

Planning Services Committee 25 July 2002

Minutes of the meeting of the **Planning Services Committee** held on 25 July 2002 when there were present:

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

Cllr R A Amner	Cllr Mrs M D McCarthy
Cllr Mrs L Barber	Cllr G A Mockford
Cllr C I Black	Cllr R A Oatham
Cllr Mrs R Brown	Cllr J M Pullen
Cllr Mrs T J Capon	Cllr P K Savill
Cllr R G S Choppen	Cllr C G Seagers
Cllr T G Cutmore	Cllr Mrs M A Starke
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr J E Grey	Cllr J Thomass
Cllr A J Humphries	Cllr Mrs M S Vince
Cllr C C Langlands	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr Mrs J R Lumley	Cllr Mrs M A Weir
Cllr J R F Mason	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R S Allen, P A Capon, D F Flack, T E Goodwin, T A Hungate, Mrs L Hungate, T Livings, Mrs E Marlow and C R Morgan.

OFFICERS PRESENT

S Scrutton	Head of Planning Services
Mrs S Whitehead	Solicitor
K Steptoe	Team Leader
P Whitehead	Team Leader
M Howlett	Environmental Health Assistant
A Wyatt	Committee Administrator

365 MINUTES

The Minutes of the Meeting held on 25 June 2002 were approved as a correct record and signed by the Chairman.

366 DECLARATIONS OF INTEREST

Councillor A J Humphries declared a personal interest in the item “Consultation from Castle Point Borough Council – Flatfords Nursery, Weir Cutting, Arterial Road, Rayleigh” by virtue of his business interests at the adjacent site.

Members Interests relating to the Schedule of Development Applications and Recommendations were received as followed.

Item 4 - Councillors C J Lumley, J M Pullen and Mrs M J Webster declared personal interests by virtue of their association with Rayleigh Mount Committee. Councillor Mrs Webster further declared a personal interest by virtue of her membership of Rayleigh Civic Society.

Items 5 and 6 - Councillor Mrs M S Vince declared a Prejudicial Interest by virtue of being a Parish Councillor and took no part in the debate on these items.

Item 8 - Councillor A J Humphries declared a personal interest by virtue of his association with the current owner of the Reids Nursery site. Councillor G A Mockford declared a personal interest by virtue of his custom at the Nursery. Councillor P K Savill declared a personal interest by virtue of living opposite the site.

367 RECOMMENDATIONS FROM FINANCE AND PROCEDURES OVERVIEW AND SCRUTINY COMMITTEE – 20 JUNE 2002 – PLANNING DELEGATIONS

The Committee considered the report of the Head of Administrative and Member Services concerning the adoption of the Scheme of Planning Delegations as referred by the Finance & Procedures Overview & Scrutiny Committee.

Resolved

That the Scheme of Delegations for Planning Services, as recommended by the Finance & Procedures Overview & Scrutiny Committee, be adopted. CD(LPA)

368 ISSUES ARISING FROM ENVIRONMENT OVERVIEW & SCRUTINY COMMITTEE – 26 JUNE 2002

The Committee considered the report of the Head of Administrative & Member Services concerning the arrangements for Development Control site visits as referred by the Environment Overview & Scrutiny Committee.

Resolved

That the revised arrangements for Member site visits be implemented from 1 September 2002. (HPS)

369 CONSULTATION FROM CHELMSFORD BOROUGH COUNCIL – OUTLINE PLANNING FOR ERECTION OF 8 (No) WAREHOUSE UNITS – UNITS 1,2,3,4 AND 5 HAWKHILL, BATTLESBRIDGE

The Committee considered the report of the Head of Planning Services on a consultation from Chelmsford Borough Council regarding an application for the erection of 8 (No) Warehouse units at the above site.

Resolved

That Chelmsford Borough Council be advised that this Authority objects to the proposal on the following grounds.

- (1) The proposed car parking provision is inadequate and does not meet the standards of one space per 30 sq metres of floor area adopted by this Council.
- (2) Concern would be further raised should the proposal seek a retail use, which would be contrary to the designated use of the land for business (industrial and warehousing) use. (HPS)

370 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - OUTLINE APPLICATION FOR A DWELLING IN CONNECTION WITH HORTICULTURE, FLATFORDS NURSERY, WEIR CUTTING, ARTERIAL ROAD, RAYLEIGH.

The Committee considered the report of the Head of Planning Services on a consultation from Castle Point Borough Council regarding an outline application for a dwelling in connection with horticulture at the above site.

Resolved

That the following be sent to Castle Point Borough Council as this Authority's response to the consultation:-

- (1) It is recommended that independent expert assessment is sought in relation to the claimed functional need before a decision is reached with regard to its veracity;
- (2) It appears that insufficient detail has been submitted to justify whether the financial status of the business is capable of supporting the erection of the proposed dwelling. Full details of the cost of and

income to the business should be provided to allow an accurate assessment to be made (Note: this Council is aware that such information may have been provided to Castle Point but may be being dealt with in a way that protects business confidentiality);

(3) It would not appear to this Council that significant weight can be placed on the highway arguments being advanced. Any reduction in trips to and from the site as a result of residential development would appear to be offset by conventional domestic trips from the new premises. (HPS)

371 BREACH OF PLANNING CONTROL ON LAND REAR OF 99 GREEN LANE, LEIGH – ON – SEA

The Committee considered the report of the Head of Planning Services regarding a breach of planning control namely the extension of a domestic garden with related screen fencing within the Metropolitan Green Belt.

Noting the update information provided on the Addendum, in that an Appeal had been lodged against refusal of planning permission by Southend on Sea Borough Council, it was

Resolved

That the Head of Planning Services be authorised to take all necessary action to secure the remedying of the breach of planning control. (HPS)

372 BEST VALUE REVIEW – DEVELOPMENT AND BUILDING CONTROL – FINAL INSPECTION REPORT

The Committee considered the report of the Head of Planning Services which provided Members with details of the Audit Commission's inspection of the Development and Building Control Services.

Resolved

That the Development and Building Control Inspection Report be referred to the Environment Overview & Scrutiny Committee. (HPS)

373 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

Members had before them the current Schedule of Planning Applications

R1 – 02/00366/FUL – 1 Sunny Road, Hockley

Proposal - Erect four bed detached chalet style house with integral garage (amendment to plot 1)

Add Condition SC20 removing permitted development rights for additional dormers to any elevations or roof space conversions at second floor level.

Resolved

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

Item 2 - 02/00493/CM – Edward Francis School, Uplands Park Road, Rayleigh

Proposal - Extend existing car park.

Resolved

That no objection be raised to this application.

Item 3 – 02/00316/COU – Pelhams Farm, Hall Road, Rochford

Proposal - Change of use of redundant farm buildings to garages for storage uses.

Resolved

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

Item 4 – 02/00135/LBC – Rayleigh Windmill, Bellingham Lane, Rayleigh

Proposal - Replacement window and doors internal sub-divisions and restoration of external brickwork.

Resolved

That Listed Buildings consent be granted subject to the conditions in the Schedule.

Item 5 – 02/00332/FUL – 50 – 54 West Street, Rochford

Proposal - Replacement of 50/52 West Street with 3 (No) dwellings; conversion of 54 West Street to detached outbuildings to 2 (No) dwellings; together with erection of 3 (No) dwellings to the rear.

Mindful of Officers recommendation for approval Members considered that nevertheless the application should be refused on the grounds of the impact on the character and appearance in the conservation area and also on the grounds that insufficient justification had been presented for demolition.

Resolved

That the application be refused for the following reasons.

1. The proposal, by virtue of the demolition of the existing buildings and erection of a new building in West Street would be inappropriate in the Conservation Area. Such new building would be detrimental to the character and appearance of the street scene and townscape of the area.
2. The Local Planning Authority is of the view that insufficient justification has been submitted by the applicant in support of this proposal for demolition to demonstrate that the existing buildings are beyond economic repair.

Item 6 – 02/00468/CON – 50 – 54 West Street, Rochford

Proposal - Application for conservation area consent for the complete demolition of 50 and 52 West Street, together with a partial demolition of 54 West Street, specifically the first floor link adjoining No 52.

Mindful of Officers' recommendation for approval and also that the previous item had been refused, Members considered this application should be refused and it was

Resolved

That the application be refused for the following reasons.

1. The proposal would result in the demolition of buildings in a Conservation Area which would be detrimental to the character and appearance of the street scene and townscape of the area.

Furthermore, the buildings are on the Local List of Buildings of Architectural Historic and Townscape Importance and their demolition will be contrary to Local Plan Policy UC8 which seeks to encourage the retention of such buildings.

2. The Local Planning Authority is of the view that insufficient justification has been submitted by the applicant in support of this proposal for demolition to demonstrate that the existing buildings are beyond economic repair.

Item 7 – 02/00304/FUL – Land north of Purdeys Industrial Estate, Brickfield Way, Rochford

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

Noting the update information provided in the Schedule relating to London Southend Airport's objections to the proposal, it was considered that the matter should be deferred to allow further consideration of London Southend Airport's objections.

Resolved

That the application be deferred.

Item 8 – 01/00876/FUL – Reeds Nursery, Rawreth Lane, Rayleigh

Proposal - Erection of 118 (No) dwellings including 24 (No) affordable units and associated works and provision of a site for a doctor's surgery, together with 4 m high fence/wall to the west side boundary with Imperial Park Industrial Estate.

Mindful of Officers recommendation for approval, Members considered nevertheless the application should be refused and it was

Resolved

That the application be refused for the following reasons.

1. Change of use to residential without adequate provision of phasing of necessary education and health care facilities, contrary to policy H4 of the Structure Plan and H8 of the District Local Plan.
2. Unacceptable layout and density, resulting in:-

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- Unacceptable access to the indicated Doctor's surgery site.
- Proximity of the indicated Doctor's surgery site to the earth work of a protected species.
- Some amenity areas (gardens) below Council standards.
- Layout of some parking areas contrary to Policy H15 in Appendix 10 of the District Local Plan aiding the possibility of auto crimes
- The proximity and exposure of some dwellings to sources of noise pollution.

The Meeting closed at 9.15.

Chairman

Date