

Planning Services Committee – 7 March 2002

Minutes of the meeting of the **Planning Services Committee** held on **7 March 2002** when there were present:

Cllr R E Vingoe – Chairman
Cllr Mrs J M Giles (Vice Chairman)

Cllr R Adams	Cllr T Livings
Cllr R S Allen	Cllr G A Mockford
Cllr Mrs R Brown	Cllr C R Morgan
Cllr T G Cutmore	Cllr R A Pearson
Cllr Mrs J E Ford	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr J E Grey	Cllr P D Stebbing
Cllr Mrs J Hall	Cllr Mrs W M Stevenson
Cllr D R Helson	Cllr Mrs M S Vince
Cllr Mrs J Helson	Cllr Mrs M J Webster
Cllr A Hosking	Cllr P F A Webster
Cllr Mrs L Hungate	Cllr D A Weir
Cllr C C Langlands	Cllr Mrs M A Weir
Cllr V H Leach	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, C I Black, P A Capon, G Fox, K A Gibbs, Mrs S J Lemon, J R F Mason, P J Morgan and Mrs L I V Phillips.

OFFICERS PRESENT

S Scrutton	-	Head of Planning Services
A Bugeja	-	Head of Legal Services
K Steptoe	-	Team Leader (South Team)
A Wyatt	-	Committee Administrator

86 DECLARATIONS OF INTEREST

Councillor D R Helson declared a non-pecuniary interest in schedule item 6 by virtue of his association with an organisation consulted on the application.

87 MINUTES

The Minutes of the Meeting held on 13 February 2002 were approved as a correct record and signed by the Chairman.

88 BREACH OF PLANNING CONTROL AT ST ANDREWS HALL, 2 ASHINGDON ROAD, ROCHFORD

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the erection of a timber boundary fence between the building and the highway at the above property.

Resolved

That the Corporate Director (Law Planning & Administration) be authorised to take all necessary action including the issue of notices and action in the courts to secure the remedying of the breach of planning control. (HPS)

89 BREACH OF PLANNING CONTROL AT PENGELLY, MAPLE DRIVE, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the construction of a driveway outside of the residential curtilage of this property within the Metropolitan Green Belt.

Resolved

That the Corporate (Law, Planning and Administration) be authorised to take all necessary action including the issue of notices and action in the courts to secure the remedying of the breach of planning control. (HPS)

90 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the current schedule of planning applications.

Item R1 00/00565/FUL High House, Barling Road, Great Wakering

Proposal - Site portable building for storage of agricultural material (goods, produce and implements)

Noting the information provided in the Planning Services Addendum, it was

Resolved

That the application be approved subject to it being time-limited to three years from the date of the planning application, with permission expiring on 10 September 2003, and also subject to the conditions in the Schedule.

Item 2 – 02/00040/OUT 67 Victor Gardens, Hawkwell

Proposal - Outline application to erect 29 houses.

It was noted that this application had been withdrawn by the applicants.

Item 3 – 01/00791/FUL – Land Rear of 23A Southend Road, Hockley (Hockley Timber Yard)

Proposal - Erect two storey block of 27 2 – bed and 2 1 – bed Sheltered Housing Units (Total 29) with Communal facilities, layout parking. Demolish existing on site buildings.

Resolved

That the application be approved subject to the heads of condition in the schedule as amended in the Planning Services Addendum.

Item 6 – 02/00064/FUL 138 High Street, Rayleigh

Proposal -Variation of Condition 3 of ROC813/86 to allow use of 13B as Public House in association with 138. Two storey rear extension, beer gardens (within enclosed walls) side balcony feature. New unit and enclosed landscape frontage. Demolition of existing garages.

Note: Cllr T Livings declared an interest in this item by virtue of being a Member of the Salvation Army.

Consideration of this application was deferred for a Members' site visit.

Resolved

That a Members' site visit be arranged.

Item 7 02/00001/FUL Land Rear of 83 Grove Road, Rayleigh

Proposal - Erect detached bungalow with detached garage. Layout two additional car parking spaces.

Mindful of Officers recommendation for approval, Members considered nevertheless the application should be refused on the grounds of the unacceptable dominance, scale and impact of the proposed development.

Resolved

That the application be refused for the following reason:

The proposals will result in a form of development which has an unacceptably dominant impact on the amenity of the occupiers of the existing adjoining dwelling to the east due to the proximity of the new dwelling and the inter-relationship of it with the existing dwelling. This harmful impact is contrary to policy H20 and the supplementary guidance in Appendix 1 of the Rochford District Local Plan

Item 8 – 02/00028/FUL - 14 Eastview Drive, Rayleigh

Proposal - Replacement garage and shed at side.

Resolved

That the application be approved subject to the conditions in the schedule.

Item 4 – 02/00086/CM – 34 West Street, Rochford

Proposal - Remove the telephone box, construct disabled ramp access internal alterations to form toilet.

Noting the update information provided in the Planning Services Addendum, Members considered nevertheless that this Authority's objection to the application should stand, although reference to removal of the telephone kiosk should be removed from the objection.

Resolved

That Essex County Council be advised of this Authority's objection to the application as printed in the schedule, and amended by the Planning Services Addendum.

Item 5 – 02/00087/CM 34 West Street, Rochford

Proposal - Removal of telephone box, construct disabled ramp access, internal alterations to form toilet (Listed Building consent).

Noting the update information provided in the Planning Services Addendum, Members considered nevertheless that this Authority's objection to the application should stand, although reference to removal of the telephone kiosk should be removed from the objection.

Resolved

That Essex County Council be advised of this Authority's objection to the application as printed in the schedule, and amended by the Planning Services Addendum.

The Meeting closed at 8.40pm

Chairman

Date