

## **Council – 24 October 2000**

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Minutes of the meeting of the **Planning Services Committee** held on **31 August 2000** when there were present:-

Cllr R S Allen – Vice – Chairman in the chair

Cllr R Adams	Cllr V H Leach
Cllr R Amner	Cllr J R F Mason
Cllr C I Black	Cllr G A Mockford
Cllr Mrs R Brown	Cllr C R Morgan
Cllr T G Cutmore	Cllr P J Morgan
Cllr D M Ford	Cllr R A Pearson
Cllr Mrs J E Ford	Cllr Mrs L I V Phillips
Cllr G Fox	Cllr S P Smith
Cllr J M Giles	Cllr M G B Starke
Cllr J E Grey	Cllr P D Stebbing
Cllr Mrs H L A Glynn	Cllr Mrs W M Stevenson
Cllr Mrs J Hall	Cllr Mrs M J Webster
Cllr D R Helson	Cllr P F A Webster
Cllr Mrs J Helson	Cllr D A Weir
Cllr Mrs L Hungate	Cllr Mrs M Weir

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr D F Flack, K A Gibbs, C C Langlands, Mrs S J Lemon, T Livings and R E Vingoe.

### **OFFICERS PRESENT**

S Scrutton	Head of Corporate Policy & Initiatives and Acting Head of Planning Services
A Bugeja	Head of Legal Services
J Whitlock	Planning Manager
K Steptoe	Team Leader
A Wyatt	Committee Administrator

### **271 MINUTES**

The Minutes of the meeting held on 27 July 2000 were approved as a correct record and signed by the Chairman.

### 272 DECLARATIONS OF INTEREST

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

#### Item 4

Councillor R A Pearson declared a pecuniary interest by virtue of his son being the applicant and left the Chamber whilst the matter was discussed.

#### Item 6

Councillors Mrs H L A Glynn and V H Leach declared non-pecuniary interests by virtue of using the facilities at Golden Cross Parade.

#### Item 7

Councillor Mrs W M Stevenson declared a pecuniary interest by virtue of her business being in close proximity to the site and left the Chamber for the remainder of the meeting.

### 273 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Acting Head of Planning Services submitted a Schedule of Development Applications and Recommendations.

**Item R1: 00/00354/FUL Blatches Farm, Blatches Chase, Leigh on Sea**

**Proposal: Conversion of Agricultural Building into Consulting Rooms**

Add Condition – Personal consent.

#### Resolved

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

**Item R2: 00/00434/COU - 87 Eastwood Road, Rayleigh**

**Proposal: Change Use of Existing Retail (Class A1) to Veterinary Surgery**

#### Resolved

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

**Item R3: 00/00444/FUL - High House, Barling Road, Southend-on-Sea**  
**Proposal: Retain Existing Security Lighting (Non-Compliance with Condition 2 of Permission CU/0150/91/ROC)**

Noting the update information provided on the Planning Services Committee Addendum, Members concurred with the view of a Member that, subject to the alteration of the position of Light 6 to the northern elevation of Building B, the application should be approved.

**Resolved**

That subject to the above amendment, the application be approved subject to the Conditions in the Schedule.

**Item 4: 00/00457/FUL - 121 Shoebury Road, Great Wakering**  
**Proposal: First Floor Rear Extension**

**Resolved**

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

**Item 5: 00/00260/FUL - Land Adjoining 31 Uplands Park Road, Rayleigh**  
**Proposal: Erect Six 4-Bed and Two 3-Bed Terraced Houses and Two 3-Bed Maisonettes**

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

**Resolved**

That a Members' site visit be arranged. (HAMS)

**Item 6: 00/00298/FUL - 9 Golden Cross Parade, Ashingdon, Essex**  
**Proposal: Installation of External Roller Shutters (Retrospective)**

**Resolved**

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

**Item 7: 00/00493/COU - 10 Eastwood Road, Rayleigh**  
**Proposal: Change Use of Existing Unit to Amusement Centre**

Mindful of the Officers' recommendation for approval and the update information provided in the Planning Services Addendum, Members considered the proposal an inappropriate intensification likely to affect the amenities of nearby residential occupiers. The proposal was also considered contrary to policy SAT2(ii) as it would not reinforce the retail function. Members considered that, whilst some non-retail uses had

the benefit of attracting customers beyond that use to other nearby shops etc., this proposal was unlikely to have that effect.

### **Resolved**

That the application be refused for the following reasons:-

The proposed development comprises an inappropriate intensification of the existing commercial uses on the site close to residential properties which could not fail to affect the amenities presently enjoyed by the existing occupiers by reason of a potential for the generation of further noise and general disturbance.

The site is located within the primary shopping zone of the Town Centre of Rayleigh as identified in the Rochford District Local Plan First Review 1995. In such areas it is the policy of the Local Planning Authority that non retail uses must reinforce the retail function, be appropriate to a shopping area and will normally be restricted to Class A2 or A3. The proposal is considered to be contrary to this Policy (SAT2(ii)) and will not reinforce the retail function.

### **Item 8: 00/00453/FUL - Land Adjacent 4 The Bailey and to the Rear of 32 Crown Hill, Rayleigh**

**Proposal: Erect 3-Bed Split Level Detached Bungalow (Re-submission following refusal of 00/240/FUL)**

### **Resolved**

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

### **Item 9: 00/00348/FUL - Madras & Spice, 200 Main Road, Hawkwell Proposal: Removal of Condition 2 of Planning Permission ROC/907/86 to allow the provision of a Take-Away Food and Drink Service**

### **Resolved**

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

### **Item 10: 00/00324/OUT**

**Land at HMP Estate, Bullwood Hall Lane, Hockley**

**Proposal: Outline Application for Residential Development**

### **Resolved**

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

**Item 11: 00/00217/OUT - Land between 170 and 178 Daws Heath Road, Rayleigh**

**Proposal: Erect Five Detached Houses with Access from Extension to Wyburns Avenue East and One Detached and One Pair (2) Semi-Detached Houses fronting Daws Heath Road**

In considering this application Members were of the opinion that it should be deferred for further negotiation with the applicants to reduce the number of houses fronting Daws Heath Road, ensure that all garden sizes meet the minimum guidelines and to relocate garages to the rear of plots.

**Resolved**

That the application be deferred for further negotiation with the applicant.

**Item 12: 00/00512/FUL - Land North of Rochehall Way, Purdeys Industrial Estate, Rochford**

**Proposal: Erection of Warehouse with Ancillary Office, Car Park and Yard Area**

Add Condition – No illuminated signage to the South elevation of the site without the prior approval of the Local Planning Authority.

**Resolved**

That the application be approved subject to the Heads of Condition in the Schedule including the Condition above.

**Item 13: 00/00445/FUL -Land Rear of 2 Thorpe Road, Hawkwell**

**Proposal: Erect 3-Bed Detached Chalet/Bungalow (with rear facing obscure glazed first floor dormer window and linked double garage)**

**Resolved**

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

**Item 14: 00/400/OUT - Land Rear of 4 - 6 Eastwood Road, Rayleigh**

**Proposal: Outline Application to Erect Office Building incorporating Taxi Control Centre**

**Resolved**

That the application be approved, subject to completion of a legal agreement dealing with the following matter:-

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The present use of the site as a remote taxi car park should cease within three months of the outline permission being granted.

And the Conditions outlined in the Schedule to include additional Highway Conditions as detailed on the Planning Services Addendum..

The Meeting commenced at 7.45 pm and closed at 9.15pm.

Chairman \_\_\_\_\_

Date \_\_\_\_\_