DEVELOPMENT CONTROL VISITING PANEL

Thursday, 20 March 2003
(9:00 am - 1:30 pm)

Present: Councillor I S Jamu (Deputy Chair), Councillor W C Dale, Councillor Mrs J E Rawlinson, Councillor J P Wainwright and Councillor Mrs M M West.

Also Invited: Councillor B Cook, Councillor M Fani (Ward Councillors);

Also Present: Councillor Mrs V Cridland and Councillor Mrs K Flint

Apologies: Councillor Mrs J E Bruce and Councillor S Kallar.

1. Planning Applications

DC/02/00598/FUL - 79 Bennetts Castle Lane
DC/02/00717 and 00776/FUL - 300 Wooward Road
DC/02/00800/FUL - 115 - 117 Ripple Road
DC/02/00937/FUL - 74 Shirley Gardens
DC/02/00877/FUL - Land at Chelmer Crescent

The Development Control Board, at their meetings held on 4 February and 4 March 2003, deferred the above-mentioned planning applications pending site visits by the Visiting Panel. Following inspections of each site and having regard to the Planning Officer’s reports and comments of objectors/applicants/agents as appropriate, the recommendations of the Panel in respect of each application are as follows:

DC/02/00598/FUL - 79 Bennetts Castle Lane

Permission granted subject to the following conditions:

1. Q1  Details/samples of facing materials
2. F1  Details of soft landscaping
3. F2  Implementation of proposed soft landscaping
4. F4  Details of hard landscaping
5. M4  Hours of construction work
6. O1  Details of dustbin enclosures
7. I6  Completion of parking areas
8. Details are to be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the approved dwellings of the proposed gates to the entrances from Neville Road and Bennetts Castle Lane.
9. The development shall not be commenced until details of all boundary fences and walls have been submitted to and approved in writing by the Local Planning Authority, the boundary walls are to be constructed to an agreed height with anti-vandal paint above and built in a fashion that generates minimum intrusion to existing residents. The approved fences and walls shall be retained unless the Local Planning Authority gives prior written approval for their removal.
10. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other means of opening shall be inserted on the side elevations of the terraced houses hereby permitted.

**DC/02/00717 and 00776/FUL - 300 Woodward Road**

Permission refused in respect of both applications for the following reasons:
1. The development would result in sub-standard accommodation by reason of the inadequate habitable floor areas contrary to Policy H16 of the Unitary Development Plan.
2. The proposed vehicular crossover and off-street car parking are unacceptable given the location of the property on Woodward Road and restricted parking and turning space within the property.

**DC/02/00800/FUL - 115 - 117 Ripple Road**

Permission granted subject to seeking amendments in respect of extract ducting and boundary treatment and the decision to be delegated to officers when agreed, and subject to the following conditions:
1. N1 Details of sound insulation
2. N6 Approved extract ducting
3. Q3 Matching facing materials
4. R1 Ramped access
5. The depth of the rear extension shall not exceed 5.05m
6. The flank window shown on the approved plan shall be installed as shown and obscure glazed where indicated. No changes to the size and type of fenestration will be allowed without the prior written approval of the Local Planning Authority.

**DC/02/00937/FUL - 74 Shirley Gardens**

Permission refused for the following reason:
The proposed development is contrary to Policy H13 of the Unitary Development Plan in that it does not respect the scale and size of the residential units adjoining nearby and would set an unfortunate precedent which could ultimately affect the overall character of the area.*

*As the recommendation is one of refusal, the application will be given the opportunity to address the Board at the next meeting prior to consideration of the recommendation of the Panel.

**DC/02/00877/FUL - Land at Chelmer Crescent**

In view of the potential proximity of the development to adjoining property and being made aware by an objector as to the level and nature of local opposition, which has resulted in a petition which is due to be submitted to the Council,

Decision deferred for further consideration at the Development Control Board.
2. **DC/02/00649/REG3 - Barking Abbey School, Sandringham Road**

At the meeting of the Development Control Board held on 4 March 2003, it was decided to defer consideration of the above planning application pending the Visiting Panel informally reviewing the marked out site for the development proposed at Barking Abbey School, Sandringham Road, with a view to the application being determined at the next meeting of the Development Control Board.