

Development Committee – 17 September 2015

Minutes of the meeting of the Development Committee held on **17 September 2015** when there were present:-

Chairman: Cllr C G Seagers
Vice-Chairman: M R Carter

Cllr C I Black	Cllr M Maddocks
Cllr J C Burton	Cllr Mrs J E McPherson
Cllr T G Cutmore	Cllr Mrs J A Mockford
Cllr K J Gordon	Cllr R A Oatham
Cllr J D Griffin	Cllr Mrs C E Roe
Cllr Mrs D Hoy	Cllr S P Smith
Cllr M Hoy	Cllr Mrs M H Spencer
Cllr K H Hudson	Cllr M J Steptoe
Cllr J C Lawmon	Cllr I H Ward
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L A Butcher, R R Dray, J H Gibson, Mrs H L A Glynn, Mrs A V Hale, J Hayter, B T Hazlewood, N J Hookway, G J Ioannou, Mrs C M Mason, J R F Mason, D Merrick, Mrs C A Pavelin, D J Sperring, M J Webb and Mrs C A Weston.

OFFICERS PRESENT

S Scrutton	- Director
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
R Davis	- Planner
C Todman	- Trainee Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr S Brooker - Item 6

Prior to commencement of the meeting Members of the Committee stood in silent tribute to the memory of former Councillor Mrs G A Lucas-Gill, Portfolio Holder for People and Technology, who had recently passed away.

184 MINUTES

The Minutes of the meeting held on 29 August 2015 were approved as a correct record and signed by the Chairman.

185 DECLARATIONS OF INTEREST

Cllrs J C Burton, J L Lawmon, Mrs J R Lumley, R A Oatham, Mrs C E Roe, Mrs M H Spencer and I H Ward each declared a non pecuniary interest in

agenda items 4 – 15/00463/FUL - 57 to 61 High Street, Rayleigh and 5 – 15/00416/COU – 12-14 High Street, Rayleigh by virtue of membership of Rayleigh Town Council. They also declared an other pecuniary interest in item 6 – 15/00236/FUL – 91 High Street, for the same reason and left the Chamber during debate of that item.

186 15/00463/FUL – SITE OF 57 TO 61 HIGH STREET, RAYLEIGH

The Committee considered an application to amalgamate Nos. 57 and 59 to create a larger retail unit and for the change of use of No. 61 from A2 (financial and professional services) to A3 (restaurants and cafés).

Resolved

That planning permission be granted, subject to the following conditions:-

- (1) Time Limits Full - Standard
- (2) The materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- (3) The A3 use of the site hereby permitted shall not take place (whether or not open to customers) outside 1000 to 2330 hours.
- (4) Before the A3 use hereby permitted commences at the site details of the proposed extraction equipment to be installed at the site, including details of the external finish/colour, shall be submitted to and approved in writing by the Local Planning Authority. The equipment as approved shall then be installed at the site prior to the use hereby permitted first commencing and retained at the site thereafter in accordance with the agreed drawings at all times. (Director)

187 15/00416/COU – 12-14 HIGH STREET, RAYLEIGH

The Committee considered an application for the change of use from A1 (retail) to A2 (financial and professional services).

Resolved

That planning permission be granted, subject to the following conditions:-

- (1) Time Limits Full – Standard

- (2) No window vinyl shall be applied to the display windows to the premises. (Director)

REASON: To ensure the retention of an active retail frontage in the interests of the character and appearance of the Rayleigh Conservation Area.

188 15/00236/FUL – 91 HIGH STREET, RAYLEIGH

The Committee considered an application for the change of use of the paved area in front of No. 91 to use for external seating in connection with A3 (restaurants and cafés) use.

Resolved

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

- (1) SC48 – Temporary permission for three years
- (2) This permission shall be limited to a period expiring on 30 September 2018, at which time the use of the site for external seating in connection with the restaurant/café use shall cease and the land restored to its former condition as pavement on or before the expiry date, unless a 'renewal' of this permission has been sought and obtained.

REASON: To enable the effect of the outside seating area on the locality to be re-appraised and to enable the Local Planning Authority to reconsider the development in the light of such information, in the interests of highway safety and the vibrancy of the Rayleigh town centre more generally.

- (3) The external seating and associated paraphernalia, including planters, shall not be placed outside 91 High Street on Wednesdays and 10 other calendar days of the year when a market stall is set out on the public highway outside of 91 High Street, as approved via application reference 13/00077/FUL. If on the 10 other calendar days of the year when a market stall is in operation on the public highway outside of 91 High Street and the restaurant places its external seating and associated paraphernalia, including planters, to the frontage prior to the setting up of the market the seating and associated paraphernalia shall be immediately removed.
- (4) The use of the external seating area hereby permitted shall not take place (whether or not open to customers) outside 1000 to 2330 hours.
- (5) The external seating and associated paraphernalia, including planters, shall be brought inside the premises when the external seating area is not open to customers.

- (6) Prior to works commencing details for an alternative wind break design and the external seating and tables shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such alternative wind break design and external seating and tables shall be implemented on site prior to first use of the development hereby approved and shall be those permanently used when the development is in operation.

- (7) Prior to the commencement of the development hereby approved the applicant shall submit details to the Local Planning Authority of a litter picking and pavement cleaning regime for the site frontage area to which the outside seating hereby approved would be situated. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority. (Director)

REASON: In order to ensure deposited food stuffs arising from consumption on the highway do not cause a hazard to pedestrians and do not detract from the character and appearance of the Rayleigh Conservation Area more generally.

The meeting closed at 9.22 pm.

Chairman

Date

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