

## **Planning Services Committee - 25 June 2002**

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Minutes of the meeting of the **Planning Services Committee** held on **25 June 2002** when there were present:

Cllr S P Smith (Chairman)

Cllr R S Allen  
Cllr Mrs L Barber  
Cllr C I Black  
Cllr Mrs R Brown  
Cllr P A Capon  
Cllr Mrs T J Capon  
Cllr T G Cutmore  
Cllr Mrs H L A Glynn  
Cllr T E Goodwin  
Cllr J E Grey  
Cllr K A Gibbs  
Cllr A J Humphries  
Cllr C A Hungate  
Cllr Mrs L Hungate  
Cllr C C Langlands  
Cllr T Livings  
Cllr C J Lumley

Cllr Mrs J R Lumley  
Cllr J R F Mason  
Cllr Mrs M D McCarthy  
Cllr G A Mockford  
Cllr C R Morgan  
Cllr R A Oatham  
Cllr P K Savill  
Cllr C G Seagers  
Cllr Mrs M A Starke  
Cllr M G B Starke  
Cllr J Thomass  
Cllr Mrs M S Vince  
Cllr Mrs M J Webster  
Cllr P F A Webster  
Cllr Mrs M A Weir  
Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R A Amner, R G S Choppen and Mrs E Marlow.

### **254 MINUTES OF THE MEETING HELD ON 30 MAY 2002**

The Minutes of the meeting held on 30 May 2002 were approved as a correct record and signed by the Chairman.

### **255 DECLARATIONS OF INTEREST**

Members' interests relating to the Schedule of Development Applications and Recommendations were received as follows:

Item R3 - Councillor R A Oatham declared a personal interest by virtue of being Chairman of Rayleigh Town Council Planning Committee when this matter had been discussed.

Item 9 - Councillor S P Smith (Chairman) declared a prejudicial interest by virtue of his employment with the applicant and left the Chamber whilst the matter was discussed. Councillors C J Lumley and R A Oatham declared personal interests by virtue of being on the Board of Governors for Glebe School.

Item 11 - Councillor S P Smith (Chairman) declared a prejudicial interest by virtue of his employment with the applicant and left the meeting whilst the matter was discussed. Councillor C J Lumley declared a personal interest by virtue of being a Governor of Love Lane School.

**256 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - ERECT DIY RETAIL PARK, GARDEN CENTRE, BUILDERS YARD, PARKING AND SERVICING AREAS, FOSSETTS FARM, SOUTHEND**

The Committee considered the report of the Head of Planning Services on a consultation from Southend-on-Sea Borough Council concerning an application proposing the construction of a retail warehouse for the B&Q operator, on land to the rear of the Wellesley Hospital site at Fossetts Farm.

**Resolved**

That this Authority responds to Southend-on-Sea Borough Council in relation to these proposals as follows :-

- 1) Southend on Sea Borough Council should consider carefully the principle of development here given the potential for conflict between the development proposals and national advice. In that respect, the conclusions reached by the applicant in relation to the retail need, impact on existing centres and the availability of other sites should be thoroughly assessed.
- 2) The potential for the development proposals to generate additional traffic movements and the impact that these will have on the local and wider road network should be considered carefully and improvements secured where appropriate.
- 3) If Southend-on-Sea Borough Council is minded to approve the application, the improvements offered by the applicant in terms of pedestrian, cycle, bus service and other improvements should be secured by appropriate means and implemented at an appropriate time during the course of the development. (HPS)

**257 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - PROPOSED 22 BED TRAVEL INN EXTENSION, STRAWBERRY FIELD, NESTUDA WAY, SOUTHEND**

The Committee considered the report of the Head of Planning Services on a consultation from Southend-on -Sea Borough Council concerning an application for the extension of the Strawberry Field Hotel, by the addition of 22 rooms and alterations to the layout of the car park such that there is a reduction of four spaces.

**Resolved**

That Southend-on-Sea Borough Council be informed that this Authority has no objections to the proposed development. (HPS)

**258 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - SUB DIVISION OF EXISTING UNIT, 40 STADIUM WAY, RAYLEIGH**

The Committee considered the report of the Head of Planning Services on a consultation from Castle Point Borough Council on an application concerning the sub-division of an existing industrial unit and change of use to form two retail units.

**Resolved**

That Castle Point Borough Council be informed that this Authority has no objection to the use or sub division of the unit for retail purposes. (HPS)

**259 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - RAYLEIGH DEPOT SITE, RAYLEIGH ROAD, THUNDERSLEY**

The Committee considered the report of the Head of Planning Services on a consultation from Castle Point Borough Council on an application for the approval of reserved matters following successful outline permission granted in October 2001.

**Resolved**

That Castle Point Borough Council be advised that this Authority has no objection to the proposed residential development. (HPS)

**260 BREACH OF PLANNING CONTROL AT 'TASTE OF RAJ', 8 EAST STREET, ROCHFORD**

The Committee considered the report of the Head of Planning Services regarding the breach of planning control at the 'Taste of Raj' restaurant,

8 East Street, Rochford, where takeaway meals are being served contrary to Condition 2 attached to Planning Permission 01/00540/FUL.

### **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)

### **261 BREACH OF PLANNING CONTROL ON LAND REAR OF 70 LOWER ROAD, HULLBRIDGE**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the siting of a glass greenhouse and the extension of a domestic use within the Metropolitan Green Belt.

### **Resolved**

That the Corporate Director (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))

### **262 BREACH OF PLANNING CONTROL ON LAND AT HULLBRIDGE YACHT CLUB, HULLBRIDGE, ESSEX**

The Committee considered the report of the Head of Planning Services regarding the breach of planning control, namely the siting of a portable building within the Metropolitan Green Belt.

### **Resolved**

That the Corporate Director (Law Planning and Administration) be authorised to take all necessary action including the issues of Notices and action in the Courts to secure the remedying of the breach of planning control. (HPS)

### **263 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

Members had before them the current schedule of planning applications for consideration.

### **Item R1 - 02/00313/FUL – Water Tower, High Road, Hockley**

**Proposal** - Install telecommunications equipment, namely: 3 x 1.7m antennas, 2 x 0.6m dishes and equipment cabinet.

#### **Add Informatives**

1. Standard informative 28 relating to telecommunications masts
2. A suitable scheme of installation shall be installed and maintained such that any noise omitted from the equipment cabinet shall be inaudible at the boundary of the site.

#### **Resolved**

That the application be approved subject to the Condition in the Schedule and also the Informatives outlined above.

### **Item R2 - 02/00218/COU – 34 – 36 High Street, Great Wakering**

**Proposal** - Change of Use of Existing Building to Dwelling

#### **Add Condition**

"Details are to be submitted and agreed with the LPA within 3 months of this decision of boundary enclosure treatment to the front garden area annotated on the internal layout drawing. Furthermore, the agreed enclosure shall be implemented within 9 months of the date of this decision in accordance with the agreed scheme and thereafter be retained in that form.

#### **Resolved**

That the application be approved subject to the Conditions in the Schedule to include the Condition outlined above.

### **Item 4 - 02/00354/GD – Land Z2 Operation Tower, Foulness Island**

**Proposal** - Demolition of former operations tower

#### **Resolved**

That the application be approved.

### **Item 5 - 02/00086/CM – 34 West Street, Rochford**

**Proposal** - Construction of a disabled ramp. Internal alterations to form a disabled toilet

#### **Resolved**

That this Committee objects to the application for the reasons stated in the Schedule.

### **Item 6 - 02/00087/CM – 34 West Street, Rochford**

**Proposal** - Construction of a disabled ramp. Internal alterations to form a disabled toilet (Listed Building Consent)

#### **Resolved**

That this Committee objects to the application for the reasons stated in the Schedule.

### **Item 7 - 02/00437/FUL – 26 Eastwood Road, Rayleigh**

**Proposal** - Erect Part 2 Storey Part 3 Storey Public House and Restaurant Building with Ancillary Residential Flat (Demolish Existing Building)

Noting the application was before Members under the fast-track procedure, The Committee considered the following matters should be dealt with prior to the matter being brought back for decision.

- Copies of the objection/support letters to be provided
- Essex County Council Highways view given that the owners/occupiers of the adjacent service road had indicated that they would not allow it to be used for deliveries
- Consideration of the opening hours of existing nearby restaurants
- The type of licensing arrangements proposed for the premises
- The demands on the police resources as detailed in Paragraph 7.14
- Any implications the development would have on the nearby Castle Road Car Park.

### **Resolved**

That the application be brought back before Members for determination in the usual way.

### **Item 8 - 02/00113/FUL – 26 High Road, Hockley**

**Proposal** - Demolition of bungalow and erection of 2 detached houses.

Members were advised that there were errors in the report relating to the numbering of the adjoining properties (nos. 24 and 32 high road) and noted that the numbers for these two properties in the report should be transposed. Having received this update, and noting the clarification with regard to impact on these properties, including obscure glazing to be required by condition to the side door of plot 2, and details of further representations, it was

### **Resolved**

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

**Note:** the Chairman left the meeting for the following two items. The Vice-Chairman took the Chair.

### **Item 9 - 02/0425/CPO - Glebe County Infants School, Creswick Avenue, Rayleigh**

**Proposal** - Stationing of double relocateable classroom for temporary period of 3 years, together with 3 additional parking spaces

### **Resolved**

That the application be supported.

### **Item 11 - 02/00482/CPO - Rayleigh County Junior and Infants School, Love Lane, Rayleigh**

**Proposal** - Erect 1.6 metre blue aluminium fence to frontage (replace existing fence)

### **Resolved**

That no objection be raised to the application subject to receipt of full consultation responses.

**Note:** The Chairman re-entered the meeting and took the Chair for the remaining items of business.

**Item 10 - 02/0002/CM - Star Lane Brick Works, Star Lane, Great Wakering**

**Proposal** - Variation of condition 3 of permission CM/288/98 (ESS34/98) to allow continuation of brick earth imports from Cherry Orchard until 31 December 2004 and deletion of Condition 14 (Highway Improvements at Star Lane junction)

**Add condition**

regarding mud clearance on the highway.

**Resolved**

That subject to the completion of the necessary consultation period, that the County Council be informed that no objection be raised to the application in its revised form subject to the condition in the schedule and also the condition above.

**Item R3 - 02/00307/ADV - 69 High Street, Rayleigh**

**Proposal** - Display one internally illuminated and two non-illuminated fascia signs

Mindful of Officers recommendation for approval, Members considered nevertheless the application should be refused on the grounds it was considered inappropriate within the conservation area, and was contrary to Local Plan Policy SAT 8.

**Resolved**

That the application be refused for the following reason:-

The Internally illuminated front fascia advertisement would be detrimental to the amenity of the conservation area, detracting from it's character and appearance, contrary to policy SAT8 of the Rochford District Local Plan First Review.

The meeting closed at 9.00pm

Chairman \_\_\_\_\_  
Date \_\_\_\_\_