

Development Committee – 25 January 2018

Minutes of the meeting of the Development Committee held on **25 January 2018** when there were present:-

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

Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr D Merrick
Cllr R Milne

Cllr C M Stanley
Cllr M J Steptoe
Cllr S A Wilson
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T E Mountain and J E Newport.

SUBSTITUTE MEMBERS

Cllr Mrs C M Mason - for Cllr T E Mountain
Cllr R A Oatham - for Cllr J E Newport

OFFICERS PRESENT

A Law - Assistant Director, Legal Services
M Thomas - Assistant Director, Planning and Regeneration Services
M Stranks - Team Leader (Area Team North)
S Worthington - Democratic Services Officer

24 MINUTES

The Minutes of the meeting held on 11 January 2018 were approved as a correct record and signed by the Chairman, subject to the following additional text:-

Minute 13 – 15/00244/FUL – Halcyon Park, Pooles Lane, Hullbridge

Insert: “and specifically as to whether they had visited the application site” after “...to seek further confirmation from County Highways as to their consultation response...”

Cllr Hookway confirmed that he was satisfied with the issue he had raised at the last meeting being investigated outside this Committee, subject to a short update being provided before the next meeting.

25 15/00244/FUL – HALCYON PARK, POOLES LANE, HULLBRIDGE

The Committee considered an application deferred from the last meeting for the construction of an additional access to serve the holiday park onto Kingsmans Farm Road.

During debate, concern was expressed by a Member that County Highways had not produced evidence of vehicles driving slowly in this specific location. It was further emphasised that County Highways should indicate in its consultation responses, whether or not site visits had been conducted. Another Member suggested that, as a result of concerns expressed in relation to the speed of vehicles in this location, there would be merit in Ward Councillors asking the Local Highways Panel to consider the introduction of a speed restriction. It was further suggested that the issue of additional signage on the highway could also be raised with the Local Highways Panel.

Resolved

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

- (1) SC4B – Time Limits Full – Standard
- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Drawing No. 6800-131 New Access Location Plan

Drawing No. 6800-132 New Access Proposals Details
- (3) There shall be no obstruction above ground level within a 2-metre wide parallel band visibility splay, as measured from and along the nearside edge of the carriageway across the entire site frontage from the eastern site boundary adjacent to the proposed access in a south westerly direction along Kingsmans Farm Road and around the first bend in the carriageway, as shown in principle on the planning application drawing number 6800-132. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.
- (4) Prior to occupation of the development, the new vehicular access to the holiday park, as shown in principle on the planning application drawing number 6800-132, shall be constructed at right angles to the existing carriageway. The width of the access at the junction with the highway shall not be less than 5.5 metres and shall be provided with 2 x 6m kerbed radii and shall be provided with an appropriate crossing of the highway verge and ditch.
- (5) Prior to the access being constructed, the ditch beneath the proposed access shall be piped or bridged and retained at all times as approved in writing by the Local Planning Authority.
- (6) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (7) There shall be no discharge of surface water onto the highway.

- (8) No development or any preliminary ground works shall take place until:-
- a. All trees in the vicinity of the site works to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012.
 - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone, as detailed in BS5837:2012 section 6.
 - c. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work has been submitted to and approved by the Local Planning Authority. All tree works shall be carried out in accordance with BS3998:2010.
- (9) No works shall be carried out within the Root Protection Area (RPA) of the existing oak tree located in the park hedge line 25-30m south west of the access proposed, unless provisions are made in a site specific arboricultural method statement to be submitted to and agreed in writing by the Local Planning Authority. (ADP&RS)

(Note: Cllr Mrs D Hoy wished it to be recorded that she had abstained from voting in respect of the above decision.)

The meeting closed at 7.45 pm.

Chairman

Date

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