

Development Control Committee – 24 July 2008

Minutes of the meeting of the **Development Control Committee** held on **24 July 2008** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr Mrs J A Mockford
Cllr Mrs L A Butcher	Cllr R A Oatham
Cllr P A Capon	Cllr J M Pullen
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr M R Carter	Cllr D G Stansby
Cllr Mrs L M Cox	Cllr M G B Starke
Cllr T G Cutmore	Cllr M J Steptoe
Cllr K J Gordon	Cllr J Thomass
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr A J Humphries	Cllr P F A Webster
Cllr Mrs G A Lucas-Gill	Cllr Mrs C A Weston
Cllr M Maddocks	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, Mrs R Brown, J P Cottis, Mrs J Dillnutt, Mrs H L A Glynn, T E Goodwin, J E Grey, T Livings, C J Lumley, Mrs J R Lumley and J R F Mason.

OFFICERS PRESENT

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

PUBLIC SPEAKING

Mr R Hilliard – Schedule items 1 and R3

239 MINUTES

The Minutes of the meeting held on 24 June were approved as a correct record and signed by the Chairman.

240 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 08/00427/FUL, which had been referred from the Weekly List.

Item 1 – 08/00576/FUL – 299 Ferry Road, Hullbridge

Proposal – Demolish existing dwelling and construct two storey pitched roofed building to provide 3 no. one-bedroomed and 5 no. two-bedroomed age restricted flats. Close existing access and form new access with parking areas and bin store to front and fence to side.

Resolved

That the application be approved, subject to the heads of conditions outlined in the schedule and the two additional conditions detailed in the addendum to the schedule. (HPT)

Item 2 – 08/00365/FUL – Land adjoining 71 Rectory Road, Hawkwell

Proposal – Construct 2 no. one-bedroomed bungalows with linked garage and parking area. Access off Wendon Close.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it constituted an over-development of the site and that the proposed garden sizes failed to meet the Council's minimum recommended standard.

Resolved

That the application be refused for the following reason:-

- 1 The application, by virtue of introducing two small bungalows on the restricted site, at a density of approximately 75 units per hectare, represents an over-development of the site and the Wendon Close frontage generally. Furthermore, this results in the proposed amenity space for each of the proposed bungalows failing to meet the Council's minimum recommended garden size to serve the reasonable needs of the future residents. (HPT)

Item R3 – 08/00427/FUL – 58 Victoria Avenue, Rayleigh

Proposal – Demolish existing dwelling and construct one detached four-bedroomed house with integral garage, two semi-detached four-bedroomed houses with integral garages, two detached bungalows at rear with attached and detached garages, new access road and crossovers.

It was noted that, since preparation of the officer's report, further information had been provided by the applicant relating to a more detailed drainage strategy, which had resulted in the Environment Agency withdrawing their objection to the application. Officers had accordingly revised their recommendation to one of approval.

Resolved

That the application be approved for the reasons outlined in the addendum to the schedule and subject to the heads of conditions outlined in the addendum to the schedule. (HPT)

The meeting closed at 8.15 pm.

Chairman

Date

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