

Development Committee – 23 September 2021

Minutes of the meeting of the Development Committee held on **23 September 2021**
when there were present:-

Chairman: Cllr Mrs L Shaw
Vice-Chairman: Cllr S P Smith

Cllr Mrs L A Butcher
Cllr D S Efde
Cllr A H Eves
Cllr I A Foster
Cllr J L Lawmon
Cllr Mrs C M Mason

Cllr Mrs L Shaw
Cllr P J Shaw
Cllr S P Smith
Cllr C M Stanley
Cllr Mrs C A Weston
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Merrick.

SUBSTITUTE MEMBERS

Cllr D J Sperring - for Cllr D Merrick

NON-MEMBERS ATTENDING

Cllrs Mrs C E Roe, S A Wilson and S E Wootton

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
K Rodgers	- Team Leader (Development Management South)
C Buckley	- Team Leader (Development Management South)
M Stranks	- Team Leader (Development Management North)
S Worthington	- Principal Democratic and Corporate Services Officer
C Irwin	- Solicitor
L Morris	- Democratic Services Officer

PUBLIC SPEAKERS

J Firth - for Item 6
T Rainbird - for Item 7

146 MINUTES

The Minutes of the meeting held on 29 July 2021 were agreed as a correct record and signed by the Chairman.

Cllr Mrs L Shaw moved a Motion, seconded by Cllr S P Smith, to change the order of items on the agenda in order to take Item 9 before Item 8. This was agreed by Members.

147 20/00332/FUL – LAND OPPOSITE 92 TO 102, WINDERMERE AVENUE, HULLBRIDGE

The Committee considered an application for the proposed erection of 17 No. dwellings (11 No. houses and 1 No. building containing 6 No. flats) with associated access, parking and private amenity space.

Resolved

That planning permission be approved, subject to the completion of a Legal Agreement under Section 106 of the Act for the heads of terms set out below:-

- (a) Financial contributions towards education provision: Early Years and Childcare Contributions of £18,887.00 (plus indexation) and Secondary Education contributions of £74,851.00 (plus indexation).
- (b) Provision and implementation of a Residential Travel Information Pack for every household.
- (c) Provision of 12-month season tickets for bus travel to all eligible occupiers of the development (maximum 2 per household).
- (d) Provision of 35 percent affordable housing, as cited by the details of the planning application.
- (e) Payment of a financial contribution of £3,400 (at a cost of £200 per dwelling) towards the cost of providing the proposed National Cycle Network Route 135 (Stock to Southend).
- (f) Resurfacing and pavement construction works on Windermere Avenue (as set out by the submitted Transport Statement).
- (g) Financial contribution of £2,164.10 (£127.30 per dwelling) to RDC prior to occupation of the dwelling to which the payment would relate, to mitigate cumulative impact from increased recreational activity on international sites of ecological importance along the district's coastline.
- (h) Payment of a financial contribution towards the provision of open space (skate park or multi use games area of £5,100 (£300 per dwelling)).
- (i) Payment of a financial contribution towards the provision of sports and recreation facilities of £2,250 (£150.00 per dwelling).

and subject to the conditions set out below:-

Commencement

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Approved Plans

- (2) The development shall be undertaken in strict accordance with the details of the approved plans referenced:

DAP-1299-200-07 – Site Layout Plan

DAP-1299-201-07 – Apartment Floor Plans

DAP-1299-202-07 – Apartment Elevations

DAP-1299-203-07 – House Type 01

DAP-1299-204-07 – House Type 02

DAP-1299-205-07 – House Type 03

DAP-1299-208-06 – Street Scene

DAP-1299-209 –01 Parking Plan

203.08 (showing revised treatment of east elevation: Plot 4)

DAP-1299-210 – Illustrative Visual

DAP-1299-211 – Illustrative Visual

DAP-1299-212 – Illustrative Visual

DAP-1299-213 – Illustrative Visual

DAP-1299-610-02 – Design Updates Document

Plan Reference 05 2226-21.1 Structural Landscape Scheme

220.01 Boundary Plan

Plan Number 211.00 Street View Plan (indicating inclusion of window to east elevation of Plot 4)

2475-RE-03-20-01 – Flood Risk Assessment and Drainage Strategy prepared by Evans Rivers and Coastal Ltd.

Submission of External Finishes

- (3) Prior to the construction of any buildings on the site details of the specification and finish of all external materials to be incorporated into the development on all external finishes shall be submitted to the Local Planning Authority for its written approval. These details shall include details of all wall elevation treatment and finishes including brickwork, render, external cladding (including its colour, finish, and texture), details

of all roofing materials, details of all windows and frame casing, doors, fascia's, bargeboards, soffits, and all rainwater goods. The development shall be implemented in accordance with the details as may be approved and permanently maintained as such thereafter.

Submission of External Lighting Details

- (4) Prior to first installation, details of an external lighting scheme shall be submitted to the Local Planning Authority for its written approval. Such details shall include details of all external lighting and illumination within the development site, including details of the height and position of all lighting columns, together with details of luminosity. The lighting shall be installed in accordance with the details as may be approved.

Implementation of Landscaping Details

- (5) The soft and hard landscaping provision as shown by plan references 05 2226-21.1 Structural Landscape Scheme and 220.01 Boundary Plan shall be implemented in its entirety in accordance with the submitted and approved details within the first planting season (soft landscaping) and within one year respectively (boundary treatments) from the date of occupation of any development. Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in an agreed location, in the first available planting season following removal.

Removal of permitted development rights

- (6) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C, D and E, of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) following first implementation no extensions, porches or alterations of any kind including the insertion of any window openings or the creation of balconies may be implemented within the development hereby permitted, nor ancillary buildings erected anywhere within the respective curtilage(s) of the properties without the prior permission in writing of the Local Planning Authority.

Provision of Off-Street Loading and Storage Areas

- (7) From the first day of the commencement of the development and for the duration of all construction works thereafter until the completion of the development the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including demolition and construction traffic shall be provided clear of Windermere Avenue.

Provision of Parking Spaces

- (8) All parking areas to serve plots 1-11 inclusive shall be provided with parking space (combined undercroft and drive parking space) of no less than 11 metres in length and 3 metres in width.

Tree Protection

- (9) Prior to the undertaking of works which potentially affect the root protection area (RPA) of protected trees, details of any special engineering required to accommodate the protection of retained trees (e.g. in connection with foundations, bridging, water features, surfacing), details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction and details of the working methods to be employed for the access and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site, details of the working methods to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity, details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas shall be submitted to the Local Planning Authority for its written approval. The development shall be implemented in accordance with such details as may be agreed.

Development in accordance with Arboricultural Report and Tree Protection Plan.

- (10) Development shall proceed in accordance with the principles laid out by the revised Arboricultural Report Rev 2 and Tree Protection Plan dated 28 August 2020.

Sustainability

- (11) Prior to the occupation of any dwelling, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how at least 10 per cent of the energy source serving the development would be derived from a decentralised and renewable or low-carbon sources unless it is demonstrated that this attainment is not achievable on site by way of clear evidence, in which case a report demonstrating the case and the amount (decentralised/low carbon/renewable energy) that would be provided shall be submitted to and agreed in writing by the Local Planning Authority.

Submission of Construction Method Statement

- (12) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- I. the parking of vehicles of site operatives and visitors
- II. loading and unloading of plant and materials
- III. storage of plant and materials used in constructing the development
- IV. wheel and underbody washing facilities
- V. the control of dust, noise, and vibrations

Provision of Parking Spaces

- (13) All vehicular parking spaces serving the development whether internally or external parking shall have minimum dimensions of 2.9 metres x 5.5 metres as shown by the submitted revised parking layout plan reference 209.01.

Submission of Surface Water Drainage Details

- (14) No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:
- Limiting discharge rates to 0.9l/s for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall shall be demonstrated.
 - Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - If a hybrid approach is utilised, appropriate distancing from buildings and roads to the point of infiltration should be provided. In addition, ground water levels should be provided to ensure there is a minimum distance of 1metre from the base of the feature and the highest annual ground water level.
 - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.

- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, Finished Floor Level and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Submission of Details to Minimise Construction Flooding

- (15) No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water runoff and ground water during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as may be approved.

Submission of Surface Water Drainage Maintenance Plan

- (16) Prior to occupation, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements shall be provided.

Surface Water Drainage Maintenance Logs

- (17) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request by the Local Planning Authority.

Submission of Archaeological Investigation

- (18) No development or preliminary ground works of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation (WSI) which has been

submitted by the applicant and approved in writing by the local planning authority.

- (19) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined above.
- (20) The applicant shall submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Contamination Matters

- (21) Prior to the importation of any material brought onto the site for use as subsoil, topsoil or backfill, a compliance certificate for that material proposed to be imported to the site shall be submitted to and agreed in writing by the Local Planning Authority.
- (22) In the event that contaminated material or asbestos is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the following requirements and a report submitted to and approved in writing by the Local Planning Authority to include: -
 - (i) a survey of the extent, scale, and nature of contamination
 - (ii) an assessment of the potential risks to: - human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites, and ancient monuments.
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works and the developer shall complete the remediation works in accordance with the scheme approved. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of any property hereby permitted the developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the documents and plans detailed in the approved remediation scheme.

Implementation of Hard Landscaping (Private & Shared Access Drives)

- (23) All hard landscaping including the surfacing of private or shared access drives, the service road and all pedestrian footways shall be fully constructed and completed in accordance with the details to be approved prior to the occupation of any dwellings to be served by such surfacing.

Limiting Construction Hours

- (24) No works during any part of the construction phase of the development, including all associated ground works, building operations deliveries and/or collections shall take place between the hours of 6pm and 7 am (Monday to Friday) and between the hours of 1 pm and 7am on Saturdays. No construction works, deliveries or collections shall take place on a Sunday or on any bank holidays,

Travel Information Packs

- (25) Prior to first occupation of the proposed development, the developer shall be responsible for the provision, implementation, and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These

packs (including tickets) are to be provided by the developer to each dwelling free of charge.

Access Construction

- (26) Prior to first occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in each direction, as measured from and along the nearside edge of the carriageway. 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.
- (27) Prior to first occupation of the development, as shown in principle on planning drawing 209.01. the shared vehicular access shall be constructed at right angles to the existing carriageway and shall be provided with an appropriate vehicular crossing.
- (28) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (29) Prior to first occupation of the development, as shown in principle on planning drawing 209.01. The shared internal access road, turning head, parking, and turning areas shall be provided in accordance with current standards. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Electric Car Charging Points

- (30) Prior to the first occupation of the development hereby permitted the electric car charging points as shown on plan reference 209.01 (Parking Plan) (shown to be serving Plots 1-11 inclusive) shall be installed and fully operational.
- (31) Notwithstanding the details of the submitted Parking Plan (which does not indicate electric car charging points to serve the Apartment Block), prior to the first occupation of the Apartment Block electric car charging points shall be provided and fully operational in accordance with the details of a further plan which shall have been submitted to and agreed in writing by the Local Planning Authority. (ADPE)

(8 Members voted for the Motion, 4 votes against and 1 abstained)

The Committee considered an application for proposed 1 No. building for use within classes B2 (General Industrial) and B8 (Storage and Distribution) with access and servicing, car parking, landscaping

Cllrs D S Efde, S P Smith, D J Sperring and A L Williams declared a non-pecuniary interest by virtue of membership of The Executive.

Cllr D S Efde moved a Motion to defer the application until a planning site visit was scheduled, which was seconded by Cllr Mrs L Shaw.

Members raised concerns relating to the fact that the site was specifically allocated for gypsy and traveller use and as such there was a potential for the Council to fund the development of the site for that purpose. Members felt that it was necessary to organise a site visit in order to evaluate the site and queried if the applicant had proposed an alternative site for the gypsy and traveller development. Officers advised that the applicant had not offered an alternative site.

Resolved

That the application be deferred pending a site visit. (ADPE)

(10 Members voted for the Motion, 3 voted against and 0 abstained)

149 20/01041/REM - LAND NORTH OF LONDON ROAD AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered an application for Reserved Matters namely access, appearance, landscaping, layout and scale in respect of a care home development (phase 7) in relation to outline planning application 15/00362/OUT, with associated means of access, parking provision, landscaping, drainage solution and utilities required in connection with the proposed care home.

Resolved

That reserved matters be approved, subject to the following conditions:-

Time Limit

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this approval.

Approved Plans

- (2) The development shall be undertaken in strict accordance with the submitted plans referenced: AL (9) 910 Rev – Site Location Plan, AL (9) 901 Rev G Proposed Site Plan, AL (9) 902 Rev B Proposed Boundary Treatments, AL (9) 904 Rev B Proposed Post and Panel Entrance Signage, Al (9)903_2 Artstone Entrance Walling & Signage, EX-100 Rev P03 External Lighting Layout, AL (1) 1000 Rev D Proposed ground Floor

Plan, AL (1) 101 Rev D Proposed First Floor Plan, AL (1) 102 Rev D Proposed Second Floor Plan, AL (9) 903_1 Rev B (1 of 3) Artstone Entrance Walling & Signage, AL (9) 903_3 (3 of 3) Artstone Entrance Walling & Signage, AL (9) 904 Rev A Proposed Post & Panel Entrance Signage, AL(9) 905 Rev A Proposed Refuse Store, AL (9) 906 Rev A Proposed Scooter & Cycle Store, RLR L1 Rev B Landscape Plan (omitting however the details of the substations as reflected by plan reference AL (9) 901 Rev G Proposed Site Plan and subject to an amendment to the boundary treatment as required under condition 8), AL (1) 140 Rev E Proposed Elevation (1 of 2), AL (1) 141 Rev E Proposed Elevation (2 of 2), AL (1)142 Rev C (Proposed Coloured Elevations) (1 of 1), AL (1) 143 Rev C (Proposed Coloured Elevations) (2 of 2), Al (1) 150 Rev B Site Sections, AL (1) 103Rev E Proposed Roof Plan, CGI Visual (North Elevation), CGI Visual (West Elevation), CGI Visual (East Elevation), AL (9) 904 Rev A Proposed Post & Panel Entrance Signage and AL(1) 110 Rev C Building Materials Plan.

Materials

- (3) The materials used within the development hereby permitted shall be those detailed within the approved drawings as listed within condition 2.

Maintenance of Hedgerow

- (4) Notwithstanding the details of the submitted landscape plan reference RLR L1 Rev B, within 6 months of the date of grant of Reserved Matters, approval details shall be submitted to the local planning authority for its written approval detailing a planting schedule and specification of all native species to be planted together with a long-term maintenance schedule relating to the hedge boundary to the east along its entire length. The approved planting details shall be implemented during the first planting season following the approval of the details. The ongoing management of the hedge shall be implemented in accordance with the details of the agreed 'Management Plan'.

Ecology: Walkover prior to further site clearance work

- (5) Prior to the commencement of any site clearance works, a walkover of the site shall be undertaken by an appointed ecologist in accordance with the recommendations laid out by the submitted Preliminary Ecological Appraisal submitted 3rd October 2020. Any mitigation measures identified as a consequence shall be undertaken in full prior to commencement of any further site clearance works on site.

Protection of existing protected Trees

- (6) Prior to any excavation works within the area to be occupied by the proposed car parking, details shall have been submitted to the local planning authority for its prior written approval detailing how existing

protected trees shall be safeguarded during the course of development in the form of a Tree Protection Plan and Method Statement. The development thereafter shall be undertaken in accordance with the approved details.

Hard Landscaping

- (7) All hard landscaping, including the surfacing of all vehicular access ways and pedestrian footways, shall be fully constructed and completed in accordance with the details of the approved Landscape Plan prior to the occupation of the development.

Implementation of soft landscaping

- (8) All soft landscaping as shown by the approved Landscape Plan reference RLR L1 Rev B shall be undertaken within the first planting season following the first occupation of the Care Home. (October to March inclusive) or in any other such phased arrangement as may be agreed prior in writing by the Local Planning Authority. Revised details of boundary treatment to the northern and western edges shall be submitted to and agreed in writing with the Local Planning Authority. Revised details of boundary treatment to the northern and western edges shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such boundary treatment shall be undertaken in accordance with the agreed details. Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in an agreed location, in the first available planting season following removal.

Highways

- (9) Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. 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.
- (10) Prior to development the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring associated with the proposal shall be provided clear of the highway and retained at all times for that sole purpose.
- (11) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- (12) There shall be no discharge of surface water onto the Highway.
- (13) The development shall accord, including any ground works or demolition, with the approved CEMP dated 12th October 2020. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) wheel and underbody washing facilities
 - (v) Routing of vehicles
- (14) Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.
- (15) The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- (16) Prior to occupation of the proposed development, the existing PROW footway no. 57 on the eastern boundary of the site from the junction of Rawreth Industrial Estate in a northerly direction to the junction of Rawreth Lane shall be upgraded and resurfaced with associated infrastructure. Details to be submitted to and agreed with the Planning Authority in consultation with the Highway Authority.
- (17) The powered two-wheeler/cycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development and retained at all times.
- (18) Prior to first occupation of the proposed development, the Developer shall submit a workplace travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years. It shall be accompanied by a monitoring fee of £6,000 (plus the relevant sustainable travel indexation) to be paid before occupation to cover the 5-year period.
- (19) Prior to first occupation the bus stops, in both directions, on Rawreth lane immediately to the east of the proposed development shall be

upgraded to include raised kerbs, flagpole and timetable to the satisfaction of the Highway Authority. (ADPE)

150 21/00591/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

The Committee considered an application for Reserved Matters (access, appearance, layout, scale and landscaping) for strategic landscaping proposals for eastern part of the site (including a 2 metre high acoustic fence and new vehicular access onto the spine road).

Resolved

That reserved matters be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this approval.
- (2) The development shall be undertaken in strict accordance with the submitted plan referenced: TOR-L (93) – 90 Phase 5 Strategic Landscape Plan and Drawing Number 109-22075-SKI Acoustic Barrier Plan.
- (3) Notwithstanding the details of the submitted Site Layout Plan reference TOR-L (93) - 90 Phase 5 Strategic Landscape Plan, prior to the first use of the public path shown on the plan, details shall be submitted to the local planning authority for its written approval showing the number and location of dog waste bins, litter bins and seating / benches. These facilities shall be provided in accordance with the details as may be agreed prior to first use of the path.
- (4) Prior to the first use of the allotments the applicant shall provide a water supply and tap and or taps to serve the allotment areas.

151 21/00161/FUL – 7 HILLSIDE AVENUE, HAWKWELL

The Committee considered a planning application referred from the Weekly List for the demolition of an existing dwelling and construction of 2 no. detached four-bedroomed houses with associated external works and amenity.

Cllr A H Eves moved a Motion, seconded by Cllr C M Stanley to include inadequate parking as a reason for refusal and this was carried on a show of hands.

(8 Members voted for the Motion, 4 voted against and 0 abstained)

Resolved

That the application be refused for the following reasons:-

1. The proposed development by virtue of its layout and setting would create building plots and dwellings which would not successfully reference the prevailing character of the area proving out of keeping with the more spacious established pattern of development and detrimental to the character and appearance of the site and the surrounding area. The proposal would therefore lack local flavour contrary to policy CP1 of the Council's adopted Core Strategy and fail to achieve a positive relationship with nearby dwellings contrary to policies DM1 and DM3 of the Council's adopted Development Management Plan and would fail to add to the overall quality of the area in conflict with paragraph 130 a) to the NPPF.
2. The application does not include a mechanism to secure suitable mitigation in the form of a standard contribution towards the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs) or otherwise. This means that the development could potentially have a significant adverse effect on the sensitive interest features of coastal European designated sites, through increased recreational pressure from future occupiers of the development and contrary to Policy ENV1 to the Council's adopted Core Strategy, the NPPF and Natural England Standing Advice relating to The Conservation of Habitat and Species Regulations 2017 (Habitat Regulations).
3. The proposal would not provide the necessary visitor parking space and, as a result, would lead to the potential for unacceptable on-street parking due to the site's location away from Hockley Town centre and Hockley station. Such lack of parking provision would be contrary to the Council's Parking Standards SPD and policy T8 of the Core Strategy 2011 and DM30 of the Development Management Plan 2014 which seek adherence to the parking requirements within the SPD. (ADPE)

The meeting closed at 9.43 pm.

Chairman

Date

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