

Planning Services Committee – 17 February 2005

Minutes of the meeting of the **Planning Services Committee** held on **17 February 2005** when there were present:-

Cllr A J Humphries (Chairman)
Cllr K H Hudson (Vice-Chairman)

Cllr C I Black	Cllr R A Oatham
Cllr Mrs R Brown	Cllr J M Pullen
Cllr P A Capon	Cllr P K Savill
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr T G Cutmore	Cllr S P Smith
Cllr J E Grey	Cllr D G Stansby
Cllr C A Hungate	Cllr Mrs M A Starke
Cllr T Livings	Cllr M G B Starke
Cllr C J Lumley	Cllr Mrs M S Vince
Cllr Mrs J R Lumley	Cllr Mrs M J Webster
Cllr D Merrick	Cllr P F A Webster
Cllr G A Mockford	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs L A Butcher, R G S Choppen, Mrs H L A Glynn, T E Goodwin, K J Gordon, Mrs S A Harper, Mrs L Hungate, J R F Mason and P R Robinson.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
N Khan	- Solicitor
J Bradley	- Trainee Solicitor
S Worthington	- Committee Administrator

68 MINUTES

The Minutes of the meeting held on 20 January 2005 were approved as a correct record and signed by the Chairman.

69 DECLARATIONS OF INTEREST

Cllrs C G Seagers and Mrs B J Wilkins declared a personal interest in items R1 and 3 of the Schedule by virtue of being Members of Great Waking Parish Council.

Cllr C G Seagers declared a further personal interest in item 5 of the Schedule by virtue of being the Council's representative on the Crouch Harbour Authority.

70 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST

The Committee considered the Schedule of development applications and recommendations, together with application numbers 04/01057/COU and 04/01059/OUT, which had been referred from the Weekly List.

Item R1 – 04/01057/COU – 32 High Street, Great Wakering

Proposal – Change of use of ground floor to take away. New bin store, car park area to rear (6 spaces).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused, on the grounds that it would result in a deterioration of amenity to neighbours in the vicinity and that this would constitute an over proliferation of non-retail uses in that area.

Resolved

That the application be refused, for the following reasons:-

1. The proposal would have a serious and adverse effect on the amenity enjoyed by occupants of neighbouring properties and the surrounding area, taken together with the adjacent A3 use, by reason of excessive noise, disturbance, litter, smells and general pedestrian and vehicular activity, particularly late in the evenings, within the vicinity of the site.
2. The proposal involves the loss of a further retail unit within a local neighbourhood shopping parade, as outlined within the adopted Local Plan, and would contribute to a decline in the attractiveness and function of this neighbourhood shopping parade, and would be contrary to Policy SAT4 of the adopted Local Plan and Policy SAT5 of the draft Replacement Local Plan.

Item R2 – 04/01059/OUT – Rosedale, Gladstone Gardens, Rayleigh

Proposal – Demolition of existing sun lounge and erection of one detached dwelling and detached double garage (siting and means of access being considered here)

Resolved

That the application be approved, for the reasons outlined in the Schedule,

subject to the conditions set out in the Schedule and subject to the following additional condition:-

11. The development hereby permitted shall only be implemented once the “surfaced driveway joint access” indicated on the submitted drawing date stamped 13/12/04 on the land edged blue is made available to give unimpeded vehicular access to the site, thereafter with access to be retained in this form to serve the site. (HPS)

Item 3 – 04/00970/FUL – Churn Waste, Star Lane, Industrial Estate, 37 Star Lane, Great Wakering

Proposal – Provide 6 metre high screen adjacent to Unit 35. First floor extension to Unit 8 to be used as an office. New door to Unit 8 in flank of building to provide access from Unit 37. Unit 8 to be used for vehicle storage and repairs in connection and in association with the operation of Units 36 and 37. Removal of existing offices and workshops from Unit 37. Area outside of “waste transfer operation” to be used for vehicle parking, vehicle and skip storage (and the storage of non waste materials/items)

Resolved

That the application be approved, for the reasons outlined in the Schedule, subject to the conditions set out in the Schedule. (HPS)

Item 4 – 04/00975/FUL – Park School Site, Rawreth Lane, Rayleigh

Proposal – Variation of conditions attached to outline permission number 01/00762/OUT to allow for separate reserved matters to be submitted and to allow flats above the retail units in the neighbourhood centre.

Responding to a Member concern relating to the number of storeys proposed, officers advised that approving this variation to the outline application would not prejudice Members’ ability to make future decisions about the actual number of storey heights at the reserved matters stage.

Resolved

That the application be agreed, for the reasons outlined in the Schedule, subject to the conditions set out in the Schedule, and as supplemented by the revision to recommendations in the addendum to the Schedule. (HPS)

Item 5 – 04/00976/FUL – Land at Wallasea Island

Proposal – Wallasea Wetlands Creation Project: construction of secondary sea wall, soke dyke and recharge works to areas A and B and breaching of existing sea wall.

During debate, Members noted that DEFRA and the applicant were responsible for the implementation of the scheme without adverse effect on navigation and shipping.

Resolved

That the application be approved for the reasons outlined in the Schedule, and subject to the conditions set out in the Schedule, and as supplemented by the revisions to the recommendation in the addendum to the Schedule. (HPS)

Item 6 – 04/01005/CON – Adjacent to Day Centre, Back Lane, Rochford

Proposal – Demolish section of wall 2.5m in length and replace with section of metal railings.

Resolved

That the Secretary of State be notified of this Committee's recommendation to approve the application for the reasons outlined in the Schedule, and subject to the conditions set out in the Schedule. (HPS)

Item 7 – 04/01118/FUL – 26A Eastwood Road, Rayleigh

Proposal – Demolish existing building and erect a new two – two and a half storey building accommodating 12 self contained flats.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused, on the grounds that there was no on-site car parking provision and that the proposal constituted an over-development of the site.

Resolved

That the application be refused, for the following reasons:-

The proposed residential re-development of the site without any on-site car parking provision is considered to be unacceptable as it would not provide adequate on-site car parking for the benefit of future occupiers and is likely to lead to on street parking, causing adverse traffic conditions on the adjoining road.

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Development in such a form is considered to be symptomatic of a cramped, over-development of the site. (HPS)

The meeting closed at 9.30 pm.

Chairman

Date