

## **Development Committee – 19 December 2013**

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Minutes of the meeting of the Development Committee held on **19 December 2013** when there were present:-

Chairman: Cllr P A Capon  
Vice-Chairman: Cllr Mrs C E Roe

Cllr T G Cutmore	Cllr M Maddocks
Cllr R R Dray	Cllr Mrs C M Mason
Cllr Mrs H L A Glynn	Cllr J R F Mason
Cllr K J Gordon	Cllr Mrs J E McPherson
Cllr J D Griffin	Cllr D Merrick
Cllr Mrs A V Hale	Cllr C G Seagers
Cllr B T Hazlewood	Cllr S P Smith
Cllr Mrs D Hoy	Cllr M J Steptoe
Cllr M Hoy	Cllr I H Ward
Cllr K H Hudson	Cllr Mrs B J Wilkins
Cllr Mrs G A Lucas-Gill	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs P Aves, C I Black, Mrs L A Butcher, Mrs T J Capon, M R Carter, J E Grey, C J Lumley, Mrs J R Lumley, Mrs J A Mockford, T E Mountain, R A Oatham, D J Sperring and Mrs M J Webster.

### **OFFICERS PRESENT**

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

### **PUBLIC SPEAKERS**

M Smith	- For item 4
C Shorney	- For item 4
M Argentieri	- For item 5(1)
B Sharr	- For item 5(1)

### **269 MINUTES**

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

### **270 DECLARATIONS OF INTEREST**

Cllr Mrs H L A Glynn declared a non pecuniary interest in item 4 of the agenda by virtue of membership of Rochford Parish Council.

Cllr Mrs C E Roe declared a non pecuniary interest in item 5(1) of the agenda by virtue of being acquainted with the owner of the business and of her daughter having attended the nursery some years ago and by virtue of membership of Rayleigh Town Council.

Cllr Mrs D Hoy and Cllr M Hoy both declared a non pecuniary interest in item 5(1) of the agenda by virtue of their children having attended the nursery some years ago.

Cllrs R R Dray and I H Ward each declared a non pecuniary interest in item 5(1) of the agenda by virtue of membership of Rayleigh Town Council.

**271 13/00552/REM – LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD, ROCHFORD**

The Committee considered a reserved matters application with details of 293 dwellings comprising two, three, four and five-bedroomed houses and forty four apartments with associated garages, roads, pathways, car parking, landscaping and public open space.

**Resolved**

That it be delegated to the Head of Planning and Transportation, in consultation with Ward Members, to approve reserved matters, subject to receipt of:-

1. Revised plans and layout improving the size of garden areas and as outlined at section 3 of the addendum to this item.
2. Together with the substitution of market housing to the space occupied by plots 48, 49, 50, 66, 67, 68, 69, 70 and 71 and the provision of affordable housing to the space occupied by plots 232, 233, 234, and 235.
3. To the following heads of condition:-
  - (1) Development to be implemented in accordance with the materials submitted in the design statement and public realm document, as agreed in conditions 34 and 35 to the outline permission and shown in reserved matters details, unless alternatives are agreed.
  - (2) Submission of details for railings enclosure to roundabout frontages Character Zone A.
  - (3) Landscaping to be as agreed and set out in this application unless as otherwise agreed.
  - (4) Obscure glazing to first floor side windows.
  - (5) No new side windows at first floor level.

- (6) Submission of details for garage and front door variation in colour and design to reinforce character areas.
- (7) Submission of details for the provision for refuse collection points within 15m of highway for plots 32, 48-54, 56-63 and 330-337.
- (8) Submission of design details and appearance of low rise lighting bollards for the improvement to Ironwell Lane.
- (9) Submission of revised landscaping details for trees to front of plots 322 and 323.
- (10) Submission of revised landscaping details for tree planting to front of plots 249-254.
- (11) Brick work material walling to match nearby dwellings.
- (12) Submission of details for the cladding of the roof gable end to house type Cavendish A, B and C.
- (13) Notwithstanding the submitted designs submission of revised details of roof verge and eaves at scale of 1:20 and 1:5 to show open or sloping soffits.
- (14) Submission of revised designs for windows, frames and glazing bars at sales between 1:20 and 1:1 and to reflect the frame and glazing bar thickness of traditional timber designs with glazing bars fixed to the outside pane of the glass and double hung sash windows and inset reveal within masonry walling.
- (15) Notwithstanding the requirements of the flood risk assessment accompanying the outline permission implementation of the SuDS in accordance with those additional details submitted in this reserved matters application.
- (16) Notwithstanding the requirements of the flood risk assessment accompanying the outline permission surface water shall be discharged at the rate of the 1 in 30 year event as set out in accordance with those additional details submitted in this reserved matters application.
- (17) Submission and consideration of further planting to strengthen the Hall Road frontage of the site.
- (18) Early implementation of swales and landscaping.
- (19) Submission of revised details to achieve a taller pitched roof design to house type 75a.
- (20) Submission of revised refuse bin storage area for plots 195-197 to avoid access difficulties with parking spaces. (HPT)

### 272 13/00650/FUL – SITE OF 40 TO 46 EASTWOOD ROAD, RAYLEIGH

**(Note:** Cllr Mrs B J Wilkins declared a non pecuniary interest in this item by virtue of being acquainted with the owner of the nursery)

The Committee considered an application for the change of use of 42-46 Eastwood Road to a day care nursery with single storey infill extension and first floor covered walk way extension between Nos. 40 and 42.

During debate it was noted that, with respect to condition 4, consultation should take place with Cllr S P Smith.

#### **Resolved**

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

- (1) SC4B Time Limits Full – Standard
- (2) SC14 Materials to be Used (Externally)
- (3) Prior to works commencing, a parking layout incorporating parking spaces, cycle provision, powered two wheeler provision and one disabled bay shall be submitted to and agreed in writing by the Local Planning Authority. A 6m distance shall be provided between the rear of parking spaces. Once agreed, the parking layout shall be marked out on site prior to first use of the development hereby permitted and thereafter retained and used solely for the parking of vehicles.
- (4) Prior to works commencing, plans and details of the acoustic fencing and outdoor acoustic flooring, including positionings of such acoustic measures on the site, shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such acoustic measures shall be implemented prior to first use of the development hereby permitted and permanently retained thereafter.
- (5) The use hereby permitted shall only be used as a day nursery and for no other purpose, including any use otherwise permitted within Class D1 (Non Residential Institutions) of the Use Classes (Amendment) Order 2005 (including any Order revoking or re-enacting that Order, with or without modification), or such uses ordinarily incidental to the use hereby permitted.
- (6) The number of children attending the day nursery at any time shall not exceed 72.
- (7) Prior to works commencing plans and details of the balcony enclosure to the front elevation shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such balcony enclosure shall be implemented on site prior to first use of the development hereby permitted and permanently retained thereafter.

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- (8) The use of the garden area hatched blue on drawing no. 186.09.13 P01 date stamped 6 November 2013 shall be restricted solely to use by children attending the nursery premises hereby permitted and shall not exceed at any time use by more than 8 children.
- (9) The use of the site hereby permitted shall not take place on Saturdays, Sundays or Bank Holidays. (HPT)

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.