

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 5TH JUNE 2018

PRESENT: Councillors Hart (Chairman), Mumford (Vice Chairman), Acott, Blackwell, Cross, Dick*, Johnson, Ladzrie, Mrs Sach*, Sharp, Taylor and Mrs Wass.

***Substitute Members Present:** Councillor Dick for Councillor Mrs Haunts and Councillor Sach for Councillor Anderson.

Also Present: Councillors Riley and Smith also attended.

Apologies for absence were received from Councillors Anderson, Cole and Mrs Haunts.

1. MEMBERS' INTERESTS

There were none.

2. MINUTES

The Minutes of the meeting held on 1st May 2018 were taken as read and signed as correct.

3. DEPOSITED PLANS

(a) 18/0061/FULCLC – GARAGE SITE CHURCH CLOSE, CANVEY ISLAND, ESSEX, SS8 9HX (CANVEY ISLAND CENTRAL WARD) – DEMOLITION OF 28 GARAGES AND CONSTRUCTION OF 4 NO. HOUSES – CASTLE POINT BOROUGH COUNCIL

A decision on the application had been deferred at the meeting on 3rd April 2018 as Members required clarification regarding the ownership of the access road serving the proposed development site due to concerns about a lack of future access. Members had also expressed concern about the limited width of the access road serving the new dwellings and felt that this could present problems for emergency vehicles. A lack of street lighting in the road and a lack of detail in the application about surface water drainage had also been raised as issues.

The Planning Officer stated that it had now been confirmed that the borough council owned this road therefore future access to the proposed dwellings would not be an issue.

The Head of Housing and Communities had confirmed that as part of the landscaping scheme, where required, there would be a minimum road width of

6m to allow for cars to safely manoeuvre and park. Where the width of the road was not required to be 6m wide soft landscaping would be provided on the other side of the access road to enhance the attractiveness of the development.

The matter of satisfactory on-site storage for storm water had been addressed. The proposed discharge rate was approximately 1 litre per second which was satisfactory in order to be able to discharge into the public sewer system. Whilst the application did not expressly demonstrate a permission in principle from the relevant water authority under section 106 of the Water Industry Act the owner or occupier of any premises was entitled to have their drains connected to the public sewer for the purposes of discharging foul water and surface water from the premises.

On the matter of street lighting, the Head of Housing and Communities had advised that the existing street lighting in Church Close was part of a wider corporate review. Nonetheless, it was also proposed to provide illuminated bollards along the access road as part of this development.

The Planning Officer explained that the amendments and additional information were considered to have overcome the concerns previously expressed by Members. It was also reported that since the last meeting the Refuse Department had confirmed that it had no objection in terms of refuse and recycling collection. No additional representations had been received since the last meeting. The application was therefore recommended for approval.

The Committee noted that since publication of the Planning Officer's report further information had been received regarding flood risk on the site, if minded to approve the application, Condition 9 in the report would need to be removed and Condition 10 amended accordingly.

Mrs Dunford, a local resident, spoke in objection to the application.

During debate a Member stated that the proposal represented a departure from Residential Design Guidance 2 regarding space around dwellings and did not agree with the Planning Officer's comments that the close proximity of the proposed dwellings to existing properties weighed only slightly against the proposal. The Member also raised concern regarding the flood risk, lack of street lighting and anti-social behaviour in the area.

In response to questions the Planning Officer confirmed that the width of the road was sufficient for emergency and refuse vehicles to access, sprinkler systems would be installed inside the properties, in the event of an emergency access to existing properties would be via Princes Road and Heras fencing would be erected upon demolition of the garages to ensure the security of occupiers of adjoining residential properties.

Members generally felt that the benefits of the development, such as the provision of much needed social housing, outweighed the negative aspects. However there was still concern that the proposed street lighting bollards were not appropriate for this location. It was suggested that high level lighting

columns should be provided and maintained by the borough council and that the road should also be maintained.

Following debate it was:-

Resolved – That the application be approved subject to the amended conditions as recommended by the Planning Officer and a condition that as owners of the road Castle Point Borough Council will install, repair and maintain high level lighting columns and maintain the road.

(b) 18/0120/FULCLC – JOHN BURROWS RECREATION GROUND RECTORY ROAD, HADLEIGH, BENFLEET, ESSEX (VICTORIA WARD) – ERECTION OF 9M HIGH BALL STOP NETTING TO PROTECT THE CHILDREN’S PLAY AREA FROM CRICKET BALLS – CASTLE POINT BOROUGH COUNCIL

(Councillor Blackwell left the Chamber during discussion of this item and did not return to the meeting).

The application sought permission for a mixture of new netting and fencing on the southern side of the children’s playground to prevent flying cricket balls from landing in the playground. Whilst this would have some visual impact within the park, it was considered that the benefits of providing the netting outweighed the minor visual intrusion and it was therefore recommended that the planning application be approved.

The application was presented to the Committee because the proposal was on council-owned land.

During discussion Members expressed their full support for the proposal. It was therefore:-

Resolved – That the application be approved subject to the conditions as set out in the Planning Officer’s report.

(c) 18/0270/ADV – THE COUNCIL OFFICES, KILN ROAD, BENFLEET, ESSEX, SS7 1TF (CEDAR HALL WARD) – NON-ILLUMINATED DIRECTIONAL SIGNAGE – CASTLE POINT BOROUGH COUNCIL

The application sought advertisement consent for new signage at the front of the council offices indicating the presence of Runnymede Leisure Centre and Hall at the rear of the council offices.

The proposal was acceptable in amenity terms and would not have any detrimental impact on public safety or the highway. It was therefore recommended that advertisement consent be granted.

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The application was presented to the Committee because the proposal was on council-owned land.

A Member questioned whether this was the best location as drivers travelling in a westerly direction would have a restricted view of the signage. It was explained that there was not a suitable location on the opposite side of the junction.

During discussion Members indicated their support for the proposal. It was therefore:-

Resolved – That the application be approved subject to the conditions as set out in the Planning Officer's report.

Chairman