

Development Control Committee – 22 January 2009

Minutes of the meeting of the **Development Control Committee** held on **22 January 2009** when there were present:-

Chairman: Cllr S P Smith

Cllr Mrs P Aves	Cllr Mrs J R Lumley
Cllr C I Black	Cllr M Maddocks
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr P A Capon	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr M R Carter	Cllr J M Pullen
Cllr J P Cottis	Cllr P R Robinson
Cllr T G Cutmore	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr D G Stansby
Cllr K J Gordon	Cllr M G B Starke
Cllr J E Grey	Cllr M J Steptoe
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr A J Humphries	Cllr P F A Webster
Cllr Mrs G A Lucas-Gill	Cllr Mrs C A Weston
Cllr C J Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, Mrs L M Cox, Mrs J Dillnutt, T Livings and D Merrick.

OFFICERS PRESENT

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

PUBLIC SPEAKING

Mr R Ricks – Schedule item 4
Mr M Pearce – Schedule item 4

8 MINUTES

The Minutes of the meeting held on 16 December 2008 were approved as a correct and signed by the Chairman, subject to including Cllr D G Stansby in the list of attending Councillors and subject to replacing “HP” with “HP11” in reasons 1, 2 and 3 of item 2 of Minute number 368.

9 DECLARATIONS OF INTEREST

Cllr P R Robinson declared a personal interest in item 2 of the Schedule by virtue of living near the golf club.

Cllr C G Seagers declared a personal interest in item 3 of the Schedule by virtue of membership of the Crouch Harbour Authority.

Cllr A J Humphries declared a personal interest in item 2 of the Schedule by virtue of playing golf.

Cllr D G Stansby declared a personal interest in item 3 of the Schedule by virtue of being acquainted with the occupant of Grapnells Farm.

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

The Committee considered the schedule of development applications, together with item 08/00881/FUL, which had been referred from the Weekly List.

Item R1 – 08/00881/FUL – 3 Station Avenue, Rayleigh

Proposal – Construct part two storey and part single storey pitched roofed rear extensions and convert resultant building into 1 no. one-bedroomed and 1 no. two-bedroomed flats.

Resolved

That the application be approved, subject to the conditions outlined in the schedule and subject to the following additional heads of condition:-

- 9 Notwithstanding the submitted plans the layout of the landscaped area to the remaining front garden shall be amended prior to the first occupation of the development hereby approved to increase the width of the hard standing to provide an additional car parking space in addition to those shown so as to allow for 4 No. off street car parking spaces clear of the highway to serve the development. (HPT)

Item 2 – 08/00887/FUL – Lords Golf and Country Club, Hullbridge Road, Rayleigh

Proposal – Retrospective application to construct earth bund 1.5m high to part of driving range and construct 5m high pole and netting to raised bund top.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the

detailed composition of the waste materials used to construct the bund was not known by the Local Planning Authority and because insufficient information had been submitted to demonstrate that the mounding was required for the operation of the driving range.

Resolved

That the application be refused for the following reasons:-

1. No scientific analysis of the detailed composition of the waste materials used to construct the bund has been provided by the applicant to adequately demonstrate that it does not contain toxic or other contaminating waste materials. As such the Council remains concerned that since the exact composition of fill materials and their source is unknown, the possibility could not be discounted that there could be materials present that could be harmful to the environment and to the amenity of residents.
2. Insufficient justification has been provided by the applicant to demonstrate the operational need for this modest bund as part of the golf driving range facility. As such the Council considers this an exercise to unnecessarily deposit fill materials on the site. (HPT)

Item 3 – 09/000010/CPO – Land at North End of Wallasea Island, Rochford

Proposal – The importation by sea of 7.5 million cubic metres of high quality recovered inert material to achieve, by phased extraction and land raising, a change of use from agricultural land to 677 hectares of coastal nature reserve principally comprising mudflats, salt marsh, coastal lagoons, brackish marsh, coastal grazing marsh, drier grass capable of developing new salt marsh as sea levels rise, together with the development of 5 bird hides, car park and associated off shore unloading facility, conveyor and pipeline, material handling area, sea wall engineering works and modification to footpath number 21, to be completed by 2019.

During debate of the proposals, Members affirmed their broad support for an exciting project, which would enhance tourism within the District.

The following concerns were, however, highlighted:-

- Local businesses, including notably the campsite in the vicinity of Wallasea Island, and local residents should be properly consulted on the RSPB proposals. It was noted that some residents in Canewdon felt that they were not being included in the public consultation.

- The possibility of badger setts being present on site should be investigated.
- Round the clock working, 7 days a week for a period of between 6 – 9 years could result in a loss of amenity to residents by virtue of light and noise pollution.
- The large number of ships coming in to Wallasea to unload all the heavy materials needed for the project was likely to have a big impact on the Crouch and be a key issue for the Harbour Authority.

Resolved

That the Head of Environmental Planning at Essex County Council be advised that this Council supports the proposal, subject to the following heads of conditions or restrictions being added to any consent that is issued and to the key concerns outlined below as well as the other concerns raised by Members, as set out above :-

Key concerns raised:-

- A substantial financial contribution should be secured to address the deficit in infrastructure and notably improvements to the local road network which could also be used to offset the costs of a visitor centre in the future. The current road network is inadequate for the heavy traffic going to and departing from Baltic Wharf and the boatyard and will cause conflict with visitors to this scheme which anticipates at least 100,000 additional visitors during the summer, this could gridlock the current local road network, particularly Brays Lane and Apton Hall Lane. The infrastructure required to accommodate such large numbers of visitors was in itself a cause for concern. The necessary road improvements should be in place prior to the commencement of the project to accommodate the required construction traffic which should access the site via a recognised Lorry Route and not pass through Great Stambridge or Canewdon.
- The County Council should satisfy itself as to the hydrological effects on the river systems, in particular the potential upstream impact of tidal surges on tidal flow in the Rivers Crouch and Roach, which could impact on the amenity of those using the water for leisure and the potential for flooding further up the River Roach.
- There should be more investigation into what potential, long-term impact there could be on the commercial operation of Baltic Wharf and its environs should the hydrological estimates go adrift; there were no guarantees as to how the flood breaches due to be put in place could impact on the lower reaches of the Rivers Crouch and Roach and on Havengore, which is already limited by its narrow and shallow passage. The main channel of the Roach, Crouch and Havengore to

be regularly dredged during the construction period of the project to maintain an open passage for vessels. This project was not guaranteed by Defra in the same way as the existing wetlands project at Wallasea Island.

- The County Council to require in advance appropriate insurance and substantial bonds to be in place to cover unforeseen eventualities, given the scale of the project and the timescales involved and as a reserve position should the project run into difficulties and fail to be completed.

Planning conditions/restrictions:-

1. The imported material to be used for the reforming of the land in this application shall be transported to the site by sea and shall not at any time be transported by means of the local road network within the Rochford District.
2. No river, port or harbour dredgings to be accepted as a component of the site fill, due to the likely contamination by tributyl tin, mercury, lead and copper. (HPT)

Item 4 – 08/00894/FUL – 74-78 West Street, Rochford

Proposal – Construct part two storey and part three storey building to provide shop to ground floor with 6 no. two-bedroomed flats above with revised access and parking to front and parking to rear.

Resolved

That the application be approved, subject to the conditions outlined in the schedule and subject to a unilateral undertaking by the applicant to make a contribution of £15,000 towards the costs of highway improvements at West Street and Bradley Way and subject to the following informative:-

Prospective purchasers of the residential units to be advised of the presence of the public house and of the associated potential for noise. (HPT)

The meeting closed at 10.10 pm.

Chairman

Date

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