

Development Committee – 11 January 2018

Minutes of the meeting of the Development Committee held on **11 January 2018**
when there were present:-

Chairman: Cllr S P Smith

Cllr J D Griffin
Cllr N J Hookway
Cllr D Merrick
Cllr T E Mountain

Cllr J E Newport
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Milne, Mrs L Shaw, C M Stanley and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr T G Cutmore	- for Cllr M J Steptoe
Cllr M J Lucas-Gill	- for Cllr Mrs L Shaw
Cllr Mrs C M Mason	- for Cllr Mrs D Hoy
Cllr D J Sperring	- for Cllr R Milne

NON-MEMBERS ATTENDING

Cllr Mrs D Hoy
Cllr M Hoy
Cllr Mrs J R Lumley
Cllr J R F Mason

OFFICERS PRESENT

M Thomas	- Assistant Director, Planning and Regeneration Services
M Stranks	- Team Leader (Area Team North)
R Hurst	- Senior Solicitor
A Evans	- Senior Planner
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

S Clark	- for item 6
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8 MINUTES

The Minutes of the meeting held on 14 December 2017 were approved as a correct record and signed by the Chairman.

Cllr N J Hookway referred to an issue that arose at the meeting of 14 December 2017 during which he stated that a matter had been raised relating to an application; however, incorrect advice had been given at the meeting that this did not form part of the application. He stated that the matter should have been dealt with by the Committee but wasn't; accordingly, a local

community could potentially lose out on funding for a particular project. He stated that it appeared as though the situation had arisen as a planning officer had not been party to all of the planning application process, as it had been passed from one officer to another. During that process all relevant information had not been included within the officer's report to the Committee. He emphasised the fact that in this particular instance Members' questions should not have been dismissed. It was noted that this matter would be investigated outside the meeting.

9 DECLARATIONS OF INTEREST

Cllrs D Merrick, Mrs C M Mason and J R F Mason all declared a non-pecuniary interest in item 7 of the Agenda relating to 3 Abbey Close, Hullbridge, by virtue of being acquainted with the applicants and with item 8 relating to 4 Cagefield Cottages, Stambridge by virtue of being acquainted with the applicant's father. Cllr D Merrick also was acquainted in a professional capacity with the applicant for item 8. Cllr S A Wilson declared a non-pecuniary interest in item 7 by virtue of being acquainted with the applicants. Cllrs Mrs D Hoy and M Hoy each declared a direct pecuniary interest in item 7 of the agenda by virtue of being the applicants and left the Chamber during debate of that item.

10 16/00899/FUL – TIMBER GROVE, LONDON ROAD, RAYLEIGH

The Committee considered an application for the demolition of an existing care home and all other buildings; the erection of 83 dwellings comprising 2 no. two-bed houses, 25 no. three-bed houses, 14 no. four-bed houses, 3 no. five-bed houses, 29 no. one-bed flats (including 4 no. 'FOG' units), and 10 no. two-bed flats; the erection of 3 no. four-bed supported living units; associated parking and landscaping; stopping-up of the existing access and the improvement of the existing access onto London Road.

During the officer's presentation of this item it was not possible to show all of the presentation slides due to issues relating to the audio-visual equipment. During detailed debate of the application, concern was raised by Members about errors within the officer's report relating to ward details for the application site. In addition, it was emphasised that consultation had not taken place with Ward Members. It was noted that this issue would be investigated outside the meeting.

Mindful of officers' recommendation to approve the application, Members nonetheless considered that the application should be refused on the grounds of the lack of a surface water drainage strategy and maintenance plan; problems with access to bin collection points for the apartments; lack of provision of a play space; lack of provision for on street parking in certain areas of the site; and concerns relating to disturbance to the badger sett.

Resolved

That the application be refused for the following reasons:-

- (1) A detailed surface water drainage strategy and maintenance plan has not been provided.
- (2) The lack of detailed information relating to access to bin collection points for the occupiers of the flatted accommodation within the site.
- (3) Lack of provision of a play space within the site.
- (4) Insufficient on street parking within some areas of the site.
- (5) The potential for the badger sett to be disturbed during construction works on site. (ADP&RS)

11 17/00922/FUL – 3 ABBEY CLOSE, HULLBRIDGE

The Committee considered an application to construct a part single storey, part two storey side extension.

Resolved

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

- (1) The development hereby permitted shall begin before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Drawings numbered: GE1711/P03 and GE1711/P01

Date stamped: 18 September 2017

- (3) The development hereby permitted shall be constructed with the external facing (including windows and doors) and roofing materials as detailed on the approved application drawings and in Section 11 of the planning application form. (ADP&RS)

12 17/01027/FUL – 4 CAGEFIELD COTTAGES, STAMBRIDGE ROAD, STAMBRIDGE

The Committee considered an application for a single storey front extension.

Resolved

That planning permission be approved, subject to the following heads of condition:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Drawing no. 2895 03 date stamped 16 October 2017

- (3) The external facing 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. (ADP&RS)

13 15/00244/FUL – HALCYON PARK, POOLES LANE, HULLBRIDGE

The Committee considered an application to construct an additional access to serve the holiday park onto Kingsman Farm Road. The application had been referred from Weekly List No. 1404 by Cllr Mrs D Hoy on the grounds of highways issues in respect of the road being narrow with poor visibility and that County Highways had not visited the site to properly view the volume and speed of traffic at the bend in the road and that their comments were therefore based on supposition, rather than fact.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be deferred to a future meeting of the Committee to seek further confirmation from County Highways as to their consultation response and specifically as to whether they had visited the application site; this in the context of concerns raised relating to highway safety in the location of the application site access in close proximity to a sharp bend in the road.

Resolved

That the application be deferred. (ADP&RS)

The meeting closed at 9.40 pm.

Chairman

Date

CONFIRMED

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