

## Development Committee – 27 January 2022

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Minutes of the meeting of the Development Committee held on **27 January 2022**  
when there were present:-

Chairman: Cllr Mrs L Shaw  
Vice-Chairman: Cllr S P Smith

Cllr Mrs L A Butcher  
Cllr D S Efde  
Cllr A H Eves  
Cllr L J Newport

Cllr D Merrick  
Cllr P J Shaw  
Cllr C M Stanley  
Cllr A L Williams

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs I A Foster and Mrs C A Weston.

### **SUBSTITUTE MEMBERS**

Cllr Mrs E P Gadsdon - for Cllr I A Foster

### **NON-MEMBERS ATTENDING**

Cllrs Mrs J R Gooding, J N Gooding and S E Wootton

### **OFFICERS PRESENT**

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
S Worthington	- Principal Democratic & Corporate Services Officer
C Buckley	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
K Fowler	- Senior Planner
C Irwin	- Solicitor
K Hines	- Democratic Services Officer

### **PUBLIC SPEAKERS**

S Mayes – for item 6

### **16 MINUTES**

The Minutes of the meeting held on 9 December 2021 were approved as a correct record and signed by the Chairman.

### **17 DECLARATIONS OF INTEREST**

Cllr Mrs J R Gooding declared a non-pecuniary interest in item 6 –  
21/01251/FUL – 7 Hawkwell Park Drive, Hawkwell - by virtue of living within the ward.

Cllr A L Williams declared a non-pecuniary interest in item 7 – 21/00837/FUL – the King Edmund School, Rochford – by virtue of his daughter working at the school.

### **18 21/01251/FUL – 7 HAWKWELL PARK DRIVE, HAWKWELL**

(**Note:** Cllr A H Eves declared a non-pecuniary interest in this item by virtue of being acquainted with the public speaker.)

The Committee considered an application to demolish an existing dwelling and garage and to erect three 4-bedroom detached chalet style dwellings with associated parking and amenities.

#### **Resolved**

That planning permission be approved, 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 development hereby permitted shall be carried out in complete accordance with the following approved plans: SL21.09.361-07; SL21.09.361-05; SL21.09.361-02; SL21.09.361-03; SL21.09.361-01; SL21.09.361-08; SL21.09.361-06; SL21.09.361-04
- (3) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (4) Prior to first occupation of the development hereby approved, plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, shall have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority 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;
  - existing trees to be retained;
  - areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
  - paved or otherwise hard surfaced areas;

- existing and finished levels shown as contours with cross-sections, if appropriate

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 successors in title with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

- (5) The first floor side windows serving the proposed bathrooms, en-suites and stairways of Plots 1 and 3 and the bathroom and en-suites of Plot 2 shall be obscure glazed and shall be of a design not capable of being opened below a height of 1.7 metres above finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.
- (6) Prior to first occupation of the dwellings hereby approved details of the proposed boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed details shall be retained.
- (7) Prior to first occupation of the dwellings hereby approved details of boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. Any boundary treatment between points A and B alongside the neighbouring property No.1 Park Gardens, as shown on drawing no. SL21.09.361-04, shall be no greater than 1.2m in height. Once agreed such boundary treatment shall be installed on site and retained in the agreed form.
- (8) Part G (water efficiency) of the Building Regulations (2010) shall be met for each dwelling on the site and be permanently retained thereafter.
- (9) Notwithstanding the width details on planning drawing SL21.09.361-04 and prior to first occupation of the development, the new vehicular accesses onto Hawkwell Park Drive and Park Gardens shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and highway verge. Full layout details and final widths shall be submitted to and agreed in writing by the Local Planning Authority and thereafter retained.

- (10) Prior to first occupation of the development, the existing vehicle access on Park Gardens serving No. 7 Hawkwell Park Drive shall be suitably and permanently closed incorporating the reinstatement to full height of the footway, highway verge and kerbing.
- (11) Prior to first occupation of the development the integral garages shall be provided with roller shutter doors.
- (12) No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.
- (13) No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to occupation and thereafter maintained.
- (14) No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
  - i. The parking of vehicles of site operatives and visitors.
  - ii. The loading and unloading of plant materials.
  - iii. Storage of plant and materials used in constructing development.
  - iv. Wheel and underbody washing facilities; the plan shall include a central position for loading and unloading and storage away from the boundaries with neighbouring properties. (ADPE)

(7 Members voted in favour, 4 against and 0 abstained)

### 19 ITEMS REFERRED FROM THE WEEKLY LIST

#### **21/00837/FUL – THE KING EDMUND SCHOOL, VAUGHAN CLOSE, ROCHFORD**

The Committee considered an item referred from the Weekly List for the demolition of an existing main school building and construction of a replacement building with associated landscaping works.

#### **Resolved**

That the application be approved, 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 development shall be undertaken in strict accordance with the details of the approved plans referenced: SRP1012DfEA HAV 11 01 DR A 1901 1:1000 Proposed Location Plan P01, SRP1012DfEA HAV 20 ZZ DR A 1903 1:500 Site Demolition Plan P01, SRP1012DfEA HAV 19 SS DR A 1904 1:500 Proposed Site Plan P01, SRP1012DfEA HAV 19 00 DR A 1905 1:200 Proposed Ground Floor Plan P01, SRP1012DfEA HAV 19 00 DR A 1906 1:200 Proposed First Floor Plan P01, SRP1012DfEA HAV 19 00 RF DR A 1907 1:200 Proposed Roof Plan P01, SRP1012DfEA HAV 19 SS DR A 1908 1:500 Fire Strategy Site Plan P02, SRP1012DfEA HAV 19 00 DR A 1909 1:200 Ground Floor Fire Strategy Plan P02, SRP1012DfEA HAV 19 00 DR A 1910 1:200 First Floor Site Strategy Plan P02 SRP1012DfEA HAV 19 RF DR A 1911 1:200 Roof Fire Strategy Plan P02, SRP1012DfEA HAV 29 ZZ DR A 2901 1:200 Proposed Sections P01, SRP1012DfEA HAV 29 ZZ DR A 2902 1:200 Proposed Elevations P03, SRP1012DfEA HAV 29 ZZ DR A 2903 1:200 Proposed Material Elevations P03, SRP1012DfEA HAV 29 ZZ DR A 2904 1:200 Proposed Elevations Lift P01, SRP1012DfEA HAV XX XX RP A 0001 Design and Access Statement P04, SRP1012DfEA-WWA-10-XX-SP-L-100603\_Outline Landscape Specification-S1-P01.
- (3) Notwithstanding the details of the submitted plans, prior to the construction of the building, details of the specification and finish of all external materials to be incorporated into the development shall be submitted to the local planning authority for its written approval. These details shall include details in the form of samples of all brick work, cement cladding, fine details (including methods of fixing and attachment, colour, dimensions and finish) and fenestration to be incorporated into the development. Details shall also include samples of all roofing materials and all fenestration including windows and frame casing, doors, fascia's, barge boards and soffits where used. The development shall be implemented in accordance with the details as may be approved and permanently maintained as such thereafter.
- (4) Prior to first installation, details of an external lighting scheme shall be submitted to the local planning authority for its written approval. Such details shall include details of all external lighting, including any lighting to be attached to any part of the building and illumination within the development site, including details of the height and position of all lighting columns, together with details of luminosity. The lighting shall be installed in accordance with the details as may be approved.
- (5) All tree protection works shall be implemented in accordance with the submitted arboricultural method statement.
- (6) The surface water drainage arrangements and provisions shall be undertaken fully and in strict accordance with the technical details set out within the additional information received on 15 October 2021 as shown by plan reference(s) DR-L-100113 SR -P01 (site levels plan (south), DR-L-100112 S3-P03 (site levels plan north) and DRL 100 110 S3 P04 (site

wide levels) and updated surface water drainage strategy.

- (7) The development shall receive a BREEAM rating of 'very good'. The applicant shall submit details to the local planning authority of how the BREEAM rating of 'very good' shall and has been achieved on the application site. (ADPE)

(This was unanimously agreed).

The meeting closed at 8.20 pm.

Chairman .....

Date .....

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