

Development Committee – 22 March 2018

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

Chairman: Cllr S P Smith

Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr D Merrick
Cllr T E Mountain

Cllr J E Newport
Cllr C M Stanley
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Milne, Mrs L Shaw and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr Mrs J R Gooding - for Cllr Mrs L Shaw
Cllr M J Lucas-Gill - for Cllr R Milne
Cllr M J Webb - for Cllr M J Steptoe

NON-MEMBERS ATTENDING

Cllr M Hoy

OFFICERS PRESENT

A Law - Assistant Director, Legal Services
M Thomas - Assistant Director, Planning and Regeneration Services
K Rodgers - Team Leader (Area Team South)
C Irwin - Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

K Hardingham - for item 7

64 MINUTES

The Minutes of the meeting held on 22 February 2018 were approved as a correct record and signed by the Chairman.

65 17/00488/FUL – LAND REAR OF 12 TO 26 EASTWOOD ROAD, RAYLEIGH

An application to demolish existing buildings and construct a development of 41 no. two-bedroomed flats with associated parking and amenity space was withdrawn until such time as further discussions could take place between the applicants and officers.

66 17/00431/OUT – FAIRWAYS GARDEN CENTRE, HULLBRIDGE ROAD, RAYLEIGH

An application to demolish commercial and retail units and construct 4 no. two-bedroom dwellings, 8 no. three-bedroom dwellings and 4 no. four-bedroom dwellings (16 dwellings in total) with access onto Hullbridge Road was considered by the Committee.

Resolved

That planning permission be refused, for the following reasons:-

1. Policy H4 of the Rochford District Council Local Development Framework Core Strategy (2011) requires at least 35% of dwellings on all developments of 15 or more units to be provided as affordable housing, subject to viability. Whilst the applicant has proposed an affordable housing contribution towards off site affordable housing, the applicant has not demonstrated that provision of affordable housing on site would be impossible. The proposal would therefore fall contrary to policy H4.
2. The proposal would result in the loss of businesses at the site and the loss of employment opportunities in a semi-rural area contrary to Policy ED1 of the Rochford District Core Strategy (2011) which seeks to support the protection and enhancement of the role of small and medium sized businesses in the District and in rural locations which are important to the economy. The loss would also run contrary to paragraph 70 of the NPPF.
3. The site is not considered to constitute sustainable development within the green belt by virtue of the site not being well related to a defined residential settlement but rather part of the countryside between the settlements of Hullbridge and Rayleigh. In addition, the site, by virtue of its location is also not considered to be well related to local services and facilities the nearest of which are not considered to be within walking distance and in this regard the proposal is also not considered to promote sustainable transport modes. The proposed development is considered to be contrary to parts (i), (ii) and (iv) of Policy DM10 of the Rochford District Development Management Plan (2014). The proposal would erode the green belt between Hullbridge and Rayleigh and thus undermine the purpose that the green belt plays in this location to separate these residential settlements and would result in encroachment of development into the countryside also contrary to Policy DM10.
4. The proposed layout results in an inward looking development which would not result in dwellings that integrate well with the context of the site. The proposal to orientate dwellings with rear garden boundaries along the entire length of the Hullbridge Road site boundary which is very publically visible would not result in a public vista that promotes a high standard of design. The main access road to the site is over-engineered for the scale of development proposed. The site fails to provide for safe pedestrian access to nearby bus stops and is not therefore considered to have

demonstrated that matters of accessibility, particularly promoting alternatives to the private car, have been carefully considered and addressed within the proposal. The proposal by virtue of the aforementioned reasons is not considered to demonstrate the high standard of design sought contrary to parts (i) and (ix) of Policy DM1 and part (i) of Policy DM3 the Rochford District Development Management Plan (2014).

The meeting closed at 8.10 pm.

Chairman

Date

CONFIRMED

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