

Planning Services Committee - 26 October 2000

Minutes of the meeting of the **Planning Services Committee** held on 26 October 2000 when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr Mrs L Hungate
Cllr R S Allen	Cllr C C Langlands
Cllr R A Amner	Cllr V H Leach
Cllr C I Black	Cllr Mrs S J Lemon
Cllr Mrs R Brown	Cllr T Livings
Cllr P A Capon	Cllr J R F Mason
Cllr D F Flack	Cllr C R Morgan
Cllr Mrs J E Ford	Cllr P J Morgan
Cllr G Fox	Cllr R A Pearson
Cllr K A Gibbs	Cllr S P Smith
Cllr Mrs J M Giles	Cllr M G B Starke
Cllr Mrs H L A Glynn	Cllr P D Stebbing
Cllr J E Grey	Cllr Mrs M J Webster
Cllr D R Helson	Cllr D A Weir
Cllr Mrs J Helson	Cllr Mrs M A Weir
Cllr A Hosking	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T G Cutmore, Mrs J Hall, D M Ford, G A Mockford, Mrs L I V Phillips, Mrs W M Stevenson and P F A Webster

OFFICERS PRESENT

S Scrutton – Head of Planning Services
K Steptoe – Team Leader
M Mann – Team Leader
M Goodman – Solicitor
A Wyatt – Committee Administrator

351 MINUTES

The Minutes of the Meeting held on 28 September 2000 were approved as a correct record and signed by the Chairman.

352 DECLARATIONS OF INTEREST

Councillor Mrs J E Ford declared a non-pecuniary interest in the item “Consultation from Southend-on-Sea Borough Council” (Minute 354) by virtue of her spouse’s employment, Councillor R A Pearson declared a non-pecuniary interest in the same item by virtue of being a member of the Royal Artillery Association.

Members interest relating to the schedule of development applications and recommendations were received as follows

Item D1 – Councillor C C Langlands declared a non-pecuniary interest by virtue of a future relative living in close proximity to the site.

Item 3 – Councillor Mrs J E Ford declared a non-pecuniary interest by virtue of being a Rochford Parish Councillor, Councillor M G B Starke declared a non-pecuniary interest by virtue of his spouse owning property close to proposed development.

Item 8 – Councillor R E Vingoe declared a non-pecuniary interest by virtue of knowledge of the applicant.

Item 10 – Councillor J E Grey declared a non-pecuniary interest by virtue of living in close proximity to the site.

353 PLANNING STATISTICS FOR QUARTER ENDING 30 SEPTEMBER 2000

Further to consideration of the Planning Performance statistics at the last meeting of this Committee, Members noted the statistics relating to the quarter July to September 2000, and were pleased to note the considerable upturn in performance in comparison to the same quarter for the previous year.

On this occasion, Members wished to place on record their congratulations and thanks to the Planning Manager and the Team Leaders for their efforts in securing such an upturn in performance.

354 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL

The Committee considered the report of the Acting Head of Planning Services relating to a consultation from Southend-on-Sea Borough Council on a planning application from mixed residential (465 dwellings in new build and converted units), business, office, hotel, leisure, retail and community use development, provision of school site, layout parkland and access at Shoebury Garrison and Gunners Park, Ness Road, Shoeburyness.

Resolved

That Southend-on-Sea Borough Council be advised of this Authority's comment as follows:-

- (1) Southend-on-Sea Borough Council is asked to ensure that appropriate measures are put in place (including legal agreements where necessary) to secure the provision of the

school site, the business and commercial elements of the development and the public open space provision.

- (2) That there be an independently and properly assessed ecological study in consultation with Essex Wildlife Trust the RSPB and other key organisations in the first instance
- (3) This Council anticipates that a significant amount of new traffic will be generated by the proposed development and that consideration should be given by Southend-on-Sea Borough Council to measures to reduce traffic congestion problems within the Borough. This Council is clear that if Southend-on-Sea Borough Council permits the development of the Shoebury Garrison site, this decision is in the knowledge of the current road conditions and limitations within the Borough.
- (4) The development, if permitted, should form no basis of a case which may be made in future for the construction of any form of outer bypass to be located within the Rochford District. Furthermore, Southend-on-Sea Borough Council is advised that it should be able to meet the transport infrastructure requirements of the development and the area within the boundaries of their Borough.
- (5) Provided this is the case, no objection is raised to the proposals (HPS)

355 BREACH OF PLANNING CONTROL AT THE NURSERY, HALL ROAD, ROCHFORD DISTRICT COUNCIL

Committee considered the report of the Acting Head of Planning Services concerning the change of use of buildings and land and the deposition of storage, waste derived from the owner's business without the benefit of planning permission.

Resolved

- (1) That in respect of the residential and boat storage uses reported, no further action be taken.
- (2) That insofar as the commercial use of the site is concerned, the Corporate Director (Law, Planning & 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. (HPS)

356 BREACH OF PLANNING CONTROL AT 577 ASHINGDON ROAD, ROCHFORD DISTRICT COUNCIL

The Committee considered the report of the Acting Head of Planning Services concerning the construction of an access and erection of walls and gates over 1 metre in height adjacent to the highway without the benefit of planning permission. Members noted that since drafting the report, an appeal on this matter had been allowed by the Planning Inspectorate therefore the item was withdrawn.

357 BREACH OF PLANNING CONTROL AT 46 CLARENCE ROAD, RAYLEIGH

The Committee considered the report of the Acting Head of Planning Services concerning the change of use of an outbuilding constructed using permitted development rights and a Schedule 2 Part 1 of the General Permitted Developments Order 1995 to an office for a fostering agency without the benefit of planning permission.

Resolved

That the Corporate Director (Law, Planning & 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. (HPS)

358 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee had before them the current schedule of development applications for consideration.

Item D1 – 00/00487/FUL – Land rear of 137-141 Daws Heath Road (Dobsons Close) Rayleigh

Proposal – Erect four 3 bed terraced dwellings.

Resolved

That the application be approved that subject to the heads of condition in the schedule.

Planning Services Committee - 26 October 2000

Item R2 – 00/00477/FUL – 14 Belchamps Way, Rochford, Hockley

Proposal – Erect four bed detached chalet bungalow with integral garage

Resolved

That the application be refused for the reason stated in the schedule.

Item 3 – 00/00586/COU – 10 North Street, Rochford District Council

Proposal – Change of use from shop (Class A1) to Hot Food Takeaway (Class A3) with alteration to shop front

Resolved

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

Item 4 – 00/00636/FUL – Land adjacent to No. 2 Pollards Close, Dalys Road, Rochford

Proposal – Erection of a block of 4 (number) residential units (resubmission)

Resolved

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

Item 5 – 00/00664/FUL – 59 Hullbridge Road, Rayleigh

Proposal – Extension at rear to provide hot food takeaway (Class A3)

During consideration of this item, Members considered that it should be deferred for discussions with the applicant regarding opening hours and consideration of the arrangements to restrict the use to a hot food takeaway.

Resolved

That the application be deferred for discussions with the applicant as outlined above.

Planning Services Committee - 26 October 2000

Item 6 – 00/00357/OUT – Land adjacent Scotts Hall Farm, Scotts Hall Road, Canewdon

Proposal – Erection of an agricultural workers dwelling (outlined revised location)

Resolved

That the application be refused planning permission for the reasons stated in the schedule.

In addition, that a letter be sent to the applicants and to English Nature highlighting the presence of a protected species at the barn.

Item 7 - 00/00595/OUT – Land adjacent to Tinkers Field Kennels, Hullbridge Road, Rayleigh, Essex

Proposal – outline application for cattery (maximum 75 cats)

Mindful of the Officers recommendation for approval, Members considered nevertheless that the application should be refused on highway grounds, in particular the intensification of the use of the access to the site.

Resolved

That the application be refused for the following reason:

The proposed development would lead to an increase in vehicle movements to and from the site. This additional traffic would probably have to be accommodated by the existing access and it is the opinion of the Local Planning Authority, that such an intensification would be detrimental to highway safety..

Item 8 – 99/00686/OUT – Sheepcotes Farm, Lower Road, Hockley

Proposal – Outline application for the erection of an agricultural workers dwelling

Resolved

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

Planning Services Committee - 26 October 2000

Item 9 – 00/00597/FUL – Land adjacent 1, Orchard Avenue, Rayleigh

Proposal – Erect four bed detached house with attached double garage.

Resolved

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

Item 10 – 00/00508/FUL – 113-115 (Rayleigh Garage) High Road, Rayleigh

Proposal – Installation of LPG storage tank within walled/fenced compound.

During consideration of this item, Members considered the application should be deferred for further discussions with the applicant on the possibility of under-grounding the proposed LPG tank. Furthermore, Members asked for contact to be made with the Health and Safety Executive to obtain a view on the safety of under-grounding such a tank in its location. Also Members questioned what alternative locations the applicants had in mind should the tank not be under-grounded at this location.

Resolved

That the application be deferred for further negotiation with the applicants as outlined above.

The meeting closed at 9.15pm.

Chairman _____

Date _____