

## ROCHFORD DISTRICT COUNCIL

### **Minutes of the Planning Services Committee**

**At a Meeting held on 13 January 2000 Present:** Councillors R E Vingoe (Chairman), R Adams, R S Allen, D E Barnes, C I Black, T G Cutmore, J M Dickson, Mrs J E Ford, G Fox, Mrs J M Giles, Mrs H L A Glynn, Mrs J Hall, D R Helson, Mrs J Helson, A Hosking, Mrs A R Hutchings, V D Hutchings, C.C Langlands, V H Leach, Mrs S J Lemon, T Livings, G A Mockford, R A Pearson, P D Stebbing, Mrs W M Stevenson, Mrs M S Vince, Mrs M J Webster, P F A Webster, D A Weir, and Mrs M A Weir.

**Apologies:** Councillors P A Beckers, D M Ford, K A Gibbs, J E Grey and C R Morgan.

#### **7. MINUTES**

The Minutes of the Meeting held on 16 December 1999 were approved as a correct record and signed by the Chairman

#### **8. MEMBERS' INTERESTS**

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

Councillors T G Cutmore, D M Ford, J M Dickson, Mrs H L A Glynn, V H Leach and P D Stebbing each declared interests in those items relating to their Parishes by virtue of their role as Parish Councillors.

Councillor R E Vingoe declared an interest in Schedule Paragraph 3 by virtue of being a school governor and a member of the fitness suite. He indicated that, should the matter be debated, he would leave.

#### **9. OUTSTANDING ISSUES**

Members were satisfied that all necessary action had been taken, Minutes 181/99 (Para 2) 253/99 (Para D1), 337/99 (Para) 16, and 391/99 (Para D2 (HLS) were carried forward.

#### **10. BREACH OF PLANNING CONTROL AT LAND BETWEEN 28 AND 66, SOUTHEND ROAD, ROCHFORD**

The Head of Planning Services reported that a corrugated iron fence had been erected at the above site, within The Metropolitan Green Belt, without the benefit of Planning Permission.

Noting the background to the erection of the fence, and the update information regarding the reduction in the height of the fence and a letter from the applicant disputing it being adjacent to the highway, Members considered it to be both visually intrusive and contrary to both policies S9 of the Essex Structure Plan and GB1 of the Rochford District Local Plan and accordingly it was:

**Resolved**

That the Corporate Director (Law, Planning and Administration) be authorised to take all necessary action including the issue and service of notices and action in the courts to secure the remedying of the breach of planning control now reported. (HLS)

**11. GOVERNMENT CONSULTATION ON THE PROBLEM OF HIGH HEDGES**

The Committee considered the report of the Head of Legal Services which advised Members on the contents of the Consultation Document from the Department of the Environment, Transport and The Regions entitled “High Hedges: Possible Solutions”.

Noting the background for the Consultation Paper and the four possible options for a way forward on the matter, Members concurred with the Officers’ views in that only a hybrid of all the options would provide a complete solution to the problem. This being so, the Committee considered that the suggested hybrid should be produced by Officers for approval by the Chairman and Vice-Chairman of the Planning Services Committee; this would then form the Authority’s response to the consultation. In addition it was agreed for the matter to be referred to the Planning Policy Sub Committee for further consideration once the Government’s proposals were confirmed.

**Resolved**

(1) That a suggested hybrid of options 1 – 4 be drawn up by Officers and that, subject to the agreement of the Chairman and Vice-Chairman of the Planning Services Committee, it be sent as this Authority’s response to the DETR Consultation “High Hedges: Possible Solutions”.

(2) That the matter be reported to Planning Policy Sub Committee for further consideration once the Government’s proposals are confirmed. (HCPI) (HLS)

**12. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL – 59 GRAVEL ROAD, LEIGH-ON-SEA**

The Committee considered the report of the Head of Planning Services with regard to a consultation from Southend-on-Sea Borough Council on a planning application to “increase ridge height, erect first floor extension to rear, install two dormer windows to front and form rooms in the roof”, at the above site.

Concurring with the Officers' recommendation, Members considered that whilst raising no objection, Southend-on-Sea Borough Council should be informed that similar applications within this District would be refused.

### **Resolved**

That Southend-on-Sea Borough Council be advised that no objection is raised by this Authority, subject to the above. (HPS)

## **13. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Head of Planning Services submitted a Schedule of Applications for consideration a list of Planning Applications and Building Regulation Applications decided under delegation since 16 December 1999.

### **Para 7 – 99/00610/FUL – Land Rear (East) of Golden Cross Road, Ashingdon**

**Proposal** – Erect 73 dwellings with garages, estate roads and associated infrastructure including amenity open spaces.

Officers presented the report and additional information received since publication of the Planning Schedule, which included the points outlined in the Addendum sheet (tabled).

Concern was expressed by Members in relation to the following:-

- The disposition of the three storey units.
- The wildlife survey and the need for a spring survey at the site.
- Surface water drainage.
- Emergency access route.
- Details of off site road junction improvements.
- the specification of the vehicle turning point adjacent to plot 40 on the site.

Members, being mindful of Officers caution relating to further deferment of this application and this Authority's standing in relation to the forthcoming appeal at this site, considered that the matter should be deferred to a Special Meeting of the Planning Services Committee on 2 February 2000 to deal with the above matters specifically and on a show of hands it was

### **Resolved**

That the matter be deferred to a Special Meeting of the Planning Services Committee on 2 February 2000.

**Para 8 – 99/00175/FUL – Land Rear (East) of Golden Cross Road, Ashingdon**

**Proposal** – Erect 73 dwellings with garages, estate roads and associated infrastructure including amenity open spaces.

**Resolved**

That authority be delegated to the Corporate Director (Law, Planning and Administration) to determine the position of the Authority and its case at the forthcoming Inquiry in relation to the non-determination appeal dependent on the nature of the plans tabled before the Inspector and to present the proof of evidence as necessary in the light of circumstances and, along the line of the position set out in this schedule item on the individual issues.

**Para R2 – 99/00389/OUT – Land Adjacent to 63, Hawkwell Park Drive, Hockley**

**Proposal** – Erect one detached dwelling and garage. Consideration of this application was deferred for a site visit.

**Resolved**

That a site visit be arranged. (HAMS)

**Para 6 – 99/00732/FUL – 27 Crown Hill, Rayleigh, Essex**

**Proposal** – Demolish existing building and erect replacement Kingdom Hall (place of worship) consisting of single storey building.

**Resolved**

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

NOTE: Due to the lateness of the hour, Members considered that the following schedule items should be deferred for consideration at the next Meeting of the Planning Services Committee, scheduled for 10 February 2000.

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

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

**Para 3 – 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.

**Para 4 – 99/00695/FUL – Great Wakering Rovers Football Club, Little Wakering Hall Lane, Gratt Wakering**

**Proposal** – Remove Condition 3 attached to Permission 99/00133/FUL (Prohibiting amplified music/speech and public address)

**Para 5 – 99/00553/OUT – Land Adjacent to 147 Rawreth Lane, Rayleigh**

**Proposal** – Erection of Detached house (outline)

The Meeting closed at 10.30pm

Chairman .....

Date .....