

Development Committee – 19 July 2018

Minutes of the meeting of the Development Committee held on **19 July 2018** when there were present:-

Vice-Chairman: Cllr Mrs L Shaw (in the chair)

Cllr C C Cannell
Cllr J D Griffin
Cllr N J Hookway
Cllr G J Ioannou
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 S P Smith.

SUBSTITUTE MEMBERS

Cllr M J Lucas-Gill - for Cllr S P Smith
Cllr Mrs C M Mason - for Cllr Mrs D Hoy

NON-MEMBERS ATTENDING

Cllr Mrs D Hoy
Cllr M Hoy

OFFICERS PRESENT

M Thomas - Assistant Director, Democratic Services
M Stranks - Team Leader (Area Team North)
R Davis - Senior Planner
C Irwin - Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

Cllr Miss A Marriot, Hullbridge Parish Council
R Houghton
B Carleton

158 MINUTES

The Minutes of the meeting held on 28 June 2018 were approved as a correct record and signed by the Chairman.

159 DECLARATIONS OF INTEREST

Cllr Mrs C A Weston declared a non-pecuniary interest in item 6 of the Agenda – 18/00135/REM – land between Windermere Avenue, Malyons Lane and Lower Road, Hullbridge by virtue of being the County Councillor for Rochford West. Cllrs Mrs D Hoy and M Hoy each declared a disclosable

pecuniary interest in the same item by virtue of ownership of a property backing onto the development and left the Chamber during debate of the item.

160 18/00135/REM – LAND BETWEEN WINDERMERE AVENUE, MALYONS LANE AND LOWER ROAD, HULLBRIDGE

The Committee considered an application for reserved matters (in respect of layout, scale, design, external appearance, access (save for access points to the site, as shown on the approved parameters plan) and landscaping in relation to the outline application permission 14/00813/OUT at land between Windermere Avenue, Malyons Lane and Lower Road, Hullbridge for the development of 500 dwellings, together with associated access, car parking, landscaping, open space and related works.

Members concurred that the space standards and overall design was not of an appropriate standard for this particular Green Belt location and felt that the following specific issues should be considered by the developer:-

- Provision of a bridle path/cycle way
- Incorporation of youth facilities into the retained farm house and out buildings
- Consultation on the revisions with the Ward Members, Parish Council and Hullbridge Residents Association
- Tree planting
- Urban design objections
- Room sizes (space standards)
- 3 storey buildings inappropriate to Hullbridge
- Concern at flat roofed dormer designs
- Affordable housing not pepper potted within the site and not tenure blind
- SUDS safety features to open flooded areas
- Clarification of how the flood management will work in periods of prolonged rain and where sluices will be closed for incoming tide.
- Car dominated layout
- inadequate amount of visitor parking spaces in the northern quarter in vicinity of Harrison Gardens
- Youth facilities – need for skate park in the development

- Lack of Amenity areas/drying areas for flats adjoining public open space areas
- Buffer zones between the existing properties and the proposed development to be improved to all parts of the site
- Boundary treatment not good enough
- Minimum requirement in respect of space standards
- Minimum size green buffer
- Police to be consulted in respect of Secured by Design
- How unit 462 and plot 383 fit in with existing properties, e.g.18 Harrison Gardens
- How proposed layout can better complement the existing farm house building to be retained in light of specialist advice from Listed Buildings adviser.

Resolved

That the application be deferred to a future meeting of the Committee to:-

- a) Allow preparation and consideration of further improvements to the development in urban design terms; and
- b) Allow consideration of the status of the National Space Standards relevant to this application in light of the applicant's comments and legal opinion. (ADP&RS)
- c) Allow consideration of the matters set out in the bullet points above.

The meeting closed at 9.10 pm.

Chairman

Date

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