

Planning Services Committee 1 June 2000

Minutes of the meeting of the **Planning Services Committee** held on
1 June 2000

Cllr R E Vingoe – Chairman

Cllr R Adams
Cllr R S Allen
Cllr R A Amner
Cllr C I Black
Cllr Mrs R Brown
Cllr P A Capon
Cllr T G Cutmore
Cllr D M Ford
Cllr Mrs J E Ford
Cllr G Fox
Cllr Mrs J M Giles
Cllr Mrs H L A Glynn
Cllr J E Grey
Cllr D R Helson
Cllr Mrs J Helson
Cllr A Hosking
Cllr Mrs L Hungate
Cllr C C Langlands

Cllr V H Leach
Cllr Mrs S J Lemon
Cllr T Livings
Cllr J R F Mason
Cllr G A Mockford
Cllr C R Morgan
Cllr P J Morgan
Cllr R A Pearson
Cllr Mrs L I V Phillips
Cllr S P Smith
Cllr M G B Starke
Cllr P D Stebbing
Cllr Mrs W Stevenson
Cllr Mrs M J Webster
Cllr P F A Webster
Cllr D A Weir
Cllr M A Weir
Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs K A Gibbs, Mrs J Hall and R F Powell.

OFFICERS PRESENT

S Scrutton - Acting Head of Planning Services
N A C Barnes – Chief Assistant
K Steptoe - Team Leader
M Goodman - Solicitor
A Wyatt – Committee Administrator

168. MINUTES

The Minutes of the Meeting held on 27 April 2000 were approved as a correct record and signed by the Chairman, subject to the addition of the words 'subject to the gas holder being painted' being added to the end of the resolution under Minute 155.

169. DECLARATIONS OF INTEREST

Members' Interests relating to the Schedule Of Development Applications and Recommendations were received as follows.

Item 4 - Councillor R S Allen declared a non-pecuniary interest by virtue of knowledge of the applicant.

Item 5 - Councillor Mrs H L A Glynn declared a non-pecuniary interest by virtue of acquaintance with the applicant. Councillor R E Vingoe declared a non-pecuniary interest by virtue of the owners recent involvement with Hockley Parish Council.

Item 6 - Councillor Mrs H L A Glynn declared a non pecuniary interest by virtue of acquaintance with the applicant.

Item 7 - Councillor Mrs H L A Glynn declared a pecuniary interest by virtue of knowledge of the architect involved on this application, Councillor R E Vingoe declared a non-pecuniary interest by virtue of knowledge of the applicant.

Item 9 - Councillor Mrs H L A Glynn declared a non-pecuniary interest by virtue of acquaintance with the applicant.

170. BREACH OF PLANNING CONTROL AT LAND OPPOSITE 10 DISRAELI ROAD, RAYLEIGH, ESSEX

The Acting Head of Planning Services reported use of the above land for the unauthorised storage of vehicles.

Noting the action taken to date on the matter, Members considered that the stationing of unroadworthy vehicles in a field would be contrary to Policies GB1 of the Rochford District Local Plan and Policy S9 of the Essex Structure Plan, reducing the openness of the Green Belt in this rural location and, if allowed to remain, the Policies and purposes of the Green Belt would be undermined.

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 now reported. (HLS)

171. BREACH OF PLANNING CONTROL AT MADRAS AND SPICE, 200 MAIN ROAD, HAWKWELL, ESSEX

The Acting Head of Planning Services reported the use of the above site for the sale of food for consumption off the premises, that is a take-away service, in breach of Condition 2 of approved application ROC907/86.

Mindful of the action taken to date on the matter, Members considered the use to be contrary to Policy T4 of the Essex Structure Plan and it expedient to take enforcement action to secure the cessation of the sale of hot food for consumption off the premises on the grounds of serious adverse effects of traffic hazards and inconvenience to other road users. Furthermore, the operation of such a service was considered to be detrimental to the general amenity of neighbouring residential properties.

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 now reported. (HLS)

172. BREACH OF PLANNING CONTROL AT 16 ASHINGDON ROAD, ROCHFORD, ESSEX

The Acting Head of Planning Services reported the storage of a skip on the above land for importation, storage and distribution of builders' waste without the benefit of planning permission. Noting the action taken to date on the matter, Members considered the use of the land unsuitable in a residential area due to the character of the location and the appearance and nature of the use.

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 now reported. (HLS)

173. BREACH OF PLANNING CONTROL AT LAND NORTH OF BEECHES ROAD, BATTLESBRIDGE, ESSEX

The Acting Head of Planning Services reported the unauthorised creation of an access on to Beeches Road, the creation of a private way and the storage and repair of vehicles on Green Belt land, as well

as various vehicle components, a caravan and a mobile home at the site.

Noting the action taken to date on the matter and the further observations of Officers regarding the storage of vehicles, the deposit of additional hardcore and general builders' waste at the site, Members considered the uses and the constructions to be contrary to Policies GB1 and RC7 of the Rochford District Local Plan and Policy S9 of the Essex Structure Plan and accordingly it was:-

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 breaches of planning control now reported. (HLS)

174. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Acting Head of Planning Services submitted a schedule of development applications and a list of Planning Applications and Building Regulation Applications decided under delegation since 27 April 2000.

Item 1 - 00/00232/COU – 219 London Road Rayleigh

Proposal – Change of use of shop (Class A1) to Hot Food Shop (Class A3) to open between 11.00 hours and 23.30 daily.

Mindful of the Officers recommendation for approval, Members considered the relevant issues including the proliferation of food and drink uses and the parking provision. Members also considered the benefits of the proposal and all other relevant issues but it was considered that the application should be refused on the basis of amenity and highway grounds.

Resolved

That the application be refused for the following reasons:-

The site is within a small parade of shop units which are located in a predominantly residential area. The proposed development would, if permitted, result in an additional hot food takeaway unit sited close to existing dwellings to the detriment of the amenity which neighbouring residential occupiers would reasonably expect to enjoy by virtue of an increase in noise, smells, nuisance and disturbance from callers to the site.

The site is serviced by an access service roadway which is narrow in construction and which serves, as well as access to the site, as access and parking for neighbouring residential units. Allowing the development would, in the view of the Local Planning Authority, unacceptably exacerbate existing traffic, parking and vehicle manoeuvring problems in the area caused by the narrow alignment of the road and the limited existing parking provision. (AHPS)

Item 2 - 00/00137/COU – Paglesham Boatyard Ltd., Waterside Lane, Paglesham

Proposal – Use of land for the storage of boats.

Resolved

That the application be refused for the reasons set out in the Schedule.

Item 3 - 00/00043/FUL – Willowpond Farm, Lower Road, Hockley

Proposal – Renewal of temporary permission for the siting of a 3 unit mobile home.

Resolved

That the application be approved subject to the conditions and informative in the Schedule.

Item 4 – 00/00244/FUL – Burtons Farm, Barling Road, Barling Magna

Proposal – Change use of barn to dwelling.

Members noted that the reason for refusal given in the Schedule was one single reason and not two reasons as printed.

Resolved

That the application be refused for the reason set out in the Schedule.

Item 5 – 00/00094/LBC – Hockley Spa, Spa Road, Hockley

Proposal – Works to building involving demolition of external lean-to, breaches in internal rear wall and new internal partitions in order to achieve change of use of Spa building, part of ground floor and first floor of existing attached buildings to rear from light and specialist industrial units uses to D1 Public Hall.

Resolved

That the application be approved subject to the condition in the Schedule.

Item 6 – 00/00095/COU – Hockley Spa, Spa Road, Hockley

Proposal – Change use of Spa building, part of ground floor and first floor of existing attached buildings to rear from light and specialised industrial uses to Public Hall, lay out parking area and create new vehicular exit from site.

Resolved

That the application be refused for the reasons set out in the Schedule.

Item 7 – 00/00135/FUL – Land adjacent Hockley Foundry Industrial Estate, Station Approach, Hockley

Proposal – Erect two storey block of ten 2-bed flats with associated car parking.

NOTE: Councillors V H Leach and R A Pearson declared pecuniary interests in this item by virtue of knowledge of the applicant and left the Chamber whilst the matter was discussed. Councillor Mrs H L A Glynn also left the Chamber whilst the matter was discussed

Resolved

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

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Item 8 – 00/00245/FUL. – Land Adjacent to 21 Canute Close, Canewdon

Proposal – Erection of a 4 bed detached house with detached garage.

Whilst considering this item, a Member raised a point in respect of Watching Briefs for archaeological surveys within Conservation Areas. In this case it was considered inappropriate for a Watching Brief to be placed on the application as it was for renewal of existing permission and is not located in an archaeologically sensitive area. Members, however, requested that a report on archaeological watching briefs be brought to a Meeting of the Planning Policy Sub-Committee in the future.

Resolved

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

Item 9 – 00/00239/FUL – The Old Rectory Nursing Home, Stambridge Road, Rochford

Proposal – Erection of a conservatory.

Resolved

That the application be refused for the reason set out in the Schedule.

The Meeting closed at 8.50pm

Chairman

Date