

Development Committee – 26 January 2012

Minutes of the meeting of the **Development Committee** held on **26 January 2012** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr D Merrick

Cllr C I Black	Cllr Mrs J A Mockford
Cllr J P Cottis	Cllr R A Oatham
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs A V Hale	Cllr S P Smith
Cllr M Hoy	Cllr M J Steptoe
Cllr Mrs G A Lucas-Gill	Cllr I H Ward
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr Mrs J R Lumley	Cllr P F A Webster
Cllr M Maddocks	Cllr Mrs C A Weston
Cllr Mrs J E McPherson	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, Mrs T J Capon, M R Carter, Mrs H L A Glynn, K J Gordon, J E Grey, Mrs D Hoy, K H Hudson, Mrs C M Mason, J R F Mason, T E Mountain, R D Pointer, A C Priest and Mrs C E Roe.

OFFICERS PRESENT

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

PUBLIC SPEAKERS

Ms N Bickerstaff – for schedule item R1.

15 MINUTES

The Minutes of the meeting held on 18 January 2012 were approved as a correct record and signed by the Chairman, subject to the note below:-

Cllr Mrs G A Lucas-Gill, on behalf of Cllr K J Gordon who was absent from the meeting, queried why condition 48 on page 12 of the Minutes did not make reference to the requirement ‘that the whole application site achieves Secured by Design Accreditation’.

Officers advised that the condition had been slightly re-worded in order to make it lawful. The wording above would, in effect, seek to transfer the Council's planning responsibilities to a third party, which was not lawful.

It was noted that as Reserved Matters applications came before Members for

this site Members would have an appropriate opportunity to ensure that design was of a high standard.

16 DECLARATIONS OF INTEREST

Mr M Stranks declared a personal interest in item R1 of the schedule by virtue of having been acquainted with the applicant over a number of years. It was noted that the report incorrectly listed him as a contact for the application; this was, however a report written by Ms K Simpson, who has now left the Authority. Mr Stranks has taken no part in the planning process associated with this particular application

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

The Committee considered the schedule of development applications, together with items 11/00625/FUL and 11/00700/CON, which had been referred from the weekly list.

Item R1 – 11/00625/FUL – Little Stambridge Hall, Little Stambridge Hall Road, Stambridge

Proposal – Construct agricultural building with solar panels.

Members expressed concern about speeding traffic along this particular stretch of road and requested that officers to liaise with County Highways with a view to exploring the possibility of traffic calming measures in that location.

Resolved

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

- 1 SC4B – Time Limits Full – Standard
- 2 The external facing materials to be used in the construction of the development hereby permitted shall be those materials specified on the application form date stamped 11 November 2011 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 and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where materials other than those materials specified on the application form date stamped 11 November 2011 are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
- 3 No part of the building hereby approved shall at any time be used for any purpose other than for the purposes of agriculture, as defined in

Section 336 of the Town and Country Planning Act 1990 (as amended). (HPT)

Item 2 – 11/00667/LBC – Council Offices, 3 South Street, Rochford

Proposal – Install 6m high monopole mast on flat roofed area to rear of building with 0.37m wide square dish antenna.

Resolved

That the Secretary of State for Communities and Local Government be advised that the Council is minded to approve the application, subject to the following condition:-

- 1 SC4A – Time Limits – Standard (HPT)

Item 3 – 11/00669/FUL – Council Offices, 3 South Street, Rochford

Proposal – Install 6m high monopole mast on flat roofed area to rear of building with 0.37 wide square dish antenna.

Resolved

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

- 1 SC4B – Time Limits – Standard. (HPT)

Item R4 – 11/00700/CON – 35 London Hill, Rayleigh

Proposal – Proposed demolition of existing garage.

Mindful of officers' recommendation to approve the application, Members nevertheless considered that the application should be refused on the grounds that it did not comply with policy BC2 of the Rochford District Replacement Local Plan (2006).

Resolved

That the application be refused for the following reason:-

- 1 Insufficient evidence has been provided to demonstrate that the garage out building to be demolished is beyond reasonable repair, having regard to its structural condition, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use, nor have detailed plans for the after use or re-development of the site been approved by the Local Planning Authority, including a specified time frame. The proposal conflicts with the requirements of

part (i) (b) and (ii) to Policy BC2 of the Council's saved Local Plan (2006) in that no case has been made to justify the demolition of the garage out building. (HPT)

The meeting closed at 8.25 pm.

Chairman

Date

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