

Planning Services Committee 29 June 2000

Minutes of the meeting of the **Planning Services Committee** held on **29 June 2000** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr C C Langlands
Cllr R S Allen	Cllr V H Leach
Cllr R A Amner	Cllr Mrs S J Lemon
Cllr C I Black	Cllr J R F Mason
Cllr Mrs R Brown	Cllr G A Mockford
Cllr P A Capon	Cllr C R Morgan
Cllr T G Cutmore	Cllr P J Morgan
Cllr D M Ford	Cllr R A Pearson
Cllr Mrs J E Ford	Cllr Mrs L I V Phillips
Cllr G Fox	Cllr S P Smith
Cllr Mrs J M Giles	Cllr M G B Starke
Cllr Mrs H L A Glynn	Cllr P D Stebbing
Cllr J E Grey	Cllr Mrs M J Webster
Cllr Mrs J Hall	Cllr P F A Webster
Cllr D R Helson	Cllr D A Weir
Cllr Mrs J Helson	Cllr Mrs M A Weir
Cllr Mrs L Hungate	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs K A Gibbs, A Hosking, T Livings and Mrs W M Stevenson.

OFFICERS ATTENDING

S Scrutton – Acting Head of Planning Services
A Bugeja – Head of Legal Services
J Whitlock – Planning Manager
K Steptoe – Team Leader
A Wyatt – Committee Administrator

215 MINUTES

The Minutes of the Meeting held on 1 June 2000 were approved as a correct record and signed by the Chairman.

216 DECLARATIONS OF INTEREST

Councillor M G B Starke declared a non-pecuniary interest in the item "Breach of Planning Control at the Great Wall Restaurant, 6 East Street, Rochford by virtue of his acquaintance with the site owner.

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

Councillor Mrs H L A Glynn declared a non-pecuniary interest in item 5 – 10 Golden Cross Parade, Ashingdon Road, Rochford by virtue of being a user of the facilities.

217 BREACH OF PLANNING CONTROL AT KIORA, LONDON ROAD, RAWRETH

The Committee considered the report of the acting Head of Planning Services concerning the use of the above site for the unauthorised storage display and sale of motor vehicles, the erection of 3 buildings and the change of use of a residential property to offices without the benefit of planning permission.

Noting the history to the breaches of planning control and that the site lay within the Metropolitan Green Belt and a landscape improvement area, Members considered the use contrary to Policy GB1 of the Rochford District Local Plan and Policy S9 of the Essex Structure Plan.

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. (AHPS)

218 BREACH OF PLANNING CONTROL AT THE GREAT WALL RESTAURANT, 6 EAST STREET, ROCHFORD

The Committee considered the report of the Acting Head of Planning Services concerning the breach of Condition No. 1 of Planning Permission APP reference 99/00420/FUL, that requires the installation of the approved shop front by 25 March 2000.

Noting the history to the breach of planning control and that a time period of up to 14 July 2000 had been set for compliance with the condition, it was considered expedient to authorise enforcement action should the requirements of the condition remain outstanding.

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. (AHPS)

219 BREACH OF PLANNING CONTROL AT DECKERS WOOD, R/O THE GATTENS, RAYLEIGH

The Committee considered the report of the Acting Head of Planning Services concerning the construction of an access road and damage to a woodland subject to a Tree Preservation Order.

Noting the history and nature of the breach of planning control and the advice from specialist officers, Members considered the construction of the access roadway contrary to Policies GB1, RC10 and RC11 of the Rochford District Local Plan and also contrary to Policy S9 of the Essex Structure Plan.

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 prosecute for the offences concerning the Tree Preservation Order and secure the remedying of the breach of planning control. (AHPS)

220 BREACH OF PLANNING CONTROL AT 5 LEONARD DRIVE, RAYLEIGH

The Committee considered the report of the Acting Head of Planning Services concerning the untidy appearance of the above site which it is considered is visually detrimental to the street scene.

Noting the nature of the breach of planning control, Members considered the use adversely affected the amenity of the neighbourhood and it was

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 now reported. (AHPS)

221 PLANNING PERMISSION: 99/00772/FUL, 36 HOCKLEY ROAD, RAYLEIGH, CONDITION 8: RETENTION OF FRONT AND SIDE HEDGES

The Committee considered the report of the Acting Head of Planning Services relating to a condition attached to a permission granted in February 2000 which required the retention of front and side hedges on a site unless otherwise agreed in writing by the Local Planning Authority.

Members noted that the report had been brought before the Committee at the request of a Member, although Officers recommendation remained for the retention of the side hedge on the site. A motion for the removal of both of the hedges was lost on a show of hands and it was

Resolved

That the applicant be informed that: having considered the request of the applicant to give consent for the removal of the hedges required to be retained by virtue of Condition 8 attached to Planning permission 99/00772/FUL, it is the view of the Local Planning Authority that the frontage hedge should continue to be retained (in the interest of visual amenity), but that consent is hereby given for the removal of the side (southern boundary) laurel hedge. (AHPS)

222 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Acting Head of Planning Services submitted a schedule of development applications and a list of planning applications and building regulation applications decided under delegation since 1 June 2000.

Item 1 - F/0619/96/ROC – Unit 7-12 Eldon Way, Hockley

Proposal – Retention of Mezzanine floor fire escape stairs and changes to window door pattern of single storey side extension granted permission under ref F0069/94/ROC

Resolved

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

Item 2 - 00/00343/CC – Rawreth C of E Primary School, Church Road, Rawreth

Proposal – Siting of a further temporary classroom

Resolved

That Essex County Council be advised of the points as set out in the Schedule.

Item 3 – 00/00429/CC – Rawreth C of E Primary School, Church Road, Rawreth

Proposal – Renewal of temporary permission for 2 No. mobile classroom units

Resolved

That Essex County Council be advised of the points as set out in the Schedule on the expiry of the consultation period.

Item 4 – 00/00098/COU – 3 Golden Cross Parade, Ashingdon Road, Rochford

Proposal – Change of use of shop (Class A1 to hot food takeaway) Class A3

Mindful of the officers recommendation for approval, Members considered nevertheless the proposal should be refused on the grounds of amenity and traffic implications.

Resolved

That the application be refused for the reason set out below

1. The proposed use is inappropriate in the local neighbourhood shopping area which is close to residential properties (including flats above) and would be detrimental to the amenities of the occupiers of those nearby residential properties by reason of smell, litter and general disturbance particularly late at night.
2. The proposed use would attract additional vehicle parking and traffic movements. Such traffic movements are likely to give rise to general disturbance to local residents, particularly late at night.

Item 5 – 00/00287/FUL – 10 Golden Cross Parade, Ashingdon Road, Rochford

Proposal – Installation of external roller shutters (retrospective)

Resolved

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

Item 6 – 00/00327/FUL – 2 The Chase, Rayleigh

Proposal – Demolish existing dwelling and erect three 3 bed terraced dwellings with parking spaces

Resolved

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

Item 7 – 00/00290/FUL – 59 Hullbridge Road, Rayleigh

Proposal – Change use of existing A1 (Retail to A3) food and drink use, demolish existing rear store building and erect single storey rear extension and rear extraction flue

Mindful of the officer's recommendation for approval, Members considered the relevant issues including the proliferation of food and drink uses and the parking provisions. Members also considered the benefits of the proposal and all other relevant issues but it was considered that the application should be refused on the basis of amenity and highway grounds.

Resolved

That the application be refused for the following reasons.

1. The proposed use is inappropriate in the local neighbourhood shopping area which is close to residential properties (including flats above) and would be detrimental to the amenities of the occupiers of those nearby residential properties by reason of smell, litter and general disturbance particularly late at night.
2. The proposed use would attract additional vehicle parking and traffic movements for which no additional off-street car parking provision has been made. In view of the Local Planning Authority, the development would exacerbate existing traffic, parking and vehicle manoeuvring in the area caused by the narrow alignment of the service road and limited existing parking provision. Such traffic

Planning Services Committee 29 June 2000

movements are likely to give rise to general disturbance to local residents, particularly late at night.

The meeting closed at 8.15pm

Chairman

Date