

Planning Services Committee – 26 July 2005

Minutes of the meeting of the **Planning Services Committee** held on **26 July 2005** when there were present:-

Chairman: Cllr A J Humphries
Vice-Chairman: Cllr K J Gordon

Cllr R A Amner	Cllr D Merrick
Cllr C I Black	Cllr R A Oatham
Cllr Mrs R Brown	Cllr J M Pullen
Cllr P A Capon	Cllr P R Robinson
Cllr Mrs T J Capon	Cllr P K Savill
Cllr R G S Choppen	Cllr C G Seagers
Cllr T G Cutmore	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr J E Grey	Cllr M G B Starke
Cllr Mrs S A Harper	Cllr Mrs M S Vince
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr T Livings	Cllr P F A Webster
Cllr C J Lumley	Cllr Mrs B J Wilkins
Cllr Mrs J R Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C A Hungate, Mrs L Hungate, J R F Mason, Mrs J A Mockford, S P Smith and J Thomass.

OFFICERS PRESENT

J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
N Khan	- Solicitor
S Worthington	- Committee Administrator

REPRESENTING HOCKLEY PARISH COUNCIL

Cllr R E Vingoe

303 MINUTES

The Minutes of the meeting held on 30 June 2005 were approved and signed by the Chairman, subject to it being noted that, with respect to Minute 255, Cllr M G B Starke was in the chair for item 5 of the Schedule of Development Applications.

304 DECLARATIONS OF INTEREST

Cllrs P R Robinson and P A Capon each declared a personal interest in item

R2 of the Schedule by virtue of being a member of the club.

Cllr T G Cutmore declared a personal interest in item 6 of the Schedule by virtue of his wife having worked with the applicant's sister some years ago.

Cllr Mrs H L A Glynn declared a personal interest in item 5 of the Schedule by virtue of being a Member of Hawkwell Parish Council and in item 6 of the Schedule by virtue of being acquainted with the applicant's father.

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

The Committee considered the Schedule of development applications and recommendations, together with application numbers 05/00431/FUL and 05/00303/FUL, which had been referred from the Weekly List.

Item D1 – 05/00332/FUL – Land North of Market Square/West Street and West of North Street, Rochford

Proposal – Revised application for: Block A: Two and three storey building containing supermarket, library, 3 no. shops, 42 flats (24 two bedroomed and 18 one bedroomed) and involving re-siting, provision of two electrical sub-stations, provision of sliding gate, revised car parking layout. Block B: two and three storey building containing 34 sheltered flats (17 two bedroomed and 17 one bedroomed) and 3 no. shops and involving revised elevations and revised car parking layout. Block C: two, three and four storey building containing 73 no. flats (44 two bedroomed and 29 one bedroomed) and involving revised elevations, revised car parking layout, increase in height by 0.6m to building previously approved; and variation to condition 23 of consent 03/00947/FUL to allow revised design of turning head and variation to condition 27 of consent 03/00947/FUL to allow revised layout of car parking area for the supermarket and revised arrangements for dedication of residents' car parking.

It was noted that officers would discuss with the applicants details of the external finishes for the brick/mural detail to try and minimise the risk of attracting graffiti.

Resolved

That the application be approved, subject to the application being included as an addendum to the current legal agreement to the existing consent granted under application reference 03/00947/FUL and subject to any further conditions recommended as a result of Essex County Council Highways' outstanding comments, and subject to the heads of conditions, as set out in the Schedule, with the modification to head of condition 23, as outlined in the addendum to the Schedule, and subject to the following additional heads of conditions:

- 40 Electric Mobility Vehicles – Sheltered Scheme. Prior to the commencement of the building to provide sheltered housing, identified as Block C on the plans hereby approved, the applicant shall submit details for the parking, storage and battery charging provision for electric mobility vehicles associated with residents of the sheltered accommodation. Such details as may be approved by the Local Planning Authority shall be implemented prior to the first occupation of the sheltered housing building hereby approved.

REASON: In order to ensure provision for parking and battery charging of electric mobility vehicles for residents in the interests of amenity and highway safety.

- 41 Trees to Pedestrianised Area. Notwithstanding the requirements of Condition 15 of this consent, the applicant shall submit details for the planting of trees to the pedestrianised area between Blocks A and B. The details, as may be agreed by the Local Planning Authority, shall be implemented during the first planting season following occupation of buildings A and B. If, within a period of five years from the date of the planting of any tree as agreed under this condition, that tree or any tree planted as a replacement for it, is removed, uprooted or destroyed or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, in the first available planting season following removal (October to March inclusive).

REASON: In order to enhance the development and provide relief in the interests of visual amenity. (HPS)

Item R2 – 05/00431/FUL – 7 Eldon Way, Hockley

Proposal – Creation of roof terrace with 1.8m balustrade roof terrace to be used as an outside seating / drinking area for patrons of the pool and snooker club.

It was reported that 90 standard letters of objection had been received.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the proposal would result in a deterioration of amenity to neighbours in the vicinity.

Resolved

That the application be refused for the following reason:-

1. The use of the roof terrace by patrons of the existing first floor

snooker/pool club would have a serious and adverse effect on the amenities enjoyed by occupants of neighbouring/nearby residential properties in particular, and the surrounding area generally, by reason of noise pollution, general disturbance and the potential for overlooking. (HPS)

Item R3 – 05/00313/FUL - Site G7, Purdeys Industrial Estate, Purdeys Way, Rochford

Proposal – Use of the land for the open storage of building materials to a height not exceeding 6m. New 3m high timber fence along western boundary.

One further objection was reported.

Resolved

That the application be approved, subject to the legal agreement and conditions set out in the Schedule, subject to deletion of the erroneous condition 6 and subject to condition 2 being amended to a height above existing ground level of 5.2 metres, namely:-

Condition 2: Notwithstanding the details hereby approved, the open storage shall not exceed a height above existing ground level of 5.2m unless previously agreed in writing by the Local Planning Authority, and in any event there shall be no working and no machinery (operational or otherwise) above 5.2m from the ground level unless previously agreed in writing by the Local Planning Authority. (HPS)

Item 4 – 05/00599/REM – Former Park School, Rawreth Lane, Rayleigh

Proposal – Details of Retail foodstore and part two storey part three storey building comprising 4 no. A1 (retail) units and 1 no. café / restaurant to ground floor, 3 no. D1 (non residential institutions) units at first floor and 8 no. two bedroomed flats at first and second floor with access and car parking layout.

It was noted that this application was a Reserved Matter and that the outline planning permission had already been granted, thereby establishing the principle of the development.

During debate, Members raised the following concerns:-

- It was unfortunate that the spine road for the site had been designed before full uses of the site were established. The siting of Asda supermarket on this site would have a major impact on traffic movements along the spine road, along Rawreth Lane, the junction of Rawreth Lane/Hambro Hill and the Downhall Road/London Road junction. It was likely that people from within a wide area would use the supermarket. A

traffic impact study would be required, and a thorough assessment by the Highways Authority, and consideration given to whether Asda would need a dedicated entrance, rather than using the spine road.

- The Asda supermarket proposed could have an impact on trade in Rayleigh High Street and local shopping parades in Rayleigh.
- There was no firm commitment to providing a doctor's surgery on site.
- The proposals would put further strain on drainage in an area of weakness due to flat terrain.
- Lorries should not enter the site through Rayleigh, but to the west via the A130.
- The issue of air quality/pollution should be properly investigated.
- Proper consultation should take place with Rawreth Parish Council.
- Liaison should take place with the bus operators to see whether bus routes might incorporate access to the proposed new supermarket.
- There would be a number of residential properties facing the proposed supermarket, in a relatively rural location; could a more sympathetic design and materials for the supermarket be requested?
- There was the possibility that jobs generated by the new Asda supermarket could lead to job losses elsewhere in Rayleigh.
- The impact upon residents in Rawreth Lane opposite the site.

Item 5 – 05/00358/FUL – 8 Albert Road, Ashingdon

Proposal – Revised application to demolish existing semi-detached bungalow and construct detached two bedroomed bungalow and construct vehicular crossing.

Resolved

That the application be approved for the reasons outlined in the Schedule, subject to the conditions set out in the Schedule and in the addendum to the Schedule, and subject to the following additional head of condition:-

10. No work or operation of equipment, plant and / or machinery involving demolition and / or construction of the development hereby approved shall occur other than between the hours of 0830 – 1800 Monday to Friday and shall not occur after 1300 hours on Saturdays or on Sundays or Bank Holidays.

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REASON: In the interests of the amenity of adjoining residents, given the close proximity of the development hereby approved to the private amenity areas and gardens of adjoining dwellings. (HPS)

(**Note:** Cllrs P A Capon and Mrs H L A Glynn wished it to be recorded that they had voted against this decision.)

Item 6 – 05/00427/COU – Brickhouse Farm, Fambridge Road, Ashingdon

Proposal – Conversion of redundant farm building to a dwelling.

Resolved

That this item be deferred to allow the applicants to submit more detailed plans with respect to the barn conversion and to allow investigation of the issue of flooding.
(HPS)

The meeting closed at 10.07 pm.

Chairman

Date