

Development Committee – 25 February 2021

Minutes of the meeting of the Development Committee held on **25 February 2021**
when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr P J Shaw

Cllr Mrs L A Butcher
Cllr D S Efde
Cllr A H Eves
Cllr N J Hookway
Cllr D Merrick

Cllr Mrs L Shaw
Cllr C M Stanley
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G J Ioannou.

SUBSTITUTE MEMBERS

Cllr M G Wilkinson - for Cllr G J Ioannou

NON-MEMBERS ATTENDING

Cllrs M Hoy and I H Ward

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
S Worthington	- Principal Democratic & Corporate Services Officer
C Irwin	- Solicitor
L Morris	- Democratic Services Officer
K Smith	- Democratic Services Officer

PUBLIC SPEAKERS

R Houghton - for item 7

31 MINUTES

The Minutes of the meeting held on 10 December 2020 were approved as a correct record and would be signed by the Chairman in due course.

32 20/00996/REM – LAND NORTH OF LONDON ROAD, WEST OF RAWRETH INDUSTRIAL ESTATE, RAYLEIGH

The Committee considered the application for Reserved Matters (access, layout, appearance, scale and landscaping) relating to proposed details of the spine road bridge crossing.

Members expressed concern about the potential for flooding, and were assured by officers that the Environmental Agency had carried out a detailed investigation into the flooding possibilities and had determined the flood risk to be 1 in 100 years and conformed to all EA guidelines.

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 approval.
- (2) The development shall be undertaken in strict accordance with the submitted plans referenced:

TOR-L (93)-81 - Location plan, F00132-WCL-NA-NA-DR-C-P01-9903 Rev P02 (Details - AIP) - Construction Detail, F00132-WCL-NA-NA-DR-C-P04-9901 Rev P04 (Plan - AIP) - Block Plan/Site Layout Plan, F00132-WCL-NA-NA-DR-C-P04-9902 Rev P04 (Sections - AIP) - Section and Elevations, TOR-L (93)-80 - Landscape Strategy.

- (3) Prior to the undertaking of any planting, including tree and shrub planting works within the landscaped areas as indicated by plan reference TOR-L (93)-80, details including a schedule of species, size, density and spacing of all trees and shrubs to be planted shall have been submitted to and agreed in writing by the Local Planning Authority. The planting works shall be undertaken in full in accordance with the agreed details within the first planting season following the completion of the Bridge Crossing hereby approved unless an alternative timetable has been 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.

(12 Members voted for the Motion, 0 Members voted against and 1 abstained)

33 20/00552/FUL – LAND BETWEEN WINDERMERE AVENUE AND LOWER ROAD, MALYONS LANE, HULLBRIDGE

The Committee considered an application to vary the existing Section 106 Agreement dated 18 January 2017 to planning consent 14/00813/OUT by way of modification to the wording of paragraph 4.3.3 to allow for an extended timescale in which to deliver the roundabout at the junction of Rawreth Lane with Hullbridge Road to 200, rather than 50, dwellings.

Cllr C M Stanley moved a Motion that the timescale in which to deliver the roundabout was changed to 150 dwellings, which was seconded by Cllr N J Hookway.

In response to a Member query regarding financial penalties should the roundabout not be delivered in time, officers advised that there were no financial penalties; however, construction on other areas of the project would have to stop in order to complete the outstanding work.

Resolved

That the application be approved to vary clause 4.3.3 to the legal agreement made under section 106 of the act dated 18 January 2017 in respect of planning application 14/00813/OUT as follows:

Revised Paragraph 4.3.3 of the s.106 states to state:

“Not to occupy or cause to be occupied more than 150 dwellings until the new roundabout to be constructed at the junction of Rawreth Lane and Hullbridge Road authorised by planning permission number 16/00162/FUL has been completed and open for use by the public and has the written consent of the County Council.”

That legal agreement to the planning permission be revised accordingly.

(8 Members voted for the Motion, 5 voted against and 0 abstained)

The meeting closed at 8.23 pm.

Chairman

Date

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