

Development Committee – 29 March 2012

Minutes of the meeting of the **Development Committee** held on **29 March 2012** when there were present:-

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

Cllr Mrs P Aves	Cllr Mrs J R Lumley
Cllr C I Black	Cllr M Maddocks
Cllr J P Cottis	Cllr Mrs C M Mason
Cllr T G Cutmore	Cllr J R F Mason
Cllr Mrs H L A Glynn	Cllr Mrs J E McPherson
Cllr K J Gordon	Cllr Mrs J A Mockford
Cllr J E Grey	Cllr R D Pointer
Cllr Mrs A V Hale	Cllr Mrs C E Roe
Cllr Mrs D Hoy	Cllr C G Seagers
Cllr M Hoy	Cllr M J Steptoe
Cllr K H Hudson	Cllr I H Ward
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs T J Capon, M R Carter, T E Mountain, R A Oatham, A C Priest and P F A Webster.

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

PUBLIC SPEAKERS

Mr J Doherty	- for schedule item R1
Mr D Hillier	- for schedule item R2
Mrs L Law	- for schedule item R1
Cllr Laurie Street	- for schedule item 5

61 MINUTES

The Minutes of the meeting held on 23 February 2012 were approved as a correct record and signed by the Chairman.

62 DECLARATIONS OF INTEREST

Cllr J P Cottis declared a prejudicial interest in item 4 of the schedule by virtue of his father's family farming the land that is the subject of this application and left the Chamber during discussion of the item.

Cllr D Merrick declared a personal interest in item R1 of the schedule by virtue of being acquainted with a near neighbour to the application site.

Mr M Stranks declared a personal interest in item 4 of the schedule by virtue of living in a property neighbouring the application site, but has had no involvement whatsoever in this planning application.

63 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS / ITEMS REFERRED FROM THE WEEKLY LIST

The Committee considered the schedule of development applications, together with items 12/00014/FUL, 12/00029/FUL and 12/00046/FUL, which had been referred from the weekly list.

Item R1 – 12/00014/FUL – Fire Station, Main Road, Hawkwell

Proposal – Proposed road traffic collision training compound, fenced and gated to enclose a de-brief shelter, road barrier, lamp post (non-illuminated) and ditch and a proposed working at heights training tower to include 6.5m tower with screen.

Resolved

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

- 1 SC4B – Time Limits Full – Standard
- 2 No development shall commence before details of the privacy screening to be used in its construction have been submitted to and approved in writing by the Local Planning Authority. Such screening as may be agreed in writing by the Local Planning Authority shall be erected prior to the first usage of the training facilities and shall be retained as approved thereafter.
- 3 The use of the working at heights training tower and use of the road traffic collision training compound, including the use of power and cutting tools within this area, shall be restricted to between 0900 hours to 1800 hours Monday to Friday, with no working on Saturday, Sunday or Bank Holidays and the use of these be limited to no more than three hours per day and on no more than three days a week.
- 4 No flashing lights or sirens shall be used at the site in connection with either the road traffic collision training compound or working at heights training tower at any time. (HPT)

Item R2 – 12/00029/FUL – No. 24 Imperial Park Yard 2, Imperial Park, Rawreth Lane

Proposal – Construct pitched roofed industrial building on yard 2 incorporating first floor mezzanine and revise parking layout to adjoining premises.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds of the scale of the development being overbearing in relation to properties at 35, 36 and 37 Kelso Close and that insufficient information had been provided to demonstrate that the levels of car parking proposed would meet the Council's car parking standards.

Resolved

That the application be refused for the following reasons:-

- 1 The scale, bulk and height and full width of the site in close proximity to Nos. 35, 36 and 37 Kelso Close would be an intrusive addition, overbearing and oppressive to the outlook of those buildings.
- 2 There was insufficient information made available to demonstrate that the car parking provision within the application site would meet the Council's car parking standards. (HPT)

Item R3 – 12/00046/FUL – 44–50 High Street, Rayleigh

Proposal – Change of use of first floor for retail storage to 3 no. flats (2 x 2-bed and 1 x 1-bed), provision of 3 parking spaces and construction of stepped fire exit to ground floor at rear. Insert new windows at ground and first floor level.

Resolved

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

- 1 SC4B Time Limits Full – Standard.
- 2 SC15 Materials to Match (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 marked OBS on the approved drawing no. 1356/300 date stamped 24 January 2012, shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said window

shall be retained and maintained in the approved form.

- 4 SC22 PD Restricted – Windows (above FFFF Lvl).
- 5 Prior to the occupation of any of the flats hereby approved, plans and details including the location, design, size and enclosure style for a refuse area to serve the flats shall be submitted to and agreed in writing with the Local Planning Authority. Such refuse area shall be provided in accordance with the details agreed prior to the occupation of any of the flats hereby approved and maintained in the approved form thereafter.
- 6 Prior to the occupation of any of the flats hereby approved, plans and details including the design, size and position on site of a cycle store to provide a minimum of 1 cycle storage space per dwelling, shall be submitted to and agreed in writing with the Local Planning Authority. The cycle store shall be provided in accordance with the details agreed prior to the occupation of any of the flats hereby approved and maintained in the approved form thereafter.
- 7 No development shall commence, before plans and particulars showing 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 occupation of the flats and thereafter maintained in the approved form.
- 8 Prior to the occupation of any of the flats hereby approved the three car parking spaces shown on the approved drawing no. 1358/S1, or another arrangement as may be otherwise agreed in writing by the Local Planning Authority, shall be made available for use. Thereafter, the said car parking spaces 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. (HPT)

Item 4 – 11/00781/OUT – Land South of Coombes Farm, Stambridge Road, Rochford

Proposal – Residential development of up to 251 dwellings, open space provision and associated access.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed development of up to 251 residential dwellings would not accord with the adopted development plan and there are no material planning considerations that indicate that this proposal should be

determined favourably and not in accordance with the adopted development plan. The proposal would be contrary to Policy GB1 of the Rochford District Core Strategy (December 2011).

The proposal has not been demonstrated to contribute to a sustainable pattern of development and factors including noise impact, impact on air quality and proximity to a public safety zone expected to be under review in the very near future, would all impact negatively on the suitability of the site as a site for housing. Evidence submitted alongside the application purporting to show that the application site is a sustainable one for housing development is fundamentally flawed. As such, the applicants have failed to demonstrate that the site is a suitable one for development when compared with reasonable alternatives.

The proposed development, by virtue of the proposed change of use of the land from agriculture to residential, would amount to inappropriate development in the Green Belt, which is, by definition, harmful. In addition, further substantial harm to the Green Belt would be caused as a result of the proposed development by way of it resulting in the sprawl of a large built up area, encroachment into the countryside, the loss of open, attractive landscape close to where people live and through adverse impact on the character and appearance and visual amenities of the Green Belt. No very special circumstances exist that would clearly outweigh the harm to the Green Belt contrary to policy within Part 9: Protecting Green Belt of the National Planning Policy Framework (March 2012).

- 2 The proposal would not accord with the strategic plan for residential development within the District, as detailed in the Core Strategy (December 2011), and as a consequence the proposed development would not contribute to a sustainable pattern of development. (HPT)

Item 5 – 11/00637/OUT – York Bungalow, Little Wakering Hall Lane, Great Wakering

Proposal – Outline application to demolish existing bungalow and 3 no. commercial buildings and for residential re-development comprising 3 x 2-bed and 1 x 4-bed houses. Access off Little Wakering Hall Lane. All matters reserved except access, appearance and scale.

Resolved

That the application be deferred for determination at a later meeting of the Development Committee following consideration and consultation on the revised plans. (HPT)

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The meeting closed at 9.10 pm.

Chairman

Date

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