as a domestic garage and the flat roofed side and rear additions shall be removed.
2. The use hereby permitted shall be for the purposes of a sales office associated with the adjoining residential development, as approved on 17 December 2012 under application no. 12/00381/FUL and for no other purpose. (HPT)

(Note: Cllrs Mrs C M Mason and J R F Mason wished it to be noted that they had voted against the above decision.)

80 12/00777/FUL – 49 SOUTHEND ROAD, HOCKLEY

The Committee considered an application to demolish an existing bungalow and construct a three storey building containing 6 no. two-bedroomed flats, form parking, refuse collection point and amenity areas and construct cycle store and new vehicular access from Southend Road.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the design, mass, bulk and positioning of the building proposed would detract from the prevailing character of the street scene.

Resolved

That the application be refused for the following reasons:-

- (1) The proposal, by way of the significant mass and bulk of the building proposed and its deep positioning into the site, with the proposed site frontage layout dominated by off street parking, would detract from the prevailing character of the built development east of Hockley town centre, which in the main comprises domestic scale dwellings and buildings with landscaped frontages. If allowed, the proposal would lack a softened green appeal contrary to the existing development on the site, proving detrimental to the amenity afforded to the street scene.
- (2) The proposal would fail to reinforce local distinctiveness and would not provide a cohesive, balanced design or add a positive visual presence to the detriment of the street scene in the locality. The design features, including a flat roofed area at first floor to the rear, lacks uniformity in window to wall proportions throughout each elevation, and locates

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window heads in close proximity to the roof edge. Furthermore, the drive through feature accessing the car park would lack expression, which, if allowed, would be bland and lost in the overall composition of either north or south elevations, resulting in an over fussy appearance, failing to demonstrate local flavour or local characteristics contrary to policy CP1 to the Council's adopted Core Strategy (2011). (HPT)

The meeting closed at 8.15 pm.

Chairman

Date

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