

Planning Services Committee – 20 January 2005

Minutes of the meeting of the **Planning Services Committee** held on **20 January 2005** when there were present:-

Cllr A J Humphries (Chairman)
Cllr K H Hudson (Vice-Chairman)

Cllr C I Black	Cllr G A Mockford
Cllr Mrs R Brown	Cllr R A Oatham
Cllr P A Capon	Cllr J M Pullen
Cllr Mrs T J Capon	Cllr P R Robinson
Cllr T G Cutmore	Cllr C G Seagers
Cllr K A Gibbs	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr D G Stansby
Cllr T E Goodwin	Cllr J Thomass
Cllr K J Gordon	Cllr Mrs M S Vince
Cllr C A Hungate	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr T Livings	Cllr Mrs C A Weston
Cllr D Merrick	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs L A Butcher, R G S Choppen, J E Grey, Mrs S A Harper, C J Lumley, Mrs J R Lumley, J R F Mason, P K Savill, Mrs M A Starke and M G B Starke.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
N Khan	- Solicitor
J Bradley	- Trainee Solicitor
S Worthington	- Committee Administrator

23 MINUTES

The Minutes of the meeting held on 16 December 2004 were approved as a correct record and signed by the Chairman.

24 DECLARATIONS OF INTEREST

Cllrs Mrs H L A Glynn and Mrs M S Vince each declared a personal interest in items D1, R3, 4, 6 and 7 of the Schedule by virtue of being Members of Rochford Parish Council.

Cllrs Mrs M J Webster and P F A Webster each declared a personal interest in item 5 of the Schedule by virtue of living in close proximity to the site.

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

The Committee considered the Schedule of development applications and recommendations, together with application numbers 04/00969/FUL and 04/00995/COU, which had been referred from the Weekly List.

Item D1 – 04/00305/FUL – Ernest Doe & Sons Ltd, Weir Pond Road, Rochford

Proposal – Install punched lathe metal external security shutters to showroom windows.

Mindful of officers' recommendation for refusal, Members considered nevertheless that the application should be approved, on the grounds that there were special circumstances relating to the site, particularly with respect to the design of the building, the fact that it is set back from the road, and that therefore the addition of the shutters would not detract from the street scene.

Resolved

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

1. SC4 Time Limits.
2. The lathe metal external security shutters shall be colour coated brown to match the shopfront of the existing premises.
3. At all times when the security shutters are in the down position securing the shop front, the shop shall be illuminated so that goods are visible through the shutters. (HPS)

Reason for Decision

The proposal is not considered to cause demonstrable harm to the area or to the street scene, due to the utilitarian nature of the building, its design and that of the shutters and the fact that the building is set back from the road.

Item R2 – 04/00969/FUL – Land Rear of 4 Trinity Road, Rayleigh

Proposal – Raise ridge height of existing outbuilding by 1.5 metres to create habitable annexe connected with 4 Trinity Road.

Resolved

That the application be refused, for the reasons outlined in the Schedule. (HPS)

Item R3 – 04/00995/COU – 41 Oak Road, Rochford

Proposal – Conversion of existing property into two self contained flats, incorporating means of escape window with roof slope of front elevation and also conversion of garage into a habitable room including new front window.

Resolved

That the application be approved, for the reasons outlined in the Schedule, subject to the conditions set out in the Schedule. (HPS)

Item 4 – 04/01000/FUL – New Hall, Sutton Road, Rochford

Proposal – Erection of orangery.

Resolved

That the application be refused, for the reasons outlined in the Schedule. (HPS)

Item 5 – 04/00946/FUL – 46 - 52 Crown Hill, Rayleigh

Proposal – Construction of three storey building containing 24 flats, 20 x 2-bed, 4 x 1-bed and parking and access from the rear of the site and one space direct from Crown Hill for emergency purposes only.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the access arrangements were unsatisfactory and that the proposed application constituted an over-development of the site.

Resolved

That the application be refused, for the following reasons:-

1. The proposal, by virtue of the massing siting, scale and height would render it out of scale and keeping with the prevailing character of development in this part of Crown Hill, creating a visually prominent and intrusive feature in the street scene.
2. The means of access to the site (the internal access) is considered to be unacceptable. The development is proposed on a site accessed via the car park of the adjacent property, Philpot House. In the opinion of the Local Planning Authority, the constrained access proposed to the application site, at the rear of Philpot House and over changing site levels, is not considered acceptable. The Local Planning Authority considers that the use of the proposed access by residents of the flats,

their visitors, delivery men and other callers, as well as the existing users of Philpot House and its associated car parking, would conflict with and lead to a deterioration in the level of safety enjoyed by the users of this area. (HPS)

Item 6 – 04/00926/FUL – 5 Weir Pond Road, Rochford

Proposal – Redevelopment of the site for residential purposes, comprising three detached blocks of flats; block A (to front of site) 2 storey incorporating 6 x 2-bed flats; block B (to NW of site) 3 storey incorporating 3 x 2-bed flats; block C (to east side) 3 storey incorporating 6 x 2-bed flats and 3 x 1-bed flats, off street car parking to the centre of the site with all access direct off Oast Way.

Resolved

That the application be approved, for the reasons outlined in the Schedule, and subject to the conditions set out in the Schedule and in the addendum to the Schedule, the method statement to include additional provision for car park lighting; wheel washing; dust attenuation measures; and ensuring that residents in Oast Way be kept informed of progress. (HPS)

Item 7 – 04/00925/CON – 5 Weir Pond Road, Rochford

Proposal – Demolition of Shop/Workshop

Resolved

That the application be approved, for the reasons outlined in the Schedule, and subject to the conditions outlined in the Schedule. (HPS)

Item 8 – 04/00675/REM – Park School, Rawreth Lane, Rayleigh

Proposal – Details of 129 dwellings comprising 38 no. 4-bedroomed houses, 33 no. 3-bedroomed houses, 11 no. 2-bedroomed houses, 4 no. 2-bedroomed apartments and 43 no. 2-bedroomed apartments for key workers in a mixed development of two, two and a half and three storey form with estate roads.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds of the poor design and appearance of the 3-storey flatted element of the scheme, its impact on neighbours and because of the inadequate garden provision within the scheme.

Resolved

That the details be refused, for the following reasons:-

1. The proposed key worker flats, by way of their size and bulk and predominant three storey form, would over-dominate the existing dwellings adjoining the site which, in the main, consist of two storey form. If allowed, the over-dominant form of the proposed flats would detract from the amenity that ought reasonably be expected to be enjoyed by the occupiers of those dwellings.
2. The proposal would represent an overdevelopment of the site, failing to provide satisfactory private rear gardens to a significant proportion of the dwellings proposed and which, if allowed, would result in a development lacking garden space for outside storage, recreation, outside drying and gardening for the future occupiers of those dwellings and to the detriment of the amenity those occupiers ought reasonably expect to enjoy.
3. The general massing and appearance of the key worker flatted element of the proposal would result in a group of buildings of poor design and overbearing in appearance at the entrance to the site to the detriment of the character and appearance of the street scene.

The meeting closed at 10.10 pm.

Chairman

Date