

Planning Services Committee 6 April 2000

Minutes of the meeting of the **Planning Services Committee** held on 6 April 2000 when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr V D Hutchings
Cllr R S Allen	Cllr C C Langlands
Cllr D E Barnes	Cllr V H Leach
Cllr P A Beckers	Cllr Mrs S J Lemon
Cllr T G Cutmore	Cllr T Livings
Cllr J M Dickson	Cllr G A Mockford
Cllr D F Flack	Cllr C R Morgan
Cllr D M Ford	Cllr R A Pearson
Cllr Mrs J E Ford	Cllr P D Stebbing
Cllr G Fox	Cllr Mrs W M Stevenson
Cllr J E Grey	Cllr Mrs M S Vince
Cllr Mrs H L A Glynn	Cllr Mrs M J Webster
Cllr Mrs E M Hart	Cllr P F A Webster
Cllr D R Helson	Cllr D A Weir
Cllr Mrs J Helson	Cllr Mrs M Weir
Cllr A Hosking	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G C Angus, C I Black, K A Gibbs, Mrs J Hall and Mrs A R Hutchings.

OFFICERS PRESENT

S Scrutton – Head of Corporate Policy & Initiatives and Acting Head of Planning Services
A Bugeja – Head of Legal Services
K Steptoe – Team Leader
M Mann – Team Leader
A Wyatt – Committee Administrator

111 MINUTES

The Minutes of the Meeting held on 9 March 2000 were approved as a correct record and signed by the Chairman.

112 MEMBERS' INTERESTS

Members' interests relating to the Schedule of Development Applications and Recommendations (Minute 113) were received as follows:-

Schedule Item 16 – Councillor C C Langlands declared a non-pecuniary interest by virtue of being a member of Rayleigh Mount Committee.

Councillor T Livings declared a non-pecuniary interest by virtue of his spouse's membership of the W I.

Councillor Mrs M J Webster declared a non-pecuniary interest by virtue of her membership of Essex Wildlife Trust and also by virtue of being Vice-Chairman of Rayleigh Mount Committee.

113 **SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Acting Head of Planning Services submitted a Schedule of Development Applications and a list of Building Regulation Applications decided under delegation since 9 March 2000.

Para D1 99/00573/FUL - Rochford Railway Station, West Street, Rochford

Proposal - Erection of a 15M high monopole telecommunications mast and associated equipment and antennae.

Resolved

That the application be approved subject to the conditions set out in the Schedule, including the condition below.

Add Condition requiring applicants to take account of wildlife on the site.

Para D2 99/00679/FUL - Rochford Railway Station, West Street, Rochford

Proposal - Replacement telecommunication monopole mast (15M high) and associated equipment.

Resolved

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

Para D3 - New House Farm, Poynters Lane, Great Wakering

Proposal - Change of use of existing building from agricultural to B1(Crafts Units) use.

Resolved

That the application be approved subject to the Conditions outlined in the Schedule as amended below.

Amend Condition 7 as follows: "There shall be no display area within and no retail sales from the building or elsewhere from the site whether incidental or otherwise to the use hereby permitted, save that the applicant is permitted to use the buildings for the sale of fruit produced on the site, known as Newhouse Farm and only as long as the application site and the Newhouse Farm dwelling remain within the same occupation and control.

Amend Condition 8, last line to read as"...The site as hatched on the ordnance survey extract known as Newhouse Farm, Poynters Lane, Great Wakering."

Add Condition regarding the removal of bush close to the entrance of the site, to read:

"Within 3 months of the date of this decision, there shall be submitted to and agreed in writing by the Local Planning Authority, a schedule indicating the height to which the hedge plants, to the front of the site adjacent to Poynters Lane and east of the site access, are to be maintained. Subsequently the hedge plants referred to shall be maintained to the agreed height."

Para 19 00/00177/DPDP24 - Land opposite 2 and 2A Lancaster Road, Rayleigh

Proposal - Determination as to whether prior approval is required for telecommunications installation, 12M monopole, 1 trisector antenna, 1 300mm dish and equipment cabin.

Resolved

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

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Para 4 00/00197/PD - Airport building, north of Wells Avenue, Southend on Sea

Proposal - Extension to existing Cargo building.

Resolved

That the applicant, London Southend Airport, be notified that this Authority has no objections to make to the proposed cargo extension building as set out on the consultation details submitted.

Para 5 99/00764/FUL - Fairways Garden Centre, Hullbridge Road, Rayleigh

Proposal - Siting of three temporary buildings/structures (retrospective)

Resolved

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

Para 6 99/00801/FUL - Fairways Garden Centre, Hullbridge Road, Rayleigh

Proposal - Retain use of building as café (ancillary to existing garden centre) at Fairways Garden Centre, Hullbridge Road, Rayleigh.

Resolved

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

Para 7 99/00802/FUL - Fairways Garden Centre, Hullbridge Road, Rayleigh

Proposal - Retention of pergola and single storey building used as craft shop.

Resolved

That the application be approved subject to the conditions in the schedule, including the amendments below

Amend Condition 1 to read "The use hereby approved shall remain ancillary to the Garden Centre use and shall not operate independently

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from it. Should the Garden Centre use cease to operate, then the café use shall cease also.

Amend Condition 4 as follows: “The building used as a craft shop, identified on the approved plan in blue, shall be completely removed from the site within six months of the date of this permission”.

Add informative – stating Members would not look favourably upon the renewal of the permission.

Para 8 98/00550/AUT - Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon

Proposal - Outline application to erect farm worker’s dwelling on land at Pudsey Hall Cottage.

Resolved

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

Para 9 – 98/00551/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon, Essex

Proposal – Erect two extensions to existing livestock building.

Resolved

That the application be refused for the reason set out on the Planning Services Committee addendum sheet (as follows)

“The proposed workshop takes place on an agricultural unit which would appear to also be used in connection with a plant hire/repair business. The proposed workshop would be unreasonable as it does not appear to be essential to the needs of agriculture, especially bearing in mind the existing workshop on site. The workshop is considered to be inappropriate development within the Green Belt and therefore contrary to Policy GB1 and NR3 of the Rochford District Local Plan and the Essex Structure Plan.”

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Para 10 – 00/00059/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon

Proposal – Extension to existing livestock building.

Resolved

That the application be approved subject to the conditions set out in the Schedule, including the informative below

Add informative restricting hours of movement for construction traffic.

Para 11 – 00/00060/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon

Proposal – Erection of a new livestock building at Pudsey Hall Cottage.

Resolved

That the application be approved subject to the conditions set out in the Schedule, including the informative below.

Add informative restricting hours of movement for construction traffic.

Para 12 – 00/00061/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon, Essex

Proposal – Replacement dwelling.

Resolved

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

Para 13 – 00/00071/CON – Bellingham Lane, Rayleigh

Proposal – Demolish existing sports and recreational club building.

Resolved

That the application be referred to the Secretary of State on the basis that the view of this Authority is that it should be **APPROVED** subject to the conditions set out in the Schedule.

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Para 14 – 00/00064/DP3 – Land Adjacent Mill Hall, Bellingham Lane, Rayleigh

Proposal – Revised vehicular access to Bellingham Lane, revised and extended car parking layout, construction of wall and railings (1.6m high approximately) to Bellingham Lane, new footlink to windmill, relocation of town beacon and landscaping (all following proposed demolition of sports and recreational club building).

Resolved

That the scheme be approved subject to the heads of conditions set out in the Schedule.

Para 15 – 00/00088/FUL – Land at the Junction of Hullbridge Road and Vanderbilt Avenue, Rayleigh

Proposal – Use of land for siting of mobile home for one gypsy family.

Resolved

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

Para 16 – 99/00758/FUL – Land Adjacent 4 The Bailey

Proposal – Erect detached two bed bungalow with detached single garage.

The Committee was advised that this application was now the subject of an appeal for non determination. Members were also advised that a further submission had been received, and concluded that authority should be delegated to the Acting Head of Planning Services (in consultation with the Committee Chairman, Vice Chairman and Local Ward Members) to determine the application, unless recommended for approval, given the timescale to the first Planning Services Committee in the new Municipal Year.

Resolved

That, had it been in a position to determine the application, the Committee would have **REFUSED** permission for the reason set out in the Schedule.

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Para 17 – 00/0087/OUT – Cherry Orchard Brickworks, Cherry Orchard Lane, Rochford

Proposal – Outline application for Residential Development (3.5ha/ 8.75 acres brickwork site)

Resolved

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

Para 18 – 99/00544/FUL – Hanover Golf Club, Hullbridge Road, Rayleigh

Proposal – Variation of Condition 6 of Planning Permission ref. CU/00368/90/ROC to allow use of restaurant by non members.

Mindful of Officer's recommendations for approval, Members considered the application would result in the intensification of a use inappropriate in the Green Belt.

Resolved

That the application be refused for the following reason:

The proposed variation of condition 6 of planning permission CU/0368/90/ROC, will lead to an intensification of use to the extent that the use of the restaurant could no longer be considered ancillary to the golf club use. Such intensification of the use would be detrimental to the amenity of the locality, to highway safety and to the green belt. The proposal is therefore contrary to Policy GB1 of the Rochford District Local Plan.

Note: During consideration of this item Members requested Officers investigate enforcement of current activities on the site.

Para R20 – 99/00613/FUL – 577 Ashingdon Road, Rochford, Essex

Proposal – Create new vehicular access, erection of 2 metre high brick wall and gates to front boundary.

Mindful of the Officers' recommendation for approval, Member considered that this application was detrimental to the amenity and impact on the open and rural character of the locality.

Resolved

That the application be refused for the following reason:

The wall, by reason of its size, location and design, is considered to form an incongruous and alien feature within this part of Ashingdon Road which is largely rural in character. As such, it is considered to be detrimental to the street scene and to the visual amenities of the area. Such development is considered to be inappropriate development and is therefore contrary to Policy GB1 of the Rochford District Local plan.

Note: During consideration of this item Members requested that Officers investigate enforcement action on this site.

Para R21 – 00/00079/FUL – 14 Belchamps Way, Hockley

Proposal – Demolish existing dwelling and erect replacement 4 bed detached dwelling with integral garage

Resolved

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

The Meeting closed at 9.30pm.

Chairman

Date