

## **Planning Services Committee - 22 November 2001**

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Minutes of the meeting of the **Planning Services Committee** held on **22 November 2001** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr V H Leach
Cllr R S Allen	Cllr J R F Mason
Cllr R A Amner	Cllr P J Morgan
Cllr Mrs R Brown	Cllr R A Pearson
Cllr T G Cutmore	Cllr S P Smith
Cllr D F Flack	Cllr M G B Starke
Cllr Mrs J M Giles	Cllr P D Stebbing
Cllr Mrs H L A Glynn	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 D A Weir
Cllr Mrs L Hungate	Cllr Mrs M A Weir

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr C I Black, Mrs J E Ford, G Fox, K A Gibbs, Mrs J Hall, C C Langlands, Mrs S J Lemon, G A Mockford, C R Morgan, Mrs L I V Phillips and P F A Webster.

### **OFFICERS ATTENDING**

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
K Steptoe	- Team Leader
M Mann	- Team Leader
A Wyatt	- Committee Administrator

### **399 DECLARATIONS OF INTEREST**

Councillors J R F Mason and P J Morgan declared pecuniary interests in the item "consultation from Southend-on-Sea Borough Council" (Minute 401) by virtue of employment with the Royal Bank of Scotland and left the meeting whilst the matter was discussed. Councillor D R Helson declared a non pecuniary interest in the same item by virtue of being a previous employee of the Royal Bank of Scotland.

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

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Para R2 - Councillor Mrs J M Giles declared a non pecuniary interest by virtue of her membership of Rayleigh Town Council.

Para 7 - Councillor R E Vingoe declared an interest by virtue of his wife's interest as a Parish Councillor and a member of the Management Board for Hockley Public Hall and left the meeting whilst the matter was discussed.

### **400 MINUTES**

The Minutes of the meeting held on 25 October 2001 were approved as a correct record and signed by the Chairman.

### **401 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL**

The Committee considered the report of the Head of Planning Services which dealt with the consultation from Southend-on-Sea Borough Council on an application to erect a 3 storey office building, layout 770 parking spaces and create new accesses at land east of Nestuda Way, Southend-on-Sea. Noting the Officer's comments to the application, it was considered that weight should also be given to increased tree planting with the development and also with regard to the design of the proposed building and it was

#### **Resolved**

That the comments set out in the conclusion to the report be forwarded to Southend-on-Sea Borough Council on the comments of this Council on the development proposal. (HPS)

### **402 BREACH OF PLANNING CONTROL AT 39 BARLING ROAD, BARLING**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the breach of conditions 3 and 4 of planning permission reference number 99/00449/FUL, requiring obscure glazing to be fitted to the parapet of the balcony, and also the construction of a footpath as an extension of the garden to this property 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 Court to secure the remedying of the breach of planning control. (HPS)

**403 BREACH OF PLANNING CONTROL AT MOONS FARM,  
CANEWDON ROAD, ROCHFORD**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the siting of a building made from scaffolding and corrugated metal in 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)

**404 BREACH OF PLANNING CONTROL ON LAND AT BURLAND,  
LOWER ROAD, HOCKLEY**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely siting and residential occupation of a mobile home outside the residential curtilage at Burland, Lower Road, Hockley.

**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)

**405 BREACH OF PLANNING CONTROL AT 90 BURNHAM ROAD,  
HULLBRIDGE**

The Committee considered the report of the Head of Planning Services regarding the material change of use of the above property from residential to mixed use (part residential/part commercial) without the benefit of planning permission.

**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)

### **406 BREACH OF PLANNING CONTROL AT THE CONIFERS, ROSILIAN DRIVE, LOWER ROAD, HOCKLEY**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the extension of the domestic garden northwards incorporating land within the Metropolitan Green Belt at the above site.

#### **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)

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

Members had before them the current schedule of development applications.

#### **Item R10 – 01/00592/OUT - Land to the rear of 63 Kimberly Road, Great Wakering**

##### **Proposal – outline application to erect chalet bungalow with integral garage**

Mindful of Officer's recommendation for approval, Members considered nevertheless that the application should be deferred for further discussions with Anglian Water and the Environment Agency.

#### **Resolved**

That the application be deferred for further discussions with Anglian Water and the Environment Agency in respect of foul drainage and flood risk.

#### **Item D1 – 01/00163/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon**

##### **Proposal – Replacement of fire damaged dwelling**

#### **Resolved**

That the application be approved subject to the applicant's entering into a Section 106 Agreement quashing the planning permission 00/00497/FUL and subject to the conditions in the schedule.

**Item R2 – 01/00651/FUL – King George V Field, Eastwood Road, Rayleigh**

**Proposal – install tarmac basketball practice area**

Mindful of Officer's recommendation for approval, Members considered that the application should be deferred for further discussions with Rayleigh Town Council.

**Resolved**

That the application be deferred for further discussions with Rayleigh Town Council on the location of the proposed basketball practice area.

**Item 3 – 01/00156/FUL – Unit 12 at Biffa Waste Services, Rawreth Industrial Estate, Rawreth Lane, Rayleigh**

**Proposal – Variation of Condition 3 and 11 of permission F/0311/92/ROC to extend hours of operation and to allow more lorries to be on site**

Mindful of Officers recommendation for approval, and the applicants confirmation that the extended hours related to the Workshop being operational from 6.00am through to 11.00pm, Members considered that any permission given, should be on a 12 month temporary basis to enable a assessment of the impact of the proposal to be carried out.

**Resolved**

That permission be granted to vary condition 3 and 11 of planning F/0311/92/ROC for a period of 12 months, to read as set out the schedule.

**Item 4 – 01/00742/FUL – Land rear of Timberwharfe Cottages, Beeches Road, Rawreth**

**Proposal – erection of a detached farm worker's dwelling and detached agricultural building**

**Resolved**

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

**Item 5 – 01/00543/FUL – Land adjoining 87 Rectory Avenue, Rochford, Kirby's Yard**

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**Proposal – erection of 36(No.) 2-5-bed dwellings including five affordable units and associated works and the creation of a wildlife receptor site.**

During consideration of this proposal, voting on a motion for the application to be refused on Educational and Environmental grounds was recorded as follows:-

For (5)	Councillors R A Adams, J E Grey, J R F Mason, M G B Starke and Mrs M Webster
Against (20)	Councillors R S Allen, R A Amner, Mrs R Brown, T G Cutmore, D F Flack, Mrs J M Giles, Mrs H L A Glynn, D R Helson, Mrs J Helson, A Hosking, Mrs L Hungate, V H Leach, P J Morgan, R A Pearson, P D Stebbing, Mrs W M Stevenson, Mrs M S Vince, R E Vingoe, D A Weir and Mrs M A Weir.
Abstain (1)	Councillor S P Smith

The motion was declared lost and it was

### **Resolved**

That the application be approved subject to the completion of a legal agreement dealing with the heads of matters detailed in the schedule and any others that may be considered necessary, also to include the heads of conditions in the schedule and an additional condition 17 – SC17 – remove permitted development rights for extensions.

### **Item 6 – 01/00587/COU – 36/37 Star Lane Industrial Estate, Great Wakering**

**Proposal – change of use of unit 36 to transport and storage, relocate waste transfer station to unit 37 (as ancillary use)**

Mindful of Officers' recommendation for the application to be delegated to the Head of Planning Services to determine, Members considered that the item should be deferred for a further meeting with the applicants, the Environment Agency and Local Ward Members.

### **Resolved**

That the application be deferred for a meeting between the Head of Planning Services, the four Local Ward Members, the applicant and the Environment Agency to discuss matters relating to access and egress, the need for a building and any concreting and drainage at the site.

### **Item 7 – 01/00614/FUL – Public Hall, Bullwood Road, Hockley**

**Proposals – erect new public hall building, layout parking (demolish existing hall)**

Add condition requiring bat roosts in the new building

### **Resolved**

That the application be approved subject to the conditions in the schedule to include the condition above.

### **Item 8 – 01/00777/FUL – Site D3 – Purdeys Industrial Estate, Rochford**

**Proposal – use land as a highways maintenance depot  
Erect office building, toilet, mess and gatehouse. Perimeter security fencing 3.2 metres high.**

It was noted that this item was before Members as a fast track procedure and noting the contents of the report, Members raised concern about representations from Essex County Council's Rights of Way Officer and asked that this matter be closely scrutinised.

### **Item 9 – 01/00728/FUL – 3-5 London Hill, Rayleigh**

**Proposal – erection of three storey block of 7(2No.) bed flats, 2 (1No.) bed flats with 2(No.) office unit (class B1 on ground floor)**

### **Resolved**

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

The meeting closed at 11.00pm.

Chairman \_\_\_\_\_

Date \_\_\_\_\_