

Development Control Committee – 29 March 2007

Minutes of the meeting of the **Development Control Committee** held on **29 March 2007** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr K J Gordon

Cllr R A Amner	Cllr T Livings
Cllr Mrs P Aves	Cllr C J Lumley
Cllr C I Black	Cllr Mrs J R Lumley
Cllr Mrs R Brown	Cllr D Merrick
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr P A Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr J M Pullen
Cllr T G Cutmore	Cllr P K Savill
Cllr T E Goodwin	Cllr C G Seagers
Cllr J E Grey	Cllr D G Stansby
Cllr Mrs S A Harper	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr P F A Webster
Cllr A J Humphries	Cllr Mrs C A Weston

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, Mrs H L A Glynn, C A Hungate, Mrs L Hungate, J R F Mason, Mrs M A Starke, M G B Starke and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
N Khan	- Solicitor
C Blow	- Senior Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

Mr P Wislocki - for item 4
Mr M Hawley - for item 4
Mr M Stone - for item 2
Mr J Dagg - for item 3
Mrs J Quested - for item 3
Mrs J Rigby - for item R5

99 MINUTES

The Minutes of the meetings held on 22 February 2007 and 13 March 2007

were approved as a correct record and signed by the Chairman.

100 DECLARATIONS OF INTEREST

Cllrs C J Lumley, Mrs J R Lumley and J M Pullen each declared a personal interest in item 2 of the Schedule by virtue of membership of the National Trust Rayleigh Mount Local Committee.

Cllr Mrs M J Webster declared a personal interest in item 2 of the Schedule by virtue of being Vice-Chairman of the National Trust Rayleigh Mount Local Committee.

Mr Palmer also declared a personal interest in item 2 of the Schedule by virtue of membership of the National Trust.

101 SCHEDULE OF DEVELOPMENT APPLICATIONS AND ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with item 07/00030/FUL, which had been referred from the Weekly List.

Item 4 – 07/00121/FUL – 89 Downhall Road, Rayleigh

Proposal – Demolition of existing property and creation of one block containing 7 no. flats and 1 no. detached dwelling house. Vehicular access to the flats off Lakeside to a car park court (10 spaces) vehicular access to dwelling house off Lakeside (2 spaces) revised siting and layout from that proposed under application reference 06/01111/FUL.

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, was out of keeping with the street scene, and was an unneighbourly and intrusive form of development.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by reason of the size, scale and appearance of the flatted building and in particular its southern elevation, together with the forward prominent siting of the new dwelling on the corner of Lakeside and Downhall Road, will be out of character, unsympathetic, un-neighbourly and intrusive to the form and appearance of the street scene generally and the style of the properties in Lakeside in particular.
- 2 In the opinion of the Local Planning Authority if permitted, the provision of residential development of such size, scale and appearance will result in a substantial change in the appearance and impact of the

development on this site amounting to a less spacious character than exists, symptomatic of an over-development of the site. The openness of the site and the views of the pond will significantly diminish, reducing the contribution to the street scene and as such the proposal will have a detrimental impact upon the character of the area. Furthermore, such residential development, if approved, would fail to respect the existing scale and form of the larger composition of the area, particularly in relation to the southern elevation of the proposed development, contrary to the Local Planning Authority's design aspects of housing schemes and flatted accommodation, the subject of policies HP6 and HP11 of the Replacement Local Plan. (HPT)

Item 1 – 07/00080/FUL – 7 South Street, Rochford

Proposal – Renew the permission for the siting of modular building to provide reception and interview facilities for Council offices.

Resolved

That the application be approved, subject to the condition outlined in the Schedule. (HPT)

Item 2 – 07/00083/OUT – Treetops, Hillview Road, Rayleigh

(Note: Cllrs Mrs M J Webster and P F A Webster each declared a prejudicial interest in this item by virtue of living in close proximity to the site and left the Chamber. Cllr K H Hudson also declared a prejudicial interest in the item by virtue of being acquainted with the architect and left the Chamber.)

Proposal – Demolish existing property Treetops and erect 3 detached dwelling houses with garages and vehicular access from Hillview Road.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and subject to an additional informative relating to works being conducted on Hillview Road, including repair of any damage caused by construction vehicles. (HPT)

Item 3 – 07/00023/FUL – 58 Victoria Avenue, Rayleigh

Proposal – Demolish existing dwelling and construct 2 no. two storey buildings to front and one two storey building at rear providing 15 no. two-bedroomed and 1 no. one-bedroomed flats with access and car parking.

Mindful of officers' recommendation for approval, Members nevertheless considered that the item should be refused on the grounds that it constituted an over-development of the site, was incompatible with the locality and out of keeping with the street scene.

Resolved

That the application be refused for the following reason:-

- 1 The proposed flatted development is incompatible with the existing predominantly family dwellings in the locality and as such its form, layout and appearance will be unsympathetic with the street scene and symptomatic of an over-development of the site. (HPT)

Item R5 – 07/00030/FUL – 14 West Street, Rochford

Proposal – Construct disabled access ramp with handrail to front and install 3 no. external air conditioning units on flat roofed area to rear of building.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal would result in unacceptable congestion on the pavement and that the applicant provided no details of noise attenuation measures with respect to the proposed air conditioning units.

Resolved

That the application be refused for the following reasons:-

- 1 The proposal, by way of the resulting reduction in width to the footway, would result in unacceptable and unnecessary congestion on the pavement, particularly on market days and Saturdays when the Market Square is busy, to the detriment of pedestrian safety
- 2 The applicant has failed to provide adequate details of any noise attenuation measures in respect of the proposed air conditioning units. As such, the Local Planning Authority has been unable to give the matter of noise and disturbance arising from the development due consideration in the interests of the amenity of adjoining residential occupiers. (HPT)

The meeting closed at 10.05 pm.

Chairman

Date

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