

Development Committee – 22 November 2018

Minutes of the meeting of the Development Committee held on **22 November 2018**
when there were present:-

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

Cllr C C Cannell
Cllr J D Griffin
Cllr N J Hookway
Cllr R Milne
Cllr P J Shaw

Cllr M J Steptoe
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G J Ioannou.

SUBSTITUTE MEMBERS

Cllr M J Lucas-Gill - for Cllr G J Ioannou

NON-MEMBERS ATTENDING

Cllr M Hoy

OFFICERS PRESENT

M Hotten	- Assistant Director, Environmental Services
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
K Ellis	- Senior Planner
C Irwin	- Solicitor
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

S Caslin	- for item 6
K Leigh	- for item 7
J Leitch	- for item 9(1)

220 MINUTES

The Minutes of the meeting held on 18 October 2018 were approved as a correct record and signed by the Chairman.

221 DECLARATIONS OF INTEREST

Cllrs Mrs D Hoy and M Hoy each declared a non-pecuniary interest in item 9(1) relating to application 17/01190/FUL – land rear of 145 to 149 Ferry Road, Hullbridge by virtue of Cllr Mrs D Hoy's uncle living in Elm Grove.

Cllr A L Williams declared a non-pecuniary interest in item 8 relating to

application 18/00644/FUL – public conveniences, Crown Hill, Rayleigh by virtue of being Portfolio Holder for Environment.

222 18/00556/FUL – LAND BETWEEN STAR LANE AND ALEXANDRA ROAD, SOUTH OF HIGH STREET, GREAT WAKERING

The Committee considered an application for the construction of 78 no. dwellings, associated landscaping and access (revised proposal to that already approved under 17/00862/REM to provide an additional 20 dwellings and alter layout).

Resolved

That planning permission be approved, subject to a deed of variation to the S106 agreement for the approved outline or a new S106 agreement and subject to the following conditions:-

Deed of Variation to S106/New S106 Agreement

- (1) Affordable housing – increase by 7 units (6 social rent, 1 intermediate)
- (2) Education – increase of contribution
- (3) Open space – contribution
- (4) £100 per dwelling (applying to 20 additional dwellings only) as contribution towards management of the European sites along the Essex coastline in the District by way of mitigation of impact of increased recreational pressure resulting from the proposed development.
- (5) £25,000 open space contribution towards the enhancement and improvement of the existing play space offering in the Great Wakering recreation ground.

Any potential new S106 agreement would also need to incorporate the matters within the agreed outline S106 agreement, where relevant.

Conditions

- (1) Start within three years
- (2) Development to be carried out in accordance with the approved plans
- (3) Drainage scheme to be submitted including construction
- (4) Surface water maintenance plan to be submitted
- (5) Contamination remediation strategy to be submitted
- (6) Arboricultural:

- a) Trees to be protected in accordance with BS5837:2012
- b) No materials shall be stored within the area enclosed by the fencing
- (c) Arboricultural protection conditions
- (7) Full details of hard and soft landscaping to be submitted
- (8) Landscape management and maintenance plan to be submitted
- (9) A construction environmental management plan to be submitted
- (10) Hours of construction
- (11) Implementation of programme of archaeological work to be submitted
- (12) Materials
- (13) Lighting strategy to be submitted
- (14) Compliance with Technical Housing Standards
- (15) Water efficiency
- (16) Energy performance
- (17) Wheelchair accessible dwellings
- (18) Renewable energy
- (19) Foul drainage scheme
- (20) Vehicular access to driveways timing
- (21) No unbound material
- (22) No discharge of surface water onto highway
- (23) Construction method statement
- (24) Boundary planting
- (25) Parking in accordance with Parking Standards
- (26) Residential Travel Information Pack
- (27) Bus stop works
- (28) Junction improvements
- (29) Adoption strategy

(30) Dog walking routes. (ADP&RS)

223 17/00877/OUT – CHERRY ORCHARD BRICK WORKS, CHERRY ORCHARD LANE, ROCHFORD

The Committee considered an outline application with some matters reserved for a proposed retirement village consisting of 32 no. over 55's apartments, 22 no. over 55's dwelling houses, 9 no. over 55's bungalows, 30 no. assisted living apartments, 35 no. sheltered apartments and a 93-bed care home, 903 sqm of A1 space, 397 sqm of A3 space, 1974 sqm of B1 space, 890 sqm of D1 space and 197 parking spaces with access to the site the only reserved matter for consideration at the outline stage.

Members noted a request by the applicants to be given time to submit additional information in relation to flood risk and Habitat Regulations.

Resolved

That the application be deferred. (ADP&RS)

224 18/00644/FUL – PUBLIC CONVENIENCES, CROWN HILL, RAYLEIGH

The Committee considered an application for a proposed change of use from sui-generis use as public conveniences to a flexible use for use within A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés) A5 (hot food takeaways) and B1 (a)(b)(c) (office, research and development and light industrial) use classes.

Resolved

That planning permission be approved, subject to the following conditions:-

- (1) Prior to first use of the building under the A3 or A5 use classes, a mechanical extraction system shall be provided to the kitchen area in accordance with Defra's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (January 2005). All details shall be submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of the A3 or A5 use hereby permitted and compliance with Defra's guidance shall continue while the premises are in use for the permitted purpose.
- (2) Prior to first use of the site, details of any external equipment or openings in the external walls or roofs of the building proposed at any time in connection with the permitted use, shall be submitted to and approved in writing by the Local Planning Authority before the machinery is installed or the opening formed. The equipment shall be installed or the openings formed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose.

- (3) Prior to first use of the site under use class B1(c) the building envelope shall be insulated against the egress of internally generated noise, in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purpose.
- (4) No amplified speech/music or other form of public address system shall be broadcast or operated on any part of this site.
- (5) The uses hereby permitted shall not take place (whether or not to open to customers) and no deliveries shall be taken at the site outside of the hours of 0700 and 2330.
- (6) Prior to first use of the building, details of where refuse will be stored shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such details shall be implemented on site prior to first use of the building. (ADP&RS)

225 17/01190/FUL – LAND REAR OF 145 TO 149 FERRY ROAD, HULLBRIDGE

The Committee considered an application referred from the Weekly List for the construction of two one-bedroomed bungalows with associated parking.

Resolved

That the application 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 permission.
- (2) The development shall be undertaken in strict accordance with the plans , drawing numbers 0-400 Rev. I, 1-400 Rev. C, 1-401.
- (3) Details of all external facing and roofing materials for use in the construction of the dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to first use of the materials. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (4) Part G (water efficiency) of the Building Regulations (2010) shall be met for the dwellings hereby approved and be permanently retained thereafter.
- (5) Part L of the Building Regulations 2010 in respect of energy performance shall be met for the dwellings hereby approved.

- (6) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B and/or Class C of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) no additions or openings shall be inserted, or otherwise erected, within the roof area (including roof void) of the dwellings hereby permitted.
- (7) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (including any Order revoking or re-enacting that Order, with or without modification) no extensions or additions shall be erected on any elevations of the dwelling hereby permitted.
- (8) No development shall commence, before plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:
- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - existing trees to be retained;
 - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
 - paved or otherwise hard surfaced areas;
 - existing and finished levels shown as contours with cross-sections if appropriate;
 - means of enclosure and other boundary treatments;
 - car parking layouts and other vehicular access and circulation areas;
 - minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc; and
 - existing and proposed functional services above and below ground level (eg drainage, power and communication cables, pipelines, together with positions of lines, supports, manholes etc.)

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. 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 the same location as those removed, in the first available planting season following removal.

- (9) Prior to the first occupation of the development one on-site vehicle parking space per dwelling and an associated turning area as shown in principle on planning drawing 0-400 Revision 1 shall be provided. The vehicle parking area and associated turning area shall be retained in the agreed form at all times.
- (10) There shall be no discharge of surface water from the development onto the highway.
- (11) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (12) 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 construction traffic, shall be provided clear of the highway. (ADP&RS)

(Note: Cllr Mrs D Hoy wished it to be recorded that she voted against the above decision).

The meeting closed at 8.35 pm.

Chairman

Date

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