

## Planning Services Committee – 30 March 2006

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Minutes of the meeting of the **Planning Services Committee** held on **30 March 2006** when there were present:-

Chairman: Cllr A J Humphries  
Vice-Chairman: Cllr K J Gordon

|                       |                      |
|-----------------------|----------------------|
| Cllr Mrs R Brown      | Cllr P R Robinson    |
| Cllr Mrs L A Butcher  | Cllr P K Savill      |
| Cllr P A Capon        | Cllr C G Seagers     |
| Cllr Mrs T J Capon    | Cllr S P Smith       |
| Cllr T G Cutmore      | Cllr D G Stansby     |
| Cllr T E Goodwin      | Cllr Mrs M A Starke  |
| Cllr J E Grey         | Cllr M G B Starke    |
| Cllr Mrs S A Harper   | Cllr J Thomass       |
| Cllr K H Hudson       | Cllr Mrs M S Vince   |
| Cllr C A Hungate      | Cllr Mrs M J Webster |
| Cllr Mrs L Hungate    | Cllr P F A Webster   |
| Cllr J R F Mason      | Cllr Mrs C A Weston  |
| Cllr D Merrick        | Cllr Mrs B J Wilkins |
| Cllr Mrs J A Mockford |                      |

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R A Amner, C I Black, C J Lumley, Mrs J R Lumley, R A Oatham and J M Pullen.

### **OFFICERS PRESENT**

|               |                             |
|---------------|-----------------------------|
| S Scrutton    | - Head of Planning Services |
| J Whitlock    | - Planning Manager          |
| L Palmer      | - Team Leader (South)       |
| N Khan        | - Solicitor                 |
| S Worthington | - Committee Administrator   |

### **111 MINUTES**

The Minutes of the meeting held on 21 February 2006 were approved as a correct record and signed by the Chairman.

### **112 DECLARATIONS OF INTEREST**

Cllrs J R F Mason and K J Gordon each declared a personal interest in item R1 of the Schedule by virtue of membership of Hawkwell Parish Council.

Cllrs C G Seagers and Mrs B J Wilkins each declared a prejudicial interest in item 3 of the Schedule by virtue of membership of Great Waking Parish Council and left the meeting during discussion of that item.

Cllr T E Goodwin also declared a prejudicial interest in item 3 of the Schedule

by virtue of being Vice-Chairman of Great Wakering Parish Council and left the Chamber during discussion of that item.

### **113 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST**

The Committee considered the schedule of development applications and recommendations, together with application number 06/00033/REM, which had been referred from the Weekly List.

#### **Item R1 – 06/00004/FUL – 67 Victor Gardens, Hawkwell**

**Proposal** – Demolition of existing bungalow and erection of 2 x detached two storey 5-bed houses (retain part of existing detached garage for parking for Plot 1).

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the two storey properties proposed were bulkier and more dominant in this edge of Green Belt location than the existing bungalow on site and, in addition, were out of character with the street scene, which was predominantly of chalets and bungalows.

#### **Resolved**

That the application be refused for the following reason:-

1. The proposed development, by reason of the size, scale and bulk of the two storey houses, will be an intrusive and dominant form of development out of scale and character with the prevailing pattern of development in the locality which is predominantly that of bungalows and chalets.

#### **Item 2 – 06/00135/FUL – 2 Sycamore Way, Canewdon, Rochford**

**Proposal** – Retention of two timber outbuildings comprising garage and shed.

#### **Resolved**

That planning permission be granted, subject to the following condition:-

1. The garage and shed hereby permitted shall be used for purposes incidental to the enjoyment of the dwelling house and not for any commercial, business or industrial purposes. (HPS)

### **Item 3 – 06/00076/COU – The Allotment Gardens, West Side Of Little Wakering Hall Lane, Great Wakering**

**Proposal** – Change of use of part of existing allotments to outdoor sports/playing field for Great Wakering Football Club. Including 1 x training/play area 60 x 40 m externally illuminated by 6 x 10 m high floodlight columns located south of Great Wakering Rovers Football Club (floodlights to be used from dusk to 10pm Monday to Friday). 1 x adult football pitch. 2 x junior football pitch non illuminated. Erect 4.4 m high chain link fence between site and retained allotments.

Officers clarified that the original heads of condition: (3) was to limit the use of the two mini soccer pitches and the joining pitch (to the west) to 3 days per week with use on Saturday and Sunday between 0900 and 1700 only and (4) to ensure that the limitation on the number of days and hours of use of the proposed floodlights were the same as that previously permitted under reference 01/00522/FUL on the adjoining site such that together they shall only be used on no more than 3 days per week.

However, officers advised that, in view of the late representation made by the Essex Amphibian and Reptile Group and the Council's own Woodlands and Environmental Specialist recommending an ecological assessment, their recommendation now was that authority be delegated to the Head of Planning Services to refuse the application, subject to the additional information submitted by the applicants.

### **Resolved**

That authority be delegated to the Head of Planning Services to determine the application, subject to the additional information submitted by the applicants, and subject to the following reason for refusal:-

1. The application is not supported by an ecological assessment of the site and surrounding area as informed by paragraph 1 on PPS9 Biodiversity and Geological Conservation, and in the absence of this information it is considered that the proposal may result in harm to protected species and/or their habitat. (HPS)

### **Item R4 – 06/00033/REM – Rosedale, Gladstone Gardens, Rayleigh**

**Proposal** – Reserved Matters application following Outline Approval (04/01059/OUT). Erection of one Detached 3-bed chalet style dwelling and detached double garage.

### **Resolved**

That the application be approved. (HPS)

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The meeting closed at 8.40 pm.

Chairman .....

Date .....