

Planning Services Committee – 23 September 2004

Minutes of the meeting of the **Planning Services Committee** held on **23 September 2004** when there were present:-

Cllr A J Humphries (Chairman)
Cllr K H Hudson (Vice-Chairman)

Cllr Mrs R Brown	Cllr J M Pullen
Cllr P A Capon	Cllr P R Robinson
Cllr Mrs T J Capon	Cllr P K Savill
Cllr R G S Choppen	Cllr C G Seagers
Cllr T G Cutmore	Cllr S P Smith
Cllr K J Gordon	Cllr D G Stansby
Cllr J E Grey	Cllr Mrs M A Starke
Cllr Mrs S A Harper	Cllr M G B Starke
Cllr C A Hungate	Cllr J Thomass
Cllr Mrs L Hungate	Cllr Mrs M S Vince
Cllr J R F Mason	Cllr Mrs M J Webster
Cllr D Merrick	Cllr P F A Webster
Cllr G A Mockford	Cllr Mrs C A Weston
Cllr R A Oatham	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, Mrs L A Butcher, Mrs H L A Glynn, T E Goodwin, T Livings, C J Lumley and Mrs J R Lumley.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
N Khan	- Solicitor
S Worthington	- Committee Administrator

408 MINUTES

The Minutes of the meeting held on 26 August 2004 were approved as a correct record and signed by the Chairman.

409 DECLARATIONS OF INTEREST

Cllr R G S Choppen declared a personal interest in item 4 of the Schedule by virtue of being approached by the developers with an offer for him to purchase 2 of the properties.

Cllr D Merrick declared a personal interest in items R1 and R2 of the Schedule by virtue of being a Governor of the school.

Cllrs C G Seagers and Mrs B J Wilkins declared a personal interest in item 3 of the Schedule by virtue of being Members of Great Wakering Parish Council.

410 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST

The Committee considered the Schedule of Development Applications and Recommendations, together with application numbers 04/00637/FUL and 04/00638/CON, which had been referred from the Weekly List.

Item R1 – 04/00637/FUL – Rochford Primary School, Ashingdon Road, Rochford

Proposal – Single storey flat roofed side extension to form classroom.

Mindful of officers' recommendation for refusal, Members noted that the improvements in window detailing offered by the applicants would be controlled by condition and accepted the design in this location.

Resolved

That the application be approved, subject to a condition requiring four courses of brickwork above the window heads and stone lintels to the front and side elevations, as well as standard conditions SC4 Time Limits and SC14 Materials to be used. (HPS)

Item R2 – 04/00638/CON – Rochford Primary School, Ashingdon Road, Rochford

Proposal – To remove part of external walls to existing school building to allow construction of proposed classroom.

Mindful of officers' recommendation for refusal, but in the light of the approval of the previous item, Members considered the application acceptable.

Resolved

That the application be approved, subject to conditions SC4 Time Limits and SC95 Demolition Redevelopment. (HPS)

Item 3 – 04/00685/FUL – Service Garage Ltd, Southend Road, Great Wakering

Proposal – Demolish existing petrol service station, garage and outbuildings. Construct new building containing 8 x 2-bed self contained flats and 10 x 1-bed self contained flats on the ground floor and first floor and 3 x 2-bed and 2

x 1-bed flats on second floor.

Resolved

That the application be approved, subject to a legal agreement relating to the provision of a 'real time' bus stop and kerbing to the front of the site, subject to the conditions set out in the Schedule and subject to the details of surface water drainage being agreed by the Head of Planning Services in consultation with the Ward Members. (HPS)

Item 4 – 04/00158/OUT – 46 to 52 Crown Hill, Rayleigh

Proposal – Construction of three storey building with parking (24 flats) (siting and means of access) (covering nos. 46 to 52 Crown Hill).

(**Note:** Cllr S P Smith declared a personal interest in this item by virtue of his employment at Sweyne Park School and abstained from voting.

Cllr Mrs M J Webster declared a prejudicial interest in this item by virtue of living in close proximity to the site and of being a car owner and left the Chamber during discussion of this item and, on the advice of officers, Cllr P F A Webster declared a personal interest in the item by virtue of living in close proximity to the site.)

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the access arrangements were unsatisfactory and that the proposed application constituted an over-development of the site.

Resolved

That the application be refused for the following reasons:-

1. The proposal, by virtue of the siting and likely scale and height of a building necessary to accommodate 24 no. flats, would render it out of scale and keeping with the prevailing character of development in this part of Crown Hill, creating a visually prominent and intrusive feature in the street scene.
2. The means of access to the site (the internal access) is considered to be unacceptable. The development is proposed on a site accessed via the car park of the adjacent property, Philpot House. In the opinion of the Local Planning Authority, the constrained access proposed to the application site, in close proximity to an electricity substation, the rear of Philpot House and over changing site levels is not considered acceptable. The Local Planning Authority considers that the use of the proposed access by residents of the flats, their visitors, delivery men and other callers, as well as the existing users of Philpot House and its associated car parking, would conflict with

and lead to a deterioration in the level of safety enjoyed by the users of this area. (HPS)

Item 5 – 04/00628/FUL – 45 Cagefield Road, Stambridge, Rochford

Proposal – Demolish existing store and build two storey side extension house.

Resolved

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

The meeting closed at 8.45 pm.

Chairman

Date