

**Minutes of the PLANNING COMMITTEE**  
**held on Monday, 2<sup>nd</sup> March 2015 at 7.05pm**  
**in the Committee Room, Freight House, Rochford**

**Present:** Cllr Mrs M Weir (Chairman), Cllr Mrs P Young (Vice Chairman), Cllr V Leach, Cllr R Patient, Cllr J Tutton, Cllr D Weir and the Clerk.

- 1. Apologies for absence:**  
None were received.
- 2. Declarations of any:**
  - a. Disclosable Pecuniary Interest;**
  - b. Other Pecuniary Interest; or**
  - c. Non-Pecuniary Interest****on any matter on the agenda for 2<sup>nd</sup> March 2015:**  
None declared.
- 3. Public Forum:**  
None present.
- 4. Approve Minutes of Planning Committee held on 2<sup>nd</sup> February 2015:**  
The Minutes were approved.
- 5. Notice of application to be reported to the Development Committee on 26<sup>th</sup> February 2015 at 7.30pm and Recommendation to APPROVE (Weekly list 1272) [HPC Objected] – For Information:** Application No: 14/00892/FUL. Land between Main Road & Rectory Road & Clements Hall Way  
Application to vary condition 11 to permission granted on 1<sup>st</sup> October 2014 for re-plan of plots 160, 172, 173, 175 under application 14/00561/FUL. Re: Removal of Mechanical Wheel Cleaner  
This was noted.
- 6. Recommendation to REFUSE (Weekly list 1272) [HPC No Objection] – For Information:** Application No: 14/00880/FUL. 200 Main Road, Hawkwell, Essex. Demolish Existing Property and Construct New Building Comprising 2 No. Two Bedroom Flats and 3 No. One Bedroom Flats Together With Dedicated Car Parking and Private Amenity Area  
This was noted.
- 7. Clerk's Response to Letter from Strutt & Parker re. Redevelopment of land at 90 Main Road (attached)**  
This was noted.

## 8. Planning Applications:

### Responsibility: Committee

Application No: 15/00075/FUL. 90 Main Road, Hawkwell, Essex.  
Demolish Existing Buildings and redevelop to Provide 37 Dwellings With  
Associated Parking, Modified Site Access, pumping station, open space  
and landscaping

Cllr Mrs Weir raised that a comprehensive development application would have been better and referred to the statement that the developer could not afford to provide any affordable housing. These points were discussed in detail. Members questioned whether loss of employment space in the Parish had been considered and that there was no transport assessment.

Members objected to the application on the following grounds:-

- This site is mentioned in the Core Strategy for development only if the five year supply of houses is not met so until the review of the Core Strategy, sites not in the Allocations Document should not be considered for development;
- There is still a factory adjacent to the application site which may come forward for development in the future, in which case it would make sense to wait until this time and develop both sites together;
- Loss of employment;
- Lack of transport/infrastructure report;
- No affordable houses being proposed in this application;
- No further requirement for 4 Bedroomed houses as 176 (4 & 5 bed) homes being built behind this application site.
- Insufficient amenity space being allocated to each property.

Application No: 14/00041/FUL. Land between Main Road & Rectory Road &  
Clements Hall Way

Application to vary condition 15 to permission granted on 3<sup>rd</sup> June 2014 Application  
13/000709/FUL:- to Vary Condition 20 to Application for Residential Development  
of 176 Dwellings Approved on 17<sup>th</sup> December 2012 under Application  
12/00381/FUL to Allow Development to be Implemented in Accordance with  
Revised Flood Risk Assessment

From:

11. The development shall be implemented in accordance with the details for the  
mechanical wheel cleaning of construction vehicles before their exiting the site  
comprising of not less than one ramped wheel spinning facility together with jet  
wash hoses and as specified at Appendix C to the Construction Management  
Project Plan Project No. H4606 and dated January 2013

REASON. To ensure that loose materials and spoil are not brought onto the  
highway in the interests of highway safety

To:

The development shall be implemented with jet washer on site and mechanical  
sweeper as required for off road site roads and as specified at Appendix C to the  
Construction Management Project Plan No. H4606 and dated January 2013  
accompanying application 12/00381/FUL as approved on 17<sup>th</sup> December 2012

Members found the application confusing and objected on the grounds that there continued to be a muddy residue along Rectory Road.

**Responsibility: Delegated**

Application No: 15/00051/FUL. 15 Clifton Road, Ashingdon, Essex SS4 3HH. Demolish Part Of Existing Building And Construct Single Storey Part Pitched Roofed Part Flat Roofed Rear Extension

There was no objection to this application however, Members did not find the building to be aesthetically pleasing.

Application No: 15/00064/FUL. 3 Jubilee Close, Hawkwell, Essex SS5 4PA Proposed Single Storey Rear Extension, Convert Part Of Existing Garage To Habitable Accommodation, Altered Fenestration

There was no objection to this application.

Application No: 15/00006/FUL. 24 Elmwood Avenue, Hawkwell, Hockley, Essex Two Storey Side Extension And Front Porch

There was no objection to this application providing there would be sufficient parking due to the loss of the garage.

**Householder Prior Approval (For Information):**

Application No: 15/00035/DPDP3M. Ivanhoe Nurseries, Ironwell Lane, Hawkwell, Essex  
Application for Prior Approval for the Change of Use of Agricultural Buildings To 3 No. Dwelling Houses (Use Class C3) And Associated Development

Cllr Mrs Weir expressed concerns which were discussed and noted and it was agreed to bring this back to the next meeting.

The meeting closed at 7.30pm.

Chairman