

PLANNING SERVICES COMMITTEE - 10 February 2000

Minutes of the meeting of the **Planning Services Committee** held on **10 February 2000** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr Mrs A R Hutchings
Cllr R S Allen	Cllr V D Hutchings
Cllr T G Cutmore	Cllr C C Langlands
Cllr J M Dickson	Cllr V H Leach
Cllr D F Flack	Cllr Mrs S J Lemon
Cllr Mrs J E Ford	Cllr G A Mockford
Cllr Mrs J M Giles	Cllr Mrs W M Stevenson
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 Weir
Cllr A Hosking	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs G C Angus, D E Barnes, D M Ford, G Fox, G A Mockford, C R Morgan, R A Pearson, P D Stebbing and Mrs M S Vince.

OFFICERS PRESENT

S Heading – Head of Planning Services
A Bugeja – Head of Legal Services
J Whitlock – Planning Manager
M Mann – Team Leader
F Laycock – Senior Environmental Health Officer
A Wyatt – Committee Administrator

60 MINUTES

The Minutes of the Meeting held on 2 February 2000 were approved as a correct record and signed by the Chairman subject to the inclusion of Cllr J E Grey under the heading “Members present”.

61 MEMBERS’ INTERESTS

Members’ interests relating to the Schedule of the Development Applications and Recommendations (Min 64/99) were received as follows.

Para D2 – Cllr R E Vingoe declared a pecuniary interest in this item by virtue of being a Governor of Greensward School and also a member

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of the Fitness Suite and left the Meeting whilst the matter was discussed.

Paras 8 and 9 – Cllr Mrs J M Giles declared a non pecuniary interest by virtue of her son's employment in the telecommunications industry.

62 OUTSTANDING ISSUES

Members were satisfied that all necessary action had been taken. Minutes 307/98 (Para D1) and 129/99 (Para D1) (HLS) were carried forward.

63 BREACH OF PLANNING CONTROL AT OAKWOOD, VANDEBILT AVENUE, HULLBRIDGE

The Committee considered the report of the Head of Planning Services on the change of use of a rural plot of land to residential including the stationing of a static caravan; the erection of a wooden building; the laying down of hardcore; the siting of a septic tank and the erection of a fence in excess of 1m, adjacent to the highway, within the Metropolitan Green Belt without the benefit of planning permission.

Noting the update information provided by the Head of Planning Services advising of the agents' request to delay enforcement action in order for a planning application to be submitted, Members considered that as the matter had been ongoing since June 1999, it was now appropriate for action to be taken to secure the remedying of the breach of planning control.

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. (HLS).

64 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Head of Planning Services submitted a Schedule of Development Applications and a list of Building Regulation applications decided under delegation since 13 January 2000.

Para D1 – 99/00625/COU – 20 Salem Walk, Rayleigh, Essex

Proposal – Use of amenity open space as an extension to residential curtilage.

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Resolved

That the application be approved subject to the conditions set out in the schedule.

Para D2 – 99/00676/FUL – Greensward College, Greensward Lane, Hockley

Proposal – Application for the variation of a condition to allow the use of a sports hall on Saturday 0700-1900 and on Sunday 0700-1800, and use the playground as a car park.

The Vice Chairman took the Chair for this item.

Resolved

That the application be approved subject to the conditions and informatives in the schedule.

Para D3 – 99/00695/FUL – Great Wakering Rovers Football Club, Little Wakering Hall Lane, Great Wakering.

Proposal – Remove Condition 3 attached to permission 99/00133/FUL (prohibiting amplified music/speech and public address)

Resolved

That the application be approved subject to the condition outlined in the schedule; subject to the deletion in Condition No. 1 of the phrase “music or other”, with the addition at the end of the condition, the phrase “notwithstanding the above, no music shall be played through the amplified sound system”.

Para D4 – 99/00553/OUT – Land adjacent to 147 Rawreth Lane, Rayleigh

Proposal – Erection of detached house (outline).

Resolved

That the application be approved subject to the conditions outlined on the schedule to include the additional condition shown on the addendum sheet.

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Para 5 – 00/00005/OUT – Land between Cherry Orchard Way and Western Approaches, Rochford

Proposal – Outline application for mixed commercial (use Classes B1, light industrial and B8, storage and distribution) and car showroom development.

Resolved

That the consideration of the proposal continues, and that the matter be reported back to this Committee as early as possible when the outcome of discussions with the applicant, on the issues set out in the schedule, and any others which are pertinent to the proposals, are available.

Para 6 – 99/00775/CN – Barling Landfill, Barling Magna

Proposal – Vary Condition 3 of permission ROC/634/90 to allow the operation of the Barling Landfill site on Saturdays post public holidays.

In considering this item and agreeing with The Officers' recommendation, Members requested that Officers contact Essex County Council to seek copies of monitoring reports for this site.

Resolved

That the Essex County Council as County Planning Authority be advised that the District Planning Authority has no objections to raise to the proposal.

Para 7 – 99/00786/COU – Flights Spares Unit, Aviation Way, Southend

Proposal – Change of use of existing unit from B8 use (warehousing) to B2 use (general industrial).

Resolved

That subject to Members' views expressed on the proposal, the application be brought before Committee in the usual way.

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Para 8 – 99/00679/FUL – Rochford Railway Station, West Street, Rochford

Proposal – Replacement telecommunication monopole mast (15m high) and associated equipment.

Consideration of this application was deferred for a Member site visit.

Resolved

That a Member site visit be arranged. (HAMS)

Para 9 – 99/00573/FUL

Proposal – Erection of a 15m high monopole telecommunications mast and associated equipment and antennae.

Consideration of this application was deferred for a Member site visit.

Resolved

That a Member site visit be arranged. (HAMS)

Para 10 – 99/00705/FUL – Former shellfish packing station, South Fambridge

Proposal – Variation of conditions imposed on permission ref 99/00339/COU to allow the display of boats outside; the use of security lights; and to allow customers to take deliveries at and make despatches from the site on Saturdays, Sundays and Bank Holidays from 0800-1800 hours.

Resolved

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

Para 11 – 99/00769/COU – 20 High Street, Rayleigh, Essex

Proposal – Change use from A1 (retail) to Class A3 (food and drink) for Pizza takeaway to operate 11am to 11.30pm daily including Sundays and Bank Holidays.

Mindful of the Officer recommendation for approval, Members considered nevertheless that the application would result in the unsatisfactory loss of an A1 shop within the primary shopping area of

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Rayleigh and would lead to highway congestion detrimental to highway safety.

Resolved

That the application be refused for the following reasons:-

1. The change of use will result in a loss of A1 shopping contrary to policy SAT2 of the Rochford District Local Plan and would be detrimental to the vitality and viability of Rayleigh shopping centre.
2. The change of use will result in highway congestion detrimental to highway safety along this busy road.

The Meeting closed at 9.30pm

Chairman

Date