

Development Control Committee – 26 March 2009

Minutes of the meeting of the **Development Control Committee** held on **26 March 2009** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr M Maddocks
Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr Mrs J A Mockford
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr M R Carter	Cllr P R Robinson
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs J Dillnutt	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr K H Hudson	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr Mrs C A Weston
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, J P Cottis, Mrs L M Cox, T E Goodwin, K J Gordon, J E Grey, A J Humphries, T Livings and P F A Webster.

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
M Stranks	- Team Leader (South)
N Khan	- Solicitor
S Worthington	- Committee Administrator

PUBLIC SPEAKING

Mrs J Williams – Schedule item 4

76 MINUTES

The Minutes of the meeting held on 24 February 2009 were approved as a correct record and signed by the Chairman.

77 DECLARATIONS OF INTEREST

Cllrs M R Carter and M Maddocks each declared a personal interest in item 4 of the Schedule by virtue of membership of the Parish Planning Committee.

Cllr Mrs J Dillnutt declared a personal interest in item 1 of the Schedule by virtue of living in the vicinity of the application site.

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

The Committee considered the schedule of development applications.

Item 1 – 09/00048/FUL – Asda, Priory Chase, Rayleigh

Proposal – Construct wall to enclose service area beneath service area canopy.

Members expressed concern that the traffic management plan arising from the earlier approved planning application had not yet been submitted. Members accordingly concurred that there would be merit in deferring the application until the next meeting of the Committee to allow the applicants an opportunity to submit a traffic management plan for delivery vehicles.

Resolved

That the application be deferred until the next meeting of the Committee.
(HPT)

Item 2 – 09/00066/FUL – High Acre, Central Avenue, Hullbridge

Proposal – Application to delete condition 1 to the grant of permission under appeal reference T/AP/C/B1550/612972/P6 and to allow continued and unrestricted use of the mobile home on the site for residential purposes.

Concern was raised with respect to Gypsy and Traveller references within the officer's report, given that the applicants had been in residence at the site on a permanent basis for several years.

Resolved

That the existing condition be varied, substituted with the following condition:-

- 1 This permission shall be for a limited period, being that period during which Mr and Mrs Edward Smith and their direct dependants occupy the mobile home at Highacre, Central Avenue, Hullbridge. When Mr or Mrs Smith or their direct dependants cease to occupy the mobile home, whoever shall be the last occupant, the permission hereby granted shall cease and the mobile home shall be removed from the land.
(HPT)

Item 3 – 09/00047/FUL – 36 The Approach, Rayleigh

Proposal – Demolish existing building and construct two storey building comprising 6 no. one bedroomed flats with parking and amenity areas to rear.

Resolved

That the application be refused for the reasons outlined in the Schedule, subject to the following amended reason 2:-

- 2 The proposal would represent an over-development of the site resulting in a building of too great a footprint and too many units for the unusually shaped site. In particular, it would result in a limited usability of the proposed amenity area by way of the skewing and narrowing rear site boundary alignment for the resulting amenity area and close proximity to adjoining parking areas and ground floor flat windows. If allowed, the proposed layout would provide an amenity area that, whilst ordinarily of sufficient size, in this case would have limitations caused by disturbance from the car parking area immediately adjoining and loss of privacy and limitations in the remaining area as a result of the narrowing site depth. This would provide inadequate usable space to serve the number of households it would be intended to support and would prove detrimental to the amenity future residents of the development proposed ought reasonably expect to enjoy.
(HPT)

Item 4 – 09/00056/FUL – 93 Greensward Lane, Hockley

Proposal – Demolish existing dwelling (No. 93) and construct 4 no. four bedroomed and 1 no. five bedroomed detached houses and two detached garages with accesses from Greensward Lane and Hampstead Gardens

Resolved

That the application be approved, subject to the conditions outlined in the Schedule and in the addendum to the Schedule, subject to an informative that delivery lorries should access the site via Greensward Lane and subject to the following additional condition:-

- 18 Posts or bollards shall be provided to demarcate the boundary of the application site between points A to B annotated on drawing 1584.6A to physically separate the driveway serving plots 1, 2 and 3 from the existing driveway serving 12 and 14 Hampstead Gardens. Details of such a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be implemented in accordance with the approved details prior to the first occupation of any of plots 1 to 3.

The meeting closed at 9.00 pm.

Chairman

Date

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