

GREAT WAKERING PARISH COUNCIL

Minutes of the Planning Committee held on Monday 4th June, 2018, in the Parish Council Offices, Little Wakering Hall Lane, Great Wakering, SS3 0HH, commencing at 2.30 p.m.

Present: - Councillors: D. Efde, R. Green, R. Loding and M. Sawyer (Chair).

In attendance: - S. Hyatt (Parish Clerk)

1. **The Outgoing Chair of the Committee to declare the meeting open.**
Meeting declared open at 2.30pm.
2. **To elect a Chair of the Committee.**
Councillor Sawyer nominated and elected Chair.
3. **To elect a Vice-Chair of the Committee.**
Councillor Efde nominated and elected Vice Chair.
4. **To receive apologies for absence.**
None received.
5. **To receive declarations of interest in accordance with the Council's Code of Conduct and with section 106 of the Local Government Finance Act 1992**
Declarations of interest received from Councillor Loding – allotment holder.
Councillor Sawyer – Memorial Hall Secretary.
6. **To agree as a correct record the minutes of the Planning Committee Meeting held on 20th March 2018.**
Resolved that the minutes be accepted.
7. **The meeting will stand adjourned to permit Parishioners of Great Wakering to address the Council.**
P. Hitchman and other Parishioners – expressed concerns re 61 High Street application.
8. **To consider planning applications and to decide upon any response to the District Council:**
 - a) **18/00359/FUL – 61 High Street. Grade Two Listed Building with Yard at Rear**
M. Kearney called as expert witness for his knowledge on planning issues.
Resolved that comment be made re the following:

OVERDEVELOPMENT

1. The two-storey projection into the full depth of the site is overlong, monolithic in appearance and overbearing in relation to surrounding buildings. Whilst it is accepted that existing development in the vicinity is not confined to the road

frontage, that development is modest in scale with significant gaps between buildings. This allows there to be breaks in the skyline between buildings, something that would be lost with this continuous block. It would therefore adversely affect the outlook from dwellings in the vicinity, detrimental to the amenities of the area.

2. There would be serious overlooking and loss of the privacy that adjoining residents might reasonably expect. Properties affected include No.s 45-51 High Street. Furthermore No.s 1-4 Southgate Mews have bathroom rooflights that would be directly overlooked from windows on the second floor of the front part of the development.
3. The unrelieved flank wall on the western boundary adjoining Lions Fields would be oppressive for users of the footpath, also harming its character.
4. The parking spaces do not conform to Council policy as the requirement of 1.5 parking spaces per property is not met and there is no provision for visitor's spaces. Furthermore, there is no parking or unloading area provided for the existing shop. Some of the spaces would be difficult to use as vehicular circulation within the site is limited.
5. Refuse bin storage appears to be inadequate for the necessary 27 bins, as well as commercial waste from the shop.

DESIGN

1. There are considered to be numerous flaws in the design, particularly in respect of the front elevation, which is out of scale and conflicts with the character of the street scene. The main complaint is the excessive height, which does not respect the prevailing rooflines, and the modest domestic scale of adjoining buildings.
2. The roof design and fenestration is unbalanced. In particular, the off-set opening for the vehicular access is poorly related and has an ungainly appearance.
3. The east elevation, with a profusion of windows and roof features, is fussy and the hip-end is unbalancing

LISTED BUILDING

1. The Parish Council finds it hard to accept, as the applicant claims, that the ECC Conservation Officer could support such an inappropriate design. It must be assumed that any discussion of such a scheme was only in the broadest outline terms and did not involve the submitted drawings.
2. The main objection is that the building would dominate and over-power this important listed building. Most of the east elevation including the chimney would be lost from the street-scene. The addition of 2 windows to the front of the listed building is inappropriate and requires a cut-out in the roof of the single storey section. This is an unfortunate detail that would harm the character and appearance of the building.

3. The mullion windows believed to date from circa 1700 and a significant feature of the existing listed building would disappear.
4. There is also a query as to whether the petrol pump has any historic significance.
5. The Parish Council is of the opinion that the scheme fails the statutory test of preserving and enhancing the character and appearance of the Conservation Area. The scheme does not make a positive contribution to the local character. Furthermore, there is no special justification that exists that could overcome the harm to the Conservation Area and the listed building.

GENERAL

1. The bat survey is incorrect. There is a pond within 400m of the site. Local residents regularly see bats in the area. It is likely that they roost in the unused roof space of the listed building.
2. Insufficient details are given with regard to the structure of listed building and how the first floor would be converted without damage.
3. The building would affect the numerous boiler flues and extract vents along the flank wall at No.s 1-4 Southgate Mews. Furthermore, the existing waste and vent pipes on that wall would also be affected and the foul drain could no longer be maintained. The existing Southgate Mews wall and the wall of the proposed building would also be unable to be maintained.
4. The design of the dwellings equates to houses and appears to be attempting to circumvent RDC's policy re garden size. In fact there is no outdoor amenity space at all for use as a garden or drying area.
5. It is understood that a large fuel tank remains beneath the yard. The site is therefore potentially contaminated.

b) 18/00410/FUL – 14 Goldsworthy Drive

c) 18/00442/FUL – 104 New Road

d) Any other planning applications received before the date of the meeting.

18/00446/FUL– Barn at Land North of Crouchmans Cottages, Poynters Lane.

Resolved that there be no comment re the above applications.

9. At the Chairman's discretion to exchange information relating to planning matters.

Councillor Loding – highlighted importance of Grade Two listing of 61 High Street to existing street scene.

10. To decide date and time of next meeting.

To be advised.

Meeting Closed 3.23pm