

## **Development Committee – 24 November 2011**

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Minutes of the meeting of the **Development Committee** held on **24 November 2011** when there were present:-

Chairman: Cllr P A Capon  
Vice-Chairman: Cllr D Merrick

Cllr Mrs P Aves	Cllr J R F Mason
Cllr C I Black	Cllr Mrs J A Mockford
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr J P Cottis	Cllr R D Pointer
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr K J Gordon	Cllr S P Smith
Cllr J E Grey	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 P F A Webster
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins
Cllr Mrs C M Mason	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs T G Cutmore, Mrs A V Hale, C J Lumley, Mrs J R Lumley, M Maddocks, Mrs J E McPherson, T E Mountain and A C Priest.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
J Whitlock	- Planning Manager
K Rodgers	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
A Law	- Solicitor
S Worthington	- Committee Administrator

### **270 MINUTES**

The Minutes of the meeting held on 20 October 2011 were approved as a correct record and signed by the Chairman.

### **271 DECLARATIONS OF INTEREST**

Cllr Mrs G A Lucas-Gill declared a personal interest in item 1 of the schedule by virtue of living in proximity to the application site.

### **272 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST**

**Item 1 – 11/00528/FUL – 5 Dalys Road, Rochford**

**Proposal** – Construction of garden room and covered patio area.

### Resolved

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

- 1 SC4B Time Limits Full - Standard
- 2 The external facing materials (including for windows and doors) to be used in the construction of the development hereby permitted shall be those materials specified on the application form and drawing no. 1.1, 1.2 and 1.3, as date stamped 17 October 2011, submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative 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. Where materials other than those materials specified on the application form and drawing no. 1.1, 1.2 and 1.3, as date stamped 17 October 2011, are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (HPT)

### **Item 2 – 11/00520/FUL – Land North of the Pavilion, Connaught Road, Rayleigh**

**Proposal** – Installation of new car park including height restriction barrier and gate and creation of two vehicle passing points adjacent to Connaught Road.

### Resolved

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

- 1 SC4B Time Limits Full - Standard
- 2 The soft landscaping shown on drawing no. 02 dated October 2010 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.
- 3 The recommendations at paragraph 6 of the reptile presence or likely absence survey dated October 2010 by Southern Ecological Solutions, which relate to works that should take place after translocation has occurred during the process of the works and following completion, shall be undertaken.

- 4 Prior to commencement of the development hereby approved, a detailed plan shall be submitted to and agreed in writing by the Local Planning Authority identifying the alignment of the access road and the positioning and spread of any trees proposed for removal and retention. Details of the specification and position of protective fencing and of any other measures to be taken for the protection of any tree retained from damage before or during the course of development shall also be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development hereby approved. (HPT)

### **Item 3 – 11/00560/FUL – 1 Burrows Way, Rayleigh**

**Proposal** – Demolish existing side projection, erect part three storey, part single storey extension to form end terrace house, alter existing dwelling with construction of front and rear dormers with Juliet balcony to front dormer, demolish bay window and erect single storey front extension, alter fenestration, construct single storey rear extension. Alter land level to rear garden to accommodate patio to rear of extended dwelling.

### **Resolved**

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

- 1 SC4B – Time limits
- 2 Materials to be used (externally)
- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) the window(s) marked OBS on the approved drawing(s) no. PDB/11/300/05A, 06A and 07A date stamped 6 October 2011 shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above ground, first and second floor finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.
- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no window, door or other means of opening shall be inserted above first and second floor finished floor level on the side elevation of the new dwelling hereby permitted, in addition to those shown on the approved drawings no. PDB/11/300/05A, 06A and 07A date stamped 6 October 2011.
- 5 Prior to the occupation of the development the hardstandings shown on the approved drawing no. PDB/11/300/04 date stamped 6 October 2011 must be laid out and constructed in their entirety in strict

accordance with the approved plan and made available for use. Thereafter, the said hardstandings shall be retained and maintained in the approved form and used solely for the parking of vehicles and for no other purpose that would impede vehicle parking. Prior to the occupation of the development the vehicular hardstandings shall be provided with an appropriate dropped kerb vehicular crossing of the footway, as shown on drawing no. PDB/11/300/04 date stamped 6 October 2011.

- 6 Prior to occupation of the development the proportion of the 1.5m x 1.5m pedestrian visibility splays that can be achieved within the limits of the site shall be provided. Such visibility splays shall be clear to ground and retained free of any obstruction in perpetuity.
- 7 No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.
- 8 Any new hard surfacing forward of the front elevation of the dwelling house shall be constructed either of a porous material or provision be made to direct surface run-off water from the hard surface to a permeable or porous area or surface within the site or to a drain within the site.
- 9 The gradient of the proposed vehicular access/hardstanding shall not be steeper than 4% (a maximum increase of 1m within 25m) for the first 6 metres from the highway boundary and not steeper than 8% (a maximum increase of 1m within 12.5m) thereafter.
- 10 Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the cartilage of the site for the storage of building materials clear of the highway.
- 11 A 1m high timber fence between points A and B shown on drawing no. PDB/11/300/04 date stamped 6 October 2011 shall be implemented and permanently retained in the approved form.
- 12 Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure shall be erected between points A and B shown on the approved drawing no. PCD/11/300/04 date stamped 6 October 2011 other than that agreed in writing by the Local Planning Authority as part of condition no. 12.
- 13 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B or Class C, of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of

the single storey rear projection hereby permitted, shall be erected (or otherwise installed), nor shall any part of the said roof area be used as a balcony, roof garden, amenity or other sitting out area or similar purpose.

### Informative

The applicant to provide a small retaining wall on his land to protect the already exposed foundations of the garage up the hill. (HPT)

### **Item R4 – 11/00552/FUL – Cock Inn, Hall Road, Rochford**

**Proposal** – Single storey rear extension and modify existing yard fencing to suit new extension.

### **Resolved**

That the application be refused for the following reasons:-

- 1     The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt. Within the Green Belt planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than those required for agriculture or forestry and in accordance with Policies R3, R4, R8 and R9; or essential small scale facilities for outdoor sport and outdoor recreation in accordance with PPG2) or for the extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.  
  
The proposed extension would constitute inappropriate development in the Metropolitan Green Belt for which no very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt. It is considered that the proposed extension would reduce the openness and detrimentally affect the character of the Green Belt contrary to PPG2.
- 2     The proposal, by virtue of the flat roof form proposed, would have a detrimental impact upon visual amenity and the character of the existing property.
- 3     The application lacks an arboricultural assessment to demonstrate whether any trees would require removal or the impact the development may have on the trees in close proximity to the proposed fence. (HPT)

The meeting closed at 8.40 pm.

Chairman .....

Date .....

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