

Development Committee – 25 August 2011

Minutes of the meeting of the **Development Committee** held on **25 August 2011** when there were present:-

Chairman: Cllr P A Capon

Cllr Mrs P Aves	Cllr Mrs J A Mockford
Cllr C I Black	Cllr T E Mountain
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr M R Carter	Cllr C G Seagers
Cllr T G Cutmore	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr M J Steptoe
Cllr Mrs A V Hale	Cllr J Thomass
Cllr K H Hudson	Cllr I H Ward
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr M Maddocks	Cllr Mrs C A Weston
Cllr Mrs J E McPherson	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J P Cottis, K J Gordon, J E Grey, A J Humphries, Mrs J R Lumley, Mrs C M Mason, J R F Mason, D Merrick, R D Pointer, A C Priest and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
N Khan	- Principal Solicitor
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)

PUBLIC SPEAKERS

Mr R Forde	- for schedule item 1
Mr M Woodger	- for schedule items 2, 3 and 4

198 MINUTES

The Minutes of the meeting held on 28 July 2011 were approved as a correct record and signed by the Chairman.

199 DECLARATIONS OF INTEREST

Cllr K H Hudson declared a personal interest in items 1, 2, 3 and 4 of the schedule by virtue of being a neighbour of the applicant.

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

The Committee considered the schedule of development applications.

Item 1 – 11/00429/FUL – Units 5 and 6, Long Acres, Lower Road, Hockley

Proposal – Replacement of units 5 and 6 on a like-for-like basis for continued use for ancillary domestic purposes (unit 5) and storage of theatre props (unit 6).

Resolved

That the application be refused for the following reason:-

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. The proposal is considered to be inappropriate development as defined within Planning Policy Guidance Note 2: Green Belts (1995). Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than reasonably sized extensions or replacement of existing dwellings, as defined in policies R2, R5 and R6 of the Local Plan). The construction of a new / replacement building for commercial use adversely impacts upon the openness of the Green Belt.

If the proposal in part were allowed to be retained for the purpose of domestic storage associated with the bungalow adjoining the site and, with in the applicant's control, further harm to the openness of the Green Belt would result from the piecemeal expansion of residential out buildings and extension of the residential cartilage to further urbanise that part of the Green Belt in which the site is situated. (HPT)

Item 2 – 11/00430/FUL – Unit 1, Long Acres, Lower Road, Hullbridge

Proposal – Change use of unit 1 to car repairs

Resolved

That the application be approved, subject to the following conditions:-

- 1 SC4B – Time limits standard
- 2 No good(s), articles, product(s), or other material(s), together with any plant, machinery or equipment, whether or not requisite for the use of the site hereby permitted, shall at any time be stored or otherwise deposited in the open areas of the site outside the building hereby approved.
- 3 Within 3 calendar months of the date of this permission, the applicant shall submit details for the provision of three off street car parking spaces

to be provided on the site to serve the development hereby approved. The car parking provision shall be implemented in accordance with such details as may be agreed by the Local Planning Authority within a period of three months from the date of the finally agreed matter of parking detail or such other time as may be agreed with the Local Planning Authority. Such parking spaces shall be retained for the parking of staff and visitor vehicles associated with the use of unit 1 and for no other purpose.

- 4 Notwithstanding the provisions of Classes A, B and C of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, no extensions or alterations shall be erected to the building nor any further hardstanding be provided.

Item 3 – 11/00431/FUL – Unit 4, Long Acres, Lower Road, Hockley

Proposal – Change use of unit 4 to domestic store and ancillary workshop ancillary to the main dwelling house at Long Acre.

Resolved

That the application be approved, subject to the following conditions:-

- 1 SC4B – Time limits standard.
- 2 No good(s), articles, product(s), or other material(s), together with any plant, machinery or equipment, whether or not requisite for the use of the site hereby permitted, shall at any time be stored or otherwise deposited in the open areas of the site outside the building hereby approved.
- 3 Notwithstanding the provisions of Classes A, B and C of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, no extensions or alterations shall be erected to the building nor any further hardstanding be provided. (HPT)

Item 4 – 11/00432/FUL – Units 7, 8 and 9, Long Acres, Lower Road, Hockley

Proposal – Change use of units 7, 8 and 9 to car storage.

Resolved

That the application be approved, subject to the following conditions:-

- 1 SC4B – Time limits standard
- 2 No good(s), articles, product(s), or other material(s), together with any plant, machinery or equipment, whether or not requisite for the use of

the site hereby permitted, shall at any time be stored or otherwise deposited in the open areas of the site outside the building hereby approved.

- 3 The hardstanding area and car parking layout shown shaded on the approved plan Drg. No. 10.1489/03 and date stamped 12 July 2011 shall be retained for the access to the units and the parking of staff and visiting customer vehicles only.
- 4 Notwithstanding the provisions of Classes A, B and C of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, no extensions or alterations shall be erected to the building nor any further hardstanding be provided. (HPT)

Item 5 – 11/00538/EXTM – Southend United Football Club, C/o Roots Hall Ltd

Proposal – Demolish night club and training facilities, erect 22,000 seat football stadium including 114 bedroom hotel, conference floor space, players' hostel, food and drink concessions, bars and other ancillary facilities; erect 67 flats with basement parking, erect retail units (class A1) totalling 16,400 square metres of floor space of which at least 20 per cent shall be restricted to bulky / DIY goods; erect restaurant (class A3) comprising 279 square metres of floor space, erect health club (class D2) totalling 3205 square metres of floor space, layout parking and cycle spaces and associated landscaping and form vehicular accesses onto Eastern Avenue and Fossetts Farm link road (application to extend the time limit for implementation following planning permission 06/01300/FULM granted 30/06/2008).

Resolved

That the following points be included in the consultation response to Southend-on-Sea Borough Council, which are in addition to those matters that have already been highlighted to them:-

- The impact of the retail element of the scheme on town centres in Rochford District and the local retail centres, including the airport retail park should be carefully considered with regard to national planning policy contained within PPS4 and PPS6.
- The visual intrusion of the proposal in terms of both long and short range views should be considered carefully with regard to ensuring that appropriate and effective soft landscaping at the site, particularly at the boundaries, is required and implemented. This is considered to be particularly important given that the site directly abuts part of the Rochford District, which is designated as Green Belt and has a rural character and appearance.
- Planning conditions and legal agreement requirements that related to protection of residential amenity in the original decision should be carried forward on the new permission, if approved, in the interest

particularly of protecting the amenity of occupants of residential properties in the Rochford District close to the northern boundary of the site.

- The Section 106 Agreement, which the main stadium development is subject to, should require a mechanism for monies to be made available for the maintenance of the ditches north of the flood attenuation pond. This is because these ditches, which will serve the proposed flood attenuation pond (which itself serves the main stadium) will be reliant on these drainage ditches to the north of the development. They are outside of the application site, but may need works undertaken to them and long term maintenance to sustain the required capacity.
- A need to ensure that the travel plan includes provision for away supporters to be directed to the stadium via the A127 rather than via Sutton Road.
- Planning conditions that ensure that the football stadium is erected before any of the other facilities included in the stadium application, such facilities not to be erected in the event of the stadium not being built.
- Planning conditions imposed on the previous approval to be carried over to any new consent issued particularly with reference to those relating to pollution control measures for surface water runoff. (HPT)

Item 6 – 11/00965/EXTM – Southend United Football Club, C/o Roots Hall Ltd

Proposal – Revised planning application for demolition of a night club and football training facilities; erect 67 residential units, a 22,000 seater stadium, erect A1 retail units totalling 18,878 sqm gross (including 1,400 sqm gross of food); erect three A3 units of 909 sqm floor space, erect D2 health club of 2,370 sqm floor space, casino of 2,098 sqm floor space, stadium hub café (A3) and bar (A4) of 1,307 sqm floor space; training academy of 3,732 sqm of floor space, layout of parking and cycle spaces, associated landscaping and access works (amended proposal).

Resolved

That the following points be included in the consultation response to Southend-on-Sea Borough Council:-

- The impact of the food retail element of the scheme on Rochford Town Centre, particularly given the recent development of a new food retail store on West Street and taking account of other food retail businesses in the town, including the food store at Roche Close, should be assessed and carefully considered before a determination on the acceptability of this aspect of the revised proposal is taken.
- The Section 106 Agreement, which the main stadium development is subject to, should require a mechanism for monies to be made

available for the maintenance of the ditches north of the flood attenuation pond. This is because these ditches, which will serve the proposed flood attenuation pond (which itself serves the main stadium) will be reliant on these drainage ditches to the north of the development. They are outside of the application site, but may need works undertaken to them and long term maintenance to sustain the required capacity.

- A need to ensure that the travel plan includes provision for away supporters to be directed to the stadium via the A127 rather than via Sutton Road.
- Planning conditions that ensure that the football stadium is erected before any of the other facilities included in the stadium application, such facilities not to be erected in the event of the stadium not being built.
- Planning conditions imposed on the previous approval to be carried over to any new consent issued particularly with reference to those relating to pollution control measures for surface water runoff. (HPT)

The meeting closed at 8.55 pm.

Chairman

Date

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