

Planning Services Committee - 24 April 2003

Minutes of the meeting of the **Planning Services Committee** held on **24 April 2003** when there were present:

Cllr S P Smith (Chairman)

Cllr Mrs R Brown	Cllr Mrs M D McCarthy
Cllr P A Capon	Cllr G A Mockford
Cllr Mrs T J Capon	Cllr C R Morgan
Cllr R G S Choppen	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
Cllr D F Flack	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr J E Grey	Cllr M G B Starke
Cllr A J Humphries	Cllr Mrs M S Vince
Cllr C A Hungate	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr C C Langlands	Cllr Mrs M A Weir
Cllr J R F Mason	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, K A Gibbs, T E Goodwin, T Livings, C J Lumley and Mrs J R Lumley.

OFFICERS PRESENT

S Scrutton	-	Head of Planning Services
J Whitlock	-	Planning Manager
Mrs S Whitehead	-	Solicitor
J Bostock	-	Principal Committee Administrator

213 MINUTES

The Minutes of the meeting held on 20 March 2003 were agreed as a correct record and signed by the Chairman.

214 DECLARATIONS OF INTEREST

Cllr S P Smith declared a personal interest in Agenda Item 7 by virtue of his wife being employed at Southend Hospital.

Cllr C G Seagers declared a personal interest in Schedule Item 3 by virtue of being a user of the marina but not a member of the Yacht Club.

Cllr Mrs H L A Glynn declared a prejudicial interest in Schedule Item 6 by virtue of family associations with the applicant and left the meeting during its consideration.

215 BREACH OF PLANNING CONTROL AT DEVENISH LTD, HAMBRO HILL, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the use of the site for general storage purposes, including the storage of skips and waste on land at Devenish Ltd.

Resolved

That the Head of Planning Services be authorised to take all necessary action to secure the remedying of the breach now reported. (HPS)

216 BREACH OF PLANNING CONTROL AT 'AREA 2', THE LIMEHOUSE, THE DRIVE, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the laying of a hard standing and the use of land as a depot for the storage of vehicles, machinery and equipment at The Limehouse.

Resolved

That the Head of Planning Services be authorised to take all necessary action to secure the remedying of the breach now reported. (HPS)

217 BREACH OF PLANNING CONTROL ON LAND AT LONGFIELD, LOWER ROAD, HOCKLEY, ESSEX

The Committee considered a report of the Head of Planning Services on a breach of planning control, namely the siting and residential occupation of two mobile caravans on land at Longfield.

Resolved

That the decision of the Head of Planning Services to take all necessary action to secure the remedying of this breach be noted and supported. (HPS)

218 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - USE OF CAR PARKS 1 AND 2 AS 'PARK AND RIDE' FACILITY FOR SOUTHEND HOSPITAL TOGETHER WITH ASSOCIATED WORKS, SOUTHEND AIRPORT, EASTWOODBURY CRESCENT, SOUTHEND-ON-SEA

The Committee considered the report of the Head of Planning Services on consultation from Southend Borough Council relating to the above.

Resolved

That Southend-on-Sea Borough Council be informed that no objection is raised to these applications provided that:-

- 1) The parking requirements of the Airport take precedence at all times.
- 2) The granting of permission for these temporary arrangements does not result in any impetus being lost to provide a satisfactory long-term solution to the parking problems of Southend Hospital. (HPS)

219 SCHEDULE OF PLANNING APPLICATIONS

The Committee considered the Schedule of Planning Applications together with application number 02/00957/FUL which had been referred from the Weekly List.

Item D1 - 03/00005/FUL - Land rear of 26 High Road and adjacent 41 Hawthorne Gardens, Hockley

Proposal - erect 3 bed detached bungalow with attached garage. Demolish and provide replacement garage to 41 Hawthorne Gardens to create access to new bungalow.

Resolved

That the application be approved subject to the conditions set out in the Schedule, an additional condition securing bollard provision beside the access into Hawthorne Gardens prior to commencement of development and an informative about construction traffic and storage of materials. (HPS)

Item R2 - 03/00072/ADV - 27 High Street, Rayleigh

Proposal - Display internally illuminated door head and externally illuminated projecting sign.

Resolved

That the application be approved subject to the conditions set out in the Schedule. (HPS)

Item R7 - 02/00957/FUL - Land adjacent 15 Kingsmans Farm Road, Hullbridge

Proposal - erection of three storey dwelling house.

Mindful of officers' recommendation for refusal, Members considered nevertheless that the application should be approved in the light of the historical policy H12 of the Local Plan and it was: -

Resolved

That the application be approved subject to the following conditions

1. SC4 - Time limits
2. SC 14 - Materials to be used
3. The habitable accommodation within the dwelling shall be restricted to the 1st and 2nd floor; at no time shall any of the ground floor provide such accommodation.
4. All electrical service points on the ground floor shall be located a minimum of 1m above floor level.
5. No development shall commence before details of the proposed ground floor level of the building hereby permitted, in relation to the existing ground levels of the site, have been submitted to and agreed in writing by the Local Planning Authority. This scheme shall have the ground floor level of the building set at a height of 0.2m above the existing ground level. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.
6. No construction works for the house hereby permitted shall take place during the period of November to February inclusive.
7. No development shall commence before an ecological impact assessment of the site has been undertaken and submitted to and agreed in writing by the Local Planning Authority. The assessment shall include appropriate mitigation measures for any protected species which may be found on the site. Furthermore, before any development shall commence, all reasonable steps necessary shall

be taken to implement the identified mitigation measures for all protected animal species on the site. No translocation of these species, should it prove necessary, shall commence until written details of receptor sites, together with a management plan including monitoring, have been submitted to the Local Planning Authority and approved by it in writing. (HPS)

Item 3 - 03/00098/FUL - Essex Marina, Creeksea Ferry Road, Canewdon

Proposal - use of existing office building as bar/restaurant in association with the Yacht Club, together with two storey extension and balcony

Resolved

That the application be approved subject to the conditions set out in the Schedule (the word 'when' in the fourth line of Condition 4 to be replaced with 'before') and an informative seeking the owners co-operation in formalising the car parking layout on the site. (HPS)

Item 4 - 03/0117/COU - Land at rear of 15 Malyons Lane, Hullbridge

Proposal - change of use of agricultural land to garden (including hard standing)

Resolved

That the application be approved subject to the conditions set out in the Schedule. (HPS)

Item 5 - 03/00105/DP3 - 103 Twyford Avenue, Great Wakering

Proposal - part single/part two storey side extension (demolish existing store building)

Resolved

That the application be approved subject to the conditions set out in the Schedule. (HPS)

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Item 6 - 03/00324/REM - Land at West View, Church Road, Hockley

Proposal - erect six 3 bed semi-detached dwellings, layout access and parking areas (reserved matters following outline permission 02/01035/OUT)

Resolved

That authority be delegated to the Head of Planning Services to determine this application in accordance with the terms of the resolution of this Committee on 20 March 2003, following expiry of the consultation period. (HPS)

The meeting closed at 8.44pm

Chairman _____

Date _____