

Planning Services Committee - 24 October 2002

Minutes of the meeting of the **Planning Services Committee** held on **24 October 2002** when there were present:

S P Smith (Chairman)
K A Gibbs (Vice-Chairman)

Mrs L Barber
Cllr C I Black
Cllr Mrs R Brown
Cllr P A Capon
Cllr Mrs T J Capon
Cllr R G S Choppen
Cllr T G Cutmore
Cllr D F Flack
Cllr Mrs H L A Glynn
Cllr J E Grey
Cllr A J Humphries
Cllr C A Hungate
Cllr Mrs L Hungate
Cllr T Livings
Cllr C J Lumley

Cllr Mrs J R Lumley
Cllr Mrs M D McCarthy
Cllr G A Mockford
Cllr C R Morgan
Cllr R A Oatham
Cllr C G Seagers
Cllr Mrs M A Starke
Cllr M G B Starke
Cllr J Thomass
Cllr Mrs M S Vince
Cllr Mrs M J Webster
Cllr P F A Webster
Cllr Mrs M A Weir
Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R S Allen, R A Amner, C C Langlands, Mrs E Marlow, J R F Mason and P K Savill.

OFFICERS PRESENT

S Scrutton	Head of Planning Services
J Whitlock	Planning Manager
K Steptoe	Team Leader
P Whitehead	Team Leader
P Denholm	Solicitor
C Evans	Legal Officer
M Howlett	Environmental Health Officer
M Martin	Committee Administrator

512 MINUTES

The Minutes of the meeting held on 26 September 2002 were agreed as a correct record and signed by the Chairman.

513 DECLARATIONS OF INTEREST

Members interests relating to the Schedule of Development applications and recommendations were received as follows :-

Item D1 – Cllrs T Livings, Mrs J R Lumley, C J Lumley and R A Oatham each declared a personal interest by virtue of being Members of Rayleigh Town Council.

Item 3 – Cllr K A Gibbs declared a personal interest by virtue of his daughter having been employed by the applicant.
Cllr Mrs M J Webster declared a personal interest by virtue of being a Member of Essex County Council.

Item 4 – Cllr K A Gibbs declared a personal interest by virtue of the fact that his daughter had been employed by the applicant.
Cllr A J Humphries declared a personal interest by virtue of previous business connections with the applicant.

Item 8 – Cllrs Mrs M J Webster and P F A Webster each declared a personal interest by virtue of living in close proximity to the site.

514 BREACH OF PLANNING CONTROL AT 90 BURNHAM ROAD, HULLBRIDGE, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the storage of a skip and associated waste used in connection with a commercial business at 90 Burnham Road, Hullbridge.

Resolved

That the Head of Planning Services be authorised to take all necessary action including the issue of notices and action in the Courts to secure the remedying of the breach now reported. (HPS)

515 BREACH OF PLANNING CONTROL AT THE RUSSETS, APTON HALL ROAD, CANEWDON, ROCHFORD, ESSEX

The Committee considered the report of the Head of the Planning Services on a breach of planning control, namely the construction of a conservatory at The Russets, Apton Hall Road, Canewdon.

Resolved

That the Head of Planning Services be authorised to take all necessary action including the issue of notices and action in the Courts to secure the remedying of the breach now reported. (HPS)

516 BREACH OF PLANNING CONTROL ON LAND OUTSIDE GARAGES ADJACENT TO 57 LESLIE ROAD, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the parking of a breakdown lorry on the forecourt of garages on land adjacent to 57 Leslie Road, Rayleigh.

Resolved

That the Head of Planning Services be authorised to take all necessary action including the issue of notices and action in the Courts to secure the remedying of the breach now reported. (HPS)

517 BREACH OF PLANNING CONTROL ON LAND AT 2-4 SOUTHEND ROAD, HOCKLEY, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the non compliance with Condition 16 attached to planning permission 01/00272/FUL.

Resolved

That the Head of Planning Services be authorised to take all necessary action including the issue of notices and action in the Courts to secure the remedying of the breach now reported. (HPS)

518 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

Members had before them the current Schedule of Development Applications and Recommendations.

Item D1 - 02/00497/OUT - King George V Field, Eastwood Road/Websters Way, Rayleigh

Proposal - Outline application to erect new sports pavilion with first floor office (demolish existing pavilion).

Resolved

That the application be approved subject to those Heads of Condition set out in the Schedule, together with the following two additional ones:-

- the provision of toilets that can be made available as public toilets within the building
- a scheme of lighting for the building. (HPS)

Item R2 - 02/00662/OUT - 137-139 Ferry Road, Hullbridge

Proposal - Erection of two-storey block for number flats (outline application).

Resolved

That a decision be deferred until a Member site visit has taken place, to include a representative of the Highway authority. (HPS)

Item 3 - 01/00762/OUT – Former Park School, Rawreth Lane, Rayleigh

Proposal - Outline application for mixed use development comprising housing, neighbourhood centre, public open space, primary school and leisure centre. (HPS)

Resolved

That the application be approved subject to :-

- the completion of a Section 106 agreement to cover the matters set out in the Schedule and two additional Heads of Agreement:-
 - to secure the availability of all playing pitches provided at the proposed primary school for community use.
 - to secure the payment of a sum of £30,000 towards improvements in drainage to playing pitches in Rayleigh
- the deletion of the requirement to refer the application to the Secretary of State
- the Heads of Condition set out in the Schedule. (HPS)

Cllrs C I Black, C J Lumley, Mrs J R Lumley and R A Oatham wished it to be recorded that they had abstained when the vote was taken.

Item 4 - 02/00710/FUL - Reeds Nursery, Rawreth Lane, Rayleigh

Proposal - Erection of 118 (Number) dwellings, including 24 (Number) affordable units, estate roads, car ports and other associated works, 4 metre high fence/wall to west side boundary with Imperial Park Industrial Estate.

Resolved

That the application be approved subject to the completion of a Section 106 agreement to cover the matters set out in the Schedule and the Heads of Condition set out in the report, together with the

following amendment to Condition No. 26 and two additional conditions :-

26. Precise details of the acoustic barrier to be provided along the boundary with the Imperial Park industrial estate shall be submitted to and approved in writing by the Local Planning Authority. Such a barrier as is approved shall be provided prior to the commencement of the erection of any of the dwellings. Such a barrier as is provided (including its replacement as necessary) shall thereafter be retained throughout the life of the development.
29. Provision of a swale/soakaway (close to manhole 510) to store and accommodate for the 1 in 1 year to 1 in 100 year storm; gearing the flows to the original greenfield runoff for the site shall be made prior to the completion of the development
30. Full details of the crime reduction measures illustrated on Proposed Site Layout, drawing number N00099/PO1 revision G shall be submitted to and approved in writing by the Local Planning Authority. Such measures as are approved shall be provided prior to the occupation of the dwelling or group of dwellings to which they relate. (HPS)

Cllr R A Oatham wished it to be recorded that he had abstained when the vote was taken.

Item 5 - 02/00589/FUL – Land adjoining the Lodge, Rawreth Lane, Rayleigh

Note: Cllr Mrs M J Webster declared a personal interest by virtue of being the Deputy Portfolioholder for Community Care with a lead on mental health issues.

Cllr T Livings declared a personal interest by virtue of being a Member of Southend Mental Health Council.

Proposal - Single storey building to comprise 35 bed homes for the elderly and mentally infirm, together with access and parking.

Resolved

That the application be approved subject to the conditions in the Schedule. (HPS)

Item 6 - 01/30033/FUL - Eastwood Lodge, 61 Rayleigh Avenue, Eastwood

Proposal - Erect three 5-bed and two 4-bed detached houses with detached garages. Change use of former residential home to dwelling

(demolish existing out buildings and extensions) layout new private drive, parking and improved junction to Rayleigh Avenue.

Resolved

That the application be approved subject to the completion of a legal agreement on the terms set out in the Schedule and to the Heads of Conditions set out in the Schedule of 13 December 2001. (HPS)

Item 7 - 02/00304/FUL - Land north of Purdey's Industrial Estate, Brickfield Way, Rochford

Note: Cllrs Mrs H L A Glynn, Mrs M S Vince and Mrs M A Weir each declared an interest by virtue of being Members of Rochford Parish Council, but wished it to be noted that they had taken no part in any debate by the Parish Council on this item.

Proposal - Vehicle dismantling and recycling works, comprising open storage areas, covered vehicle parking, office and workshop, access roads and parking.

Resolved

That the application be approved, subject to the Heads of Condition set out in the schedule, and with an additional informative to advise the applicants of the 'Secured by Design' scheme. (HPS)

Item 8 - 02/00553/FUL - Land adjacent 4 The Bailey, Rayleigh

Proposal - erect split level 3 bed detached bungalow.

Members noted additional information provided by the applicant.

Resolved

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

Item 9 - 02/00551/FUL - The Yard, Crouchmans Lane, Poynters Lane, Great Wakering

Proposal - change of use of existing building with addition of northern extension to create business centre.

Resolved

That the application be approved subject to the conditions set out in the schedule, together with the additional requirement of a legal agreement to secure the provision of a visibility splay at the junction of the access track with Poynters Lane and additional conditions as required by the Highway Authority concerning 10.5 m radius kerb, surface material, 4.1 m width, parking and turning and an informative advising against the display of advertisements aside the highways. (HPS)

Item 10 - 02/00420/DP3 - Land at Blatches Farm, Blatches Chase, Rochford

Proposal - change of use of agricultural land to form country park, excavate lake.

Resolved

That authority be delegated to the Head of Planning Services to approve the application subject to the completion of the second round of consultation and subject to the Heads of Condition set out in the schedule. (HPS)

Item 11 - 02/00359/FUL - 50 Hullbridge Road, Rayleigh

Proposal - erection of 4 No. two storey detached dwellings and associated access road.

Resolved

That the application be approved subject to the conditions in the schedule, together with:-

- an amendment to condition 18 to read:-

Full details of the 'safe areas' to be created within the site to provide suitable habitat for protected species present shall be submitted to and be approved in writing by the local planning authority. These shall include precise details of the hibernation banks to be provided, together with an amended site plan drawn to a scale of 1:500 showing the precise scale and location of these safe areas and associated features. Prior to the commencement of any of the development hereby approved, the safe areas and associated features shall be provided in strict accordance with the approved details, and, thereafter, the mitigation strategy relating to the collection and translocation of protected species to the safe areas

shall take place in strict compliance with the measures set out in the accompanying Reptile Survey dated August/September 2002. During construction of the development, the safe areas shall be suitably protected to prevent incursion of materials, equipment, etc and shall thereafter be permanently retained in the approved form throughout the lifetime of the development.

- The amendment to condition 17 to require
 - A survey of the site by a suitably qualified person to ascertain the presence or otherwise of a spring
 - A percolation test carried out by a suitably qualified person
 - The results of the above to be submitted to the Local Planning Authority as part of the required drainage details
- The imposition of an additional condition 19 to read:
SC20 PD Restricted – Dormers and other roof windows (plots 1 and 3 only) (HPS)

The meeting closed at 9.58 pm.

Chairman _____

Date _____