

Development Committee – 14 September 2011

Minutes of the meeting of the **Development Committee** held on **14 September 2011** when there were present:-

Chairman: Cllr P A Capon

Cllr C I Black	Cllr M Maddocks
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr M R Carter	Cllr Mrs J A Mockford
Cllr T G Cutmore	Cllr R A Oatham
Cllr K A Gibbs	Cllr R D Pointer
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr K J Gordon	Cllr S P Smith
Cllr J E Grey	Cllr J Thomass
Cllr Mrs A V Hale	Cllr I H Ward
Cllr Mrs D Hoy	Cllr Mrs M J Webster
Cllr M Hoy	Cllr P F A Webster
Cllr K H Hudson	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, J P Cottis, C J Lumley, Mrs J R Lumley, Mrs C M Mason, J R F Mason, T E Mountain, A C Priest, M J Steptoe and Mrs B J Wilkins.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Cllr A Williams, Rochford Parish Council
Mr R Pomery
Mr G Everitt

208 MINUTES

The Minutes of the meeting held on 25 August 2011 were approved as a correct record and signed by the Chairman.

209 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a personal interest in the schedule by virtue of membership of Rochford Parish Council.

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

The Committee considered the schedule of development applications.

Item 1 – 11/00315/OUT – Land East of Spencer Gardens, Brays Lane, Rochford

Proposal – Outline application for residential development of up to 100 dwellings, new access/bus turning facility and reserve land for the King Edmund School, associated infrastructure and landscaping.

Resolved

That the Secretary of State for Communities and Local Government be advised that the Council is minded to approve the application, subject to an agreement under Section 106 of the Act to the following heads of terms:-

- a) Secure land convenient to the school for two full size football pitches for the long term.
- b) Provision of 35 affordable dwellings.
- c) A contribution of £21k towards improvements to passenger transport infrastructure at the following locations:-
 - Brays Lane stop (ID1101509) to include real time information and shelter structure improvements.
 - Brays Lane stop (ID1101508) to include real time information and shelter structure improvements.
- d) A financial contribution of £25k towards improvements to safety and capacity enhancements of the highway at the following locations:-
 - Ashingdon Road / Rectory Road junction.
 - Ashingdon Road / West Street / Hall Road
 - Sutton Road / Purdeys Way junction.
- e) Provision of the school access and bus turn around facility commensurate with the implementation of the development
- f) Provision of maintenance fund for the public and open areas of the site of not less than £4,000 per year.

And subject to the following conditions:-

Submission of Reserved Matters

1. No development shall commence before plans and particulars showing precise details of the siting, design and external appearance of the dwellings hereby permitted, the means of access thereto and the landscaping and the layout of the site (herein after called the 'Reserved Matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Time Limit

2. Application for approval of all 'Reserved Matters' referred to in Condition 1 above, shall be made to the Local Planning Authority before the expiration of three years from the date of this planning permission. The development hereby permitted shall be begun before the expiration of three years from the date of this permission or two years from the date of the final approval of 'Reserved Matters', whichever is the later.

Secure by Design

3. The reserved matters and detailed layout referred to in condition 1 above shall demonstrate and take into account the need for safe communities and shall follow where possible the principles of 'secure by design' in order to reduce opportunities for crime.

Reptile Watching Brief

4. Prior to the commencement of the development details shall be submitted to the Local Planning Authority of arrangements for a 'watching brief' supervision by a qualified ecologist on works to those margins of the site understood to support reptiles. Such arrangements shall be funded by the applicant / developer. Such details shall define the area of work and phasing to be supervised and the qualifications of the ecologist/s chosen to undertake the brief. Such details shall include proposed mitigation for any reptiles disturbed in the development process. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority.

Fencing / Means of Enclosure

5. No development shall commence before plans and particulars, which shall have been submitted to the Local Planning Authority concurrently with the 'Reserved Matters' referred to in conditions 1 and 2 above, showing precise details of any gates, fences, walls or other means of screening or enclosure to be erected as part of the development have been agreed in writing by the Local Planning Authority. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority shall be erected prior to the occupation of the dwelling to which they relate first being occupied and thereafter shall be maintained in the approved form.

Archaeology Full Condition

6. No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted by the applicant and approved by the Local Planning Authority.

Arboricultural

7. No development shall commence before an accurate measured survey of the site, to a scale of not less than 1:500, showing the position, spread, girth, condition and species of all existing trees, shrubs and hedgerows on the site relative to the layout to be submitted to the Local Planning Authority concurrently with the submission of the 'Reserved Matters' referred to in conditions 1 and 2 above. The submitted details shall include an assessment of the effects of the proposed layout upon those trees, shrubs and hedgerows.

Drainage

8. Surface water shall be discharged from the site at a rate no greater than 1l/s.
9. A minimum of 2342 cubic metres of surface water storage shall be provided on the site to accommodate the 1 in 100 year storm, inclusive of climate change.

Surface Water Drainage Scheme

10. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before the development is completed.

The scheme shall include:-

- Details of the permeable surfaces, swales and detention basins described within the flood risk assessment.
- Details of flow routes and path ways across the site.
- Consideration of where surface water may flow during exceedence events.
- Details of how the scheme shall be maintained and managed after completion.

Details of Estate Road

11. Prior to the commencement of the development details of the road junction shall be submitted to the County Highway Authority. The development shall be implemented in accordance with such details as may be agreed by the County Highway Authority. The junction shall be constructed with clear to ground visibility in both directions as measured from and along the nearside edge of the carriage way. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Provision of Site Accommodation / Works

12. Prior the commencement of the development details shall be submitted to the Local Planning Authority for the provision of an area within the curtilage of the site and clear of the highway for the purposes of loading / unloading / reception and storage of building materials and the manoeuvring and parking of all vehicles including construction traffic associated with the duration of the implementation of the development.

Provision of Construction Wheel Cleaning Facility

13. Prior to the commencement of the development details shall be submitted to the Local Planning Authority for a wheel cleaning facility to be provided within the development site and adjacent to the egress onto the highway. The wheel cleaning facility as may be agreed shall be provided at the commencement of the development and managed for the duration of the construction period.

Details of Estate Roads

14. Prior to the commencement of the development details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage shall be submitted to the Local Planning Authority. The development shall be implemented in accordance with such details as may be agreed.

Unbound Surface Material

15. No unbound material shall be used in the surface treatment of any vehicular access within the first 6m of the highway boundary.

Submission of Means to Prevent Surface Water Discharge onto the Highway

16. Prior to the commencement of the development details shall be submitted to the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The development shall be implemented in accordance with such details

as may be agreed prior to the access becoming operational and shall be retained at all times.

Provision of Car Parking to Standard

17. Vehicle / cycle and powered two-wheeler parking shall conform to the current parking standards document 'Parking Standards Design and Good Practice' September 2009 and Essex County Council / Essex Planning Officers Association. Vehicular hardstandings shall have minimum dimensions 2.9m wide and 5.5m deep. All single garages shall have a minimum width of 3m and maximum depth of 7m. All double garages shall have a minimum width of 5.5m and minimum depth of 7m.

Provision of Travel Information / Marketing Scheme

18. Prior to the occupation of the proposed development the developer shall be responsible for the provision and implementation of a travel information and marketing scheme for sustainable transport to be approved by Essex County Highway Authority. Such scheme as may be approved shall include 10-day travel vouchers for bus travel with the applicable bus operator for each residential household.

Boundary

19. The fencing and boundary treatment details to be submitted in accordance with condition 5 above shall provide for boundary treatment to the eastern boundary of the site with adjoining residential properties. The development shall be implemented in accordance with such details as may be agreed.

Informatives

It is recommended that consideration be given, in consultation with the Highway Authority, to the provision of a 20 mile per hour speed limit along Brays Lane in the vicinity of the new access and within the application site. (HPT)

Appropriate street lighting to be provided along the front of the site.

REASON FOR DECISION

The proposal is considered to outweigh the demonstrable harm to any development plan interests given that it is within a general location for development specified in the emerging Core Strategy, would contribute to the required five year housing land supply and would provide the means to secure a new access for the King Edmund School, relieving pressure on the existing access and neighbouring road network and enabling the school to expand

and improve. The proposal would not significantly affect the character and appearance of the area, the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

The meeting closed at 8.35 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.