

## **Council – 24 October 2000**

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Minutes of the meeting of the **Planning Services Committee** held on 28 September 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 Mrs R Brown	Cllr J R F Mason
Cllr P A Capon	Cllr G A Mockford
Cllr T G Cutmore	Cllr R A Pearson
Cllr D M Ford	Cllr Mrs L I V Phillips
Cllr Mrs J E Ford	Cllr S P Smith
Cllr J M Giles	Cllr P D Stebbing
Cllr Mrs H L A Glynn	Cllr Mrs W M Stevenson
Cllr J E Grey	Cllr Mrs M J Webster
Cllr D R Helson	Cllr P F A Webster
Cllr Mrs J Helson	Cllr D A Weir
Cllr A Hosking	Cllr Mrs M Weir
Cllr Mrs L Hungate	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr G Fox, Mrs J Hall, T Livings, C R Morgan, P J Morgan and M G B Starke

### **OFFICERS PRESENT**

Mr S Scrutton	Acting Head of Planning Services
Mr A Bugeja	Head of Legal Services
Mr J Whitlock	Planning Manager
Mr M Mann	Team Leader
Mr A Wyatt	Committee Administrator

### **289 MINUTES**

The Minutes of the Meeting held on 31 August were approved as a correct record and signed by the Chairman subject to the inclusion of Cllr P A Capon in the list of Members attending.

Further to consideration of the previous Minutes, Members had before them the Planning Services Committee Addendum Sheet which had appended to it a brief summary of performance for the Planning Services section for the quarter ending June 2000 and a comparison for the quarter ending June 1999.

Members were pleased to note the exceptional upturn in performance of the section and wished for their congratulations to be conveyed to Officers on this matter.

### **290 DECLARATIONS OF INTEREST**

Cllr Mrs H L A Glynn and V H Leach declared Non Pecuniary Interests in the item “Breach of Planning Control at Golden Cross Pharmacy, 10 Golden Cross Parade, Ashingdon Road, Rochford” (Minute 293) by virtue of using the facility.

Members’ Interests relating to the Schedule of Development Applications and Recommendations (Minute 295) were received as follows:-

Item 6 – Cllr Mrs H L A Glynn declared a Non Pecuniary Interest, Cllr Mrs J M Giles declared an Interest by virtue of knowledge of the applicant, Cllr R E Vingoe declared an Interest by virtue of knowledge of the applicant through previous Parish Council work.

Item 7 - Cllr Mrs R Brown declared a Non Pecuniary Interest

Item 10 – Cllr Mrs J E Ford declared an Interest by virtue of being a Rochford Parish Councillor

### **291 CONSULTATION FROM SOUTHEND ON SEA BOROUGH COUNCIL – LAND AT FOSSETS FARM, NORTH OF EASTERN AVENUE, SOUTHEND**

The Committee considered the report of the Acting Head of Planning Services regarding a consultation received from Southend on Sea Borough Council concerning an outline application to erect 16,000 seat football stadium, 80 bed hotel and leisure complex, layout new access to Sutton Road and Eastern Avenue and Lagoon (all following demolition of existing nightclub and training facilities) at land forming part of Fossets Farm and Southend United Football Club training ground north of Eastern Avenue, Southend.

Endorsing Officers comments outlined in the report Members considered the following additional comments should be made to Southend on Sea Borough Council

- Archaeology
- Floodlighting to be achieved without the use of column lighting
- The need for preservation of the ancient monument and surrounding wildlife within the scheme.

On a show of hands it was

### **RESOLVED**

- (1) That the issues set out in Paragraph 8.2 including the issues outlined above form the basis of an interim response to Southend on Sea Borough Council as matters which this Council considers should be fully taken into account in the determination of the proposals.
- (2) That Southend on Sea Borough Council be approached in order to arrange a joint Member level meeting at which the proposals can be further discussed.
- (3) That all Members be invited to attend the joint meeting with Southend on Sea Borough Council with the addition of one representative from Sutton Parish Council. (AHPS)

### **292 BREACH OF PLANNING CONTROL AT GOLDEN CROSS NEWS, 9 GOLDEN CROSS PARADE, ASHINGDON ROAD, ROCHFORD**

The Committee considered the report of the Acting Head of Planning Services concerning the installation of metal roller shutters at the above site without the benefit of planning permission.

### **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)

### **293 BREACH OF PLANNING CONTROL AT GOLDEN CROSS PHARMACY, 10 GOLDEN CROSS PARADE, ASHINGDON ROAD, ROCHFORD**

The Committee considered the report of the Acting Head of Marketing Services concerning the installation of metal roller shutters at the above site without the benefit of planning permission.

### **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)

**294 BREACH OF PLANNING CONTROL AT N & N OFFICE SUPPLIES,  
35 EASTWOOD ROAD, RAYLEIGH**

The Committee considered the report of the Acting Head of Planning Services concerning the installation of metal roller shutters at the above site without the benefit of planning permission.

**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)

**295 SCHEDULE OF DEVELOPMENT APPLICATIONS AND  
RECOMMENDATIONS**

The Acting Head of Planning Services submitted a schedule of development application for consideration.

**Item D1 – 00/00217/OUT: Land between 170 and 178 Daws Heath  
Road, Rayleigh**

**Proposal** – Erect 5 detached houses with access from extension to Wyburns Avenue East and 1 detached and 1 pair(2) semi-detached houses fronting Daws Heath Road.

Members considered that hours of work for delivery vehicles, avoiding school staffing and finishing times, were to be specified in the legal agreement.

**RESOLVED**

That the application be approved subject to the completion of a legal agreement dealing with the matters in the schedule, as amended above, and the heads of conditions outlined in the schedule.

**Item D2 – 00/00260/FUL: Land adjoining 31 Uplands Park Road,  
Rayleigh**

**Proposal** – Erect six 4-bed and two 3-bed terraced houses and two 3-bed maisonettes

During determination of this item, Members considered that hours of work for delivery vehicles, avoiding school starting and finishing times, should be agreed by condition or legal agreement. Further to this,

Members agreed the recommendation as per the addendum sheet, for the works to a sum not exceeding £20,000 with the alternative option of a unilateral undertaking to be entered into, with the monies held by the Local Planning Authority for the said works.

### **RESOLVED**

That the application be approved subject to the completion of a legal agreement dealing with the matters outlined on the schedule and on the addendum sheet as reported above, and the heads of conditions outlined in the schedule.

Note: Cllr J E Grey wished it recorded he had cast his vote against this decision.

### **Item R3 – 00/00438/FUL: 4 The Bailey, Rayleigh**

**Proposal** – Demolish existing dwelling, erect replacement 4-bed detached dwelling (revised submission following F419/98/ROC)

### **RESOLVED**

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

### **Item R4 – 00/00437/FUL: 200 Main Road, Hawkwell, Hockley**

**Proposal** – Change of use of 1<sup>st</sup> floor to self contained flat with access via external staircase.

Notwithstanding the recommendation for approval Members were concerned regarding the adequacy of on-site car parking and the visual intrusion of the external staircase and considered that the matter should be refused.

### **RESOLVED**

That the application be refused for the following reason.

The external staircase, if permitted by virtue of its position on the flank of the building and the orientation of the site onto Main Road, will introduce an alien feature to the building in a prominent location in the street scene to the detriment of the visual amenity of the area.

**Item 5 – 00/00487/FUL: Land r/o 137/141 Daws Heath Road, Rayleigh**

**Proposal** – Erect Four 3 – Bed Dwellings.

During determination of this item Members considered the application should be deferred for further discussions with the applicant on the density of the development.

**RESOLVED**

That the application be deferred for further discussions with the applicant on the density of the development.

**Item 6 – 00/00407/80: Land at Westview, Church Road, Hockley**

**Proposal** – Outline application for residential development (12 units of which 4 to constitute affordable housing).

**RESOLVED**

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

Note: Cllrs Mrs J M Giles and Mrs H L A Glynn wish it recorded that they had cast their vote against this decision.

**Item 7 – 00/00318/FUL: Land at Glencrots, Hawkwell**

**Proposal:** Erect four 4-bed detached dwellings with attached double garages, attic rooms and access road

Add condition removing Permitted Development Rights for the provision of dormers

**RESOLVED**

That the application be approved subject to the heads of conditions in the schedule, as amended above.

**Item 8 – 00/00462/COU: 21A West Street, Rochford, Essex**

**Proposal** – Change of use to Class A2 (Financial and Professional Services)

**RESOLVED**

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

**Item 9 – 00/00428/COU: 23 West Street, Rochford,**

**Proposal** - Change of use to employment office (Class A2) ground floor with Class A2(B1) offices on first floor

**RESOLVED**

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

**Item 10 – 00/00442/FUL: Land to the north of St Mark's Field, Rochford**

**Proposal** – Erection of a community meeting hall and the provision of a play area.

**RESOLVED**

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

The Meeting closed at 9.35pm

Chairman \_\_\_\_\_

Date \_\_\_\_\_