

Development Committee – 27 June 2013

Minutes of the meeting of the Development Committee held on **27 June 2013** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr Mrs C E Roe

Cllr C I Black	Cllr C J Lumley
Cllr Mrs L A Butcher	Cllr Mrs J R Lumley
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr J P Cottis	Cllr D Merrick
Cllr T G Cutmore	Cllr Mrs J A Mockford
Cllr R R Dray	Cllr R A Oatham
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr K J Gordon	Cllr S P Smith
Cllr J D Griffin	Cllr D J Sperring
Cllr Mrs A V Hale	Cllr M J Steptoe
Cllr Mrs D Hoy	Cllr I H Ward
Cllr M Hoy	Cllr Mrs M J Webster
Cllr K H Hudson	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, M R Carter, T E Goodwin, J E Grey, B T Hazlewood, M Maddocks, Mrs C M Mason, J R F Mason and T E Mountain.

OFFICERS PRESENT

A Bugeja	- Head of Legal, Estates and Member Services
S Scrutton	- Head of Planning and Transportation
M Stranks	- Team Leader (Area Team North)
S Worthington	- Committee Administrator

122 MINUTES

The Minutes of the meeting held on 30 May 2013 were approved as a correct record and signed by the Chairman.

123 13/00263/FUL – ACACIA HOUSE, 2 EAST STREET, ROCHFORD

The Committee considered an application to demolish an existing out building and convert an existing building into 7 no. one-bedroomed flats and 2 no. two-bedroomed flats with parking and amenity areas.

Resolved

That the Head of Planning and Transportation be delegated to determine upon the outcome of the outstanding period of consultation for the press

advertisement after 7 June 2013 to approve planning permission, 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 external facing materials (including windows and doors) to be used in the construction of the development hereby permitted shall match (i.e. be of an identical appearance to) those of the corresponding areas of the existing building.
- (3) The external paving materials to be used in the construction of the development hereby permitted shall be those materials specified on the application form date stamped 2 May 2013 submitted in relation to the development hereby permitted and as indicated on drawing number 1772 DE 20-02, Revision C, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where alternative materials are agreed in writing by the Local Planning Authority the materials agreed shall be those used in the development hereby permitted.
- (4) No development shall commence before plans and particulars showing the precise details relating to the surface treatment of the amenity space have been submitted to and approved in writing by the Local Planning Authority.
- (5) No development shall commence before plans and particulars showing the precise details of any gates, fences, walls or other means of screening or enclosure to be erected have been submitted to and agreed in writing by the Local Planning Authority. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority shall be erected prior to the building to which they relate first being occupied and thereafter maintained in the approved form.
- (6) No development shall commence before plans and particulars showing precise details of 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;
 - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;

- means of enclosure and other boundary treatments

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 successor(s) in title, with species of the same type, size and in the same locations as those removed, in the first available planting season following removal.

- (7) Prior to commencement of the development enclosure details shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided prior to the occupation of the development and retained at all times.
- (8) The development hereby approved shall not be occupied before the car parking areas shown on the approved drawing 1772 DE 20-02 Revision C have been laid out and constructed in their entirety and made available for use. Thereafter, the said car parking areas shall be retained and maintained in their approved form and used solely for the parking of vehicles and for no other purpose that would impede vehicle parking.
- (9) A minimum dimension of 6m shall be provided between the rear of the parking bays within the parking court and shall be maintained and free from obstruction within the site at all times.
- (10) Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation of the development and retained at all times.
- (11) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (12) Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for the parking of operatives' vehicles and the reception and storage of building materials clear of the highway. Once agreed, such details shall be implemented during the course of the development.
- (13) Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include 10 All Essex Scratch Card tickets.

- (14) The maximum luminance for the light fitting to the front of the building shall not at any time exceed the standards contained within the institution of lighting engineers technical report no. 5, for zone (E3) locations, which in this case is '800' Candelas per square metre (800 cd/m²).
- (15) The fire escape barrier shown on the plans hereby approved on drawing no. 1772 DE 20-02 Rev. C, shall be installed prior to the first use of the flats hereby permitted and shall be permanently retained as such.
- (16) Notwithstanding the window details shown on the submitted plans and application form, large scale plans (1:20) showing details of the replacement window for the existing fire doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The new window shall be timber construction and paint finished to match the detail and glazing bars of existing windows in the building with single glazed and putty detail.
- (17) Prior to the first occupation of the development hereby approved details shall be submitted to the Local Planning Authority of the number, design and siting of the provision of Conservation Area style bollards to be provided in position on the limits of the amenity space where it adjoins the car parking area, as shown within the site layout on drawing no. 1772 DE 20-02 Rev. C. The development shall be implemented in accordance with such details as may be agreed.
(HPT)

REASON

In order to ensure the amenity space is suitably demarcated by bollards of a design enhancing the Rochford Conservation Area, preventing parked cars encroaching onto the amenity space to the detriment of the safety of future occupiers of the development approved.

124 13/00228/COU – 2 SOUTH STREET, ROCHFORD

The Committee considered an application for change of use from retail to mixed use comprising use class A1, retain use class A3 restaurant and café, and use class A5 hot food takeaway.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds of insufficient information being provided with respect to the mechanical extract system and there being insufficient storage for refuse.

Resolved

That the application be refused for the following reasons:-

- (1) Insufficient details relating to the extraction system have been provided to demonstrate that the equipment, means of installation and future maintenance would not give rise to unreasonable noise, vibration and odours to the detriment of neighbouring residents, in particular the occupiers of the flat, No. 2A South Street, above the premises. The details submitted are unclear and do not explain the effect on the integrity of the structure of the listed building generally and specifically show the arrangement for the whole chimney stack length, including the effect upon the existing chimney pot, or provide clarity on the method of fixing and support for the ducting, as well as explaining arrangements for future maintenance of the apparatus. It is not clear that as a result of the length of ducting required and the need to push filtered air through the system the resulting output from the extraction fan would give rise to significant noise and vibration for which it is not clear that the design of the equipment mountings and fixings would adequately mitigate noise and vibration. If allowed, the proposal could result in increased noise, vibration and odour proving detrimental to the amenity those occupiers of No. 2A South Street ought reasonably expect to enjoy.
- (2) The applicant has failed to demonstrate sufficient provision within the site for the storage of waste materials arising from the use proposed. If allowed, the proposal would intensify the use, increasing the amount of waste packaging, cooked food scraps and products spent in the cooking process that would need to be stored and in the absence of provision on the site would be likely to be stored adjacent to the premises on Back Lane until routine collection, to the detriment of residential amenity and to the detriment of the appearance of the street. (HPT)

The meeting closed at 8.25 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.