

Planning Services Committee 21 November 2002

Minutes of the meeting of the **Planning Services Committee** held on **21 November 2002** when there were present:

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

Cllr R A Amner	Cllr Mrs J R Lumley
Cllr Mrs L Barber	Cllr J R F Mason
Cllr C I Black	Cllr Mrs M D McCarthy
Cllr Mrs R Brown	Cllr G A Mockford
Cllr R G S Choppen	Cllr C R Morgan
Cllr T G Cutmore	Cllr P K Savill
Cllr D F Flack	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr T E Goodwin	Cllr M G B Starke
Cllr J E Grey	Cllr Mrs M S Vince
Cllr C A Hungate	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr T Livings	Cllr Mrs M A Weir
Cllr C J Lumley	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs P A Capon, Mrs T J Capon, C C Langlands, Mrs E Marlow, R A Oatham, J M Pullen and J Thomass.

OFFICERS PRESENT

S Scrutton	Head of Planning Services
J Whitlock	Planning Manager
P Whitehead	Team Leader
Mrs S Whitehead	Solicitor
J Bostock	Principal Committee Administrator

573 MINUTES

The Minutes of the meeting held on 24 October 2002 were agreed as a correct record and signed by the Chairman.

574 DECLARATIONS OF INTEREST

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

Item D1 – Cllr Mrs R Brown declared a personal interest by virtue of being a Hullbridge Parish Councillor.

Item 5 – Cllr C J Lumley declared a personal interest by virtue of membership of the National Trust Rayleigh Mount Local Committee. Cllr Mrs M J Webster declared a personal interest by virtue of her role as Vice-Chairman of the National Trust Rayleigh Mount Local Committee.

Item R7 – Cllr Mrs M A Starke and Cllr M G B Starke each declared a prejudicial interest by virtue of being customers of the bank and left the meeting during consideration of the item.

Item 8 - Cllr C R Morgan declared a personal interest by virtue of a relative's involvement.

575 BREACH OF PLANNING CONTROL AT MILL BARN, THE COMMON, GREAT WAKERING

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the siting of metal storage containers and the storage of machinery and vehicle parts on land at Mill Barn, The Common, Great Wakering.

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)

576 BREACH OF PLANNING CONTROL ON LAND AT HULLBRIDGE YACHT CLUB, POOLES LANE, HULLBRIDGE

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the parking of commercial vehicles within the Metropolitan Green Belt at Hullbridge Yacht Club, Pooles Lane, Hullbridge.

Officers confirmed that it would be appropriate to defer this item for more information and it was:-

Resolved

That this item be deferred. (HPS)

577 BREACH OF PLANNING CONTROL ON LAND WEST OF THE DOME CARAVAN PARK, LOWER ROAD, HOCKLEY

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the storage and siting of a number of mobile touring caravans on land west of The Dome Caravan Park, Lower Road, Hockley.

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)

578 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the current Schedule of Development Applications and Recommendations. Consideration was also given to the Schedule of Applications referred from the Weekly List.

With regard to Weekly List referrals, concern was expressed at the difficulties which could be associated with receiving documentation on the day of the meeting. The minimal notice gave little time for adequate preparation and appeared inconsistent with the reporting timeframes usually associated with other Committees. Reference was made to the possibility that the Weekly List referral arrangement could be inconsistent with legal requirements for the public availability of Committee documentation. The notice associated with the Schedule for this meeting seemed exceptional.

Responding to Member questions, the Head of Planning Services advised that:-

- the Weekly List Schedule had been produced in accordance with long-established protocol whereby any referred items are reported to the next available meeting of the Planning Services Committee;
- the application details within the list are available to the public for at least five clear days before the meeting.

The Committee concurred with the view of the Chairman that it would be appropriate for separate consideration to be given to the arrangements associated with the Weekly List. On a Motion moved by Councillor D F Flack and seconded by Councillor C G Seagers it was:-

Resolved

That the arrangements for dealing with items referred from the Weekly List be submitted to the Finance & Procedures Overview & Scrutiny Committee for review. (HPS)

Item D1 - 02/00662/OUT - 137-139 Ferry Road, Hullbridge

Proposal - Erection of two storey block of 4.No. flats (outline application).

Resolved

That the application be approved on the basis of the conditions in the Schedule, Condition 10 to be expanded at the end by including "and two car parking spaces for use by staff of Hot Gossips, 137 Ferry Road". An additional Informative:

"The applicant is advised that this planning permission should not be construed as setting a precedent for any backland development of this site or any adjoining land. Any such proposals will be considered on their merits, having regard to the Development Plan policies."

Note: Councillor D F Flack wished it to be recorded that he had voted against the above decision.

Item R2 - 02/00502/LBC - 35 West Street, Rochford

Proposal - Demolition of single storey element to rear of No. 35, together with internal alterations to numbers 35-39 inclusive and external alterations including changes to shop windows.

Resolved

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

Item R3 - 02/00501/COU - 35 West Street, Rochford

Proposal - Change of Use of part of ground floor of numbers 35 and 37 from shop to residential, together with sub division of 35, 37 and 39 West Street to create a total of 5 self contained residential units and

external alterations including changes to two shop front windows and erection of boundary wall.

Resolved

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

Item R4 - 02/00559/FUL - 14, The Approach, Rayleigh

Proposal - erection of two storey building (plus mezzanine floor) containing 4No. flats, demolish existing bungalow.

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

Resolved

That the application be refused for the following reason:-

The proposed building, by reason of its visual bulk and height, would constitute a cramped over development of the site, out of scale and character with the existing development and detrimental to the visual amenities of the area.

Item 5 - 02/00759/FUL - Mill Hall, Bellingham Lane, Rayleigh

Proposal - Refurbishment of Hall including alterations to front elevation and external terrace pergola.

Resolved

That the application be approved subject to the heads of condition set out in the schedule. (HPS)

Note: Councillor Mrs M J Webster wished it to be recorded that she had voted against the above decision.

Item 6 - 02/00741/FUL - 79 Ashingdon Road, Rochford

Proposal - Demolish existing house and erect two storey block containing 9No. sheltered flats, together with associated facilities.

Resolved

That the application be approved subject to the conditions set out in the schedule and to the following additional condition:-

"Prior to the occupation of any unit hereby permitted, an enclosure shall be erected in accordance with details previously submitted to and approved in writing by the Local Planning Authority between parking spaces 3, 4 and the bin store and the landscape frontage of the site onto Roach Avenue."

Item R7 - 02/00732/ADV - 32 West Street, Rochford

Proposal - Display of internally illuminated name, logo and projecting sign, together with non-illuminated adverts.

Resolved

That authority be delegated to the Head of Planning Services to approve this application in consultation with Ward Members, subject to the applicant agreeing to the principal sign and logo being non-illuminated. (HPS)

Item R8 - 02/00445/FUL - Land adjacent Gusted Hall, Gusted Hall Lane, Hockley

Proposal - Erect two buildings each comprising three stables and tack/feed store. Erect hay and implement store building (resubmission following 01/00769/FUL).

Mindful of officers recommendation for approval, Members considered nevertheless that the application should be refused and it was:-

Resolved

That the application be refused for the following reason:-

The proposed development of 2 stable blocks and a hay/implement store is considered to be excessive in size, scale and bulk and would be to the detriment of the visual appearance and character of the surrounding Green Belt location with a resultant impairment to the natural rural landscape. This location is a particularly attractive part of the Green Belt, recognised by other designations and the impact of the proposal would detract from the openness and character of the

countryside. Furthermore, the development is considered contrary to the adopted Local Plan Green Belt Policy GB1, replacement Structure Plan Policy C2 and guidance given at National level. (HPS)

Item R9 - 02/00810/FUL - Former Boiler House, Dalys Road, Rochford

Proposal - Erection of 2No. 3 storey dwelling house.

Resolved

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

Note: Councillor H L A Glynn wished it to be recorded that she had voted against the above decision.

The meeting closed at 9.18pm.

Chairman: _____

Date: _____