

## **Council – 27 February 2001**

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Minutes of the meeting of the **Planning Services Committee** held on **8 February 2001** 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 C I Black	Cllr J R F Mason
Cllr Mrs R Brown	Cllr C R Morgan
Cllr P A Capon	Cllr P J Morgan
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 G Fox	Cllr M G B Starke
Cllr K A Gibbs	Cllr P D Stebbing
Cllr Mrs J M Giles	Cllr Mrs M J Webster
Cllr Mrs H L A Glynn	Cllr P F A Webster
Cllr J E Grey	Cllr D A Weir
Cllr Mrs J Hall	Cllr Mrs M A Weir
Cllr D R Helson	
Cllr Mrs J Helson	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs A Hosking, Mrs L Hungate, T Livings and GA Mockford.

### **OFFICERS PRESENT**

S Scrutton	Head of Planning Services
A Bugeja	Head of Legal Services
J Whitlock	Planning Manager
K Steptoe	Team Leader (Development Control)
M Mann	Team Leader (Development Control)
J Bostock	Principal Committee Administrator
Mrs M Martin	Committee Administrator

### **59 MINUTES**

The Minutes of the Meeting held on 11 January 2001 were approved as a correct record and signed by the Chairman.

### 60 DECLARATIONS OF INTERESTS

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

**Item D6** – Councillors D M Ford and Mrs J E Ford each declared a non-pecuniary interest by virtue of Councillor D M Ford's employment.

**Item 8** – Councillor Mrs H L A Glynn declared a non-pecuniary interest by virtue of involvement with the Crouch Harbour Authority and her grandson's attendance at the school.

Councillor Mrs R Brown declared a non-pecuniary interest by virtue of acquaintance with the Headmaster.

Councillor R A Amner declared a non-pecuniary interest by virtue of owning property which abutted the application site.

Councillor R S Allen declared a pecuniary interest by virtue of his children's use of coaches to attend the school and left the meeting during consideration of the item.

**Item 9** – Councillor Mrs J M Giles declared a non-pecuniary interest by virtue of being a School Governor.

Councillor SP Smith declared a non pecuniary interest by virtue of his wife's employment at Wyburns County Junior School.

**Item 13** – Councillor Mrs R Brown declared a non-pecuniary interest by virtue of membership of the CAB Management Committee.

### 61 DELEGATION TO ACT ON PREVIOUSLY REPORTED ENFORCEMENT CASES

The Committee considered the report of the Head of Planning Services proposing to clarify and obtain the necessary authority for Officers to act on enforcement cases that have already been reported to Members.

#### **Resolved**

That, on the advice of the Head of Planning Services, the Corporate Director (Law, Planning & Administration) be authorised to take all necessary action including the issues of Notices and action in the Courts to secure the remedying of breaches of planning control previously reported to this Committee and its predecessors, where it is considered that the planning circumstances are materially unchanged from the time of the initial report. (HPS)

**62 BREACH OF PLANNING CONTROL AT 44 HIGH STREET, RAYLEIGH**

The Committee considered the report of the Head of Planning Services on the installation of illuminated advertisements to the shop frontage of Roseby's, 44 High Street, Rayleigh without the benefit of advertisement consent.

**Resolved**

That the Corporate Director (Law, Planning & Administration) be authorised to take all necessary action including the issues of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (HPS)

**63 BREACH OF PLANNING CONTROL AT 67 HIGH STREET, RAYLEIGH**

The Committee considered the report of the Head of Planning Services on the installation of illuminated advertisements to the shop frontage of BiWise, 67 High Street, Rayleigh without the benefit of advertisement consent.

**Resolved**

That the Corporate Director (Law, Planning & Administration) be authorised to take all necessary action including the issues of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (HPS)

**64 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL (SOS/00/01291/HSC) – EASTWOOD GAS HOLDER STATION, PROGRESS ROAD, LEIGH-ON-SEA**

The Committee considered the report of the Head of Planning Services on consultation from Southend-on-Sea Borough Council relating to an application seeking to continue to store 257.4 tons (maximum) of Natural Gas at the above site.

**Resolved**

That Southend-on-Sea Borough Council be informed that this Council has no objections to the continued use of the gas holder facility at Progress Road, Leigh-on-Sea for the storage of Natural Gas and advised that the applicant should paint the installation. (HPS)

**65 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Committee gave consideration to the current Schedule of Planning Applications.

### **Item D1 – 00/0289/FUL**

#### **Proposal – Erect Memorial Wall and associated works to the north west of Church**

Mindful of the Officer's recommendation for approval, Members considered nevertheless that the application should be refused due to the loss of the tree and the resultant impact on visual amenity.

**Resolved** That the application be refused for the following reason:-

The proposed development, if permitted, would result in the unacceptable loss of the existing Yew Tree which is a healthy viable specimen that contributes a natural green foil to the building. Such loss within the Conservation Area would be detrimental to the visual amenities of the area.

### **Item D2 – 00/00319/FUL – Land at Glencrofts, Hawkwell (Phase 2)**

**Proposal – Erect one 4-bed and three 5-bed detached dwellings with attic rooms, three with attached double garages, one with detached double garage and access road.**

**Resolved** That the application be approved subject to the conditions set out in the Schedule.

### **Item D3 – 00/00320/FUL – Land at Glencrofts, Hawkwell (Phase 3)**

**Proposal – Erect two 4-bed and two 5-bed detached dwellings with attic rooms. Three with attached double garage and one with detached double garage, layout access road.**

**Resolved** That the application be approved subject to the conditions set out in the Schedule.

### **Item D4 – 00/00540/OUT – Cherry Orchard Nursery, Cherry Orchard Lane, Rochford**

**Proposal – Outline application for Agricultural Manager's dwelling.**

### **Resolved**

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

### **Item D5 – 00/00571/FUL – 2 and 4 and Land to the South East , Southend Road and Main Road, Hockley**

#### **Proposal – Erect four 5- Bed Detached and one 4- Bed Detached Houses with three Detached and two Integral Garages, Layout Private Access Road and New Junction.**

Mindful of the Officers recommendation for approval, Members considered nevertheless that the application should be refused, the scheme being considered unacceptable due to the density proposed and the character of the development, including the frontage wall and, secondly, the proposed vehicular access at the location proposed.

### **Resolved**

That the application be refused for the following reasons:-

- (1) The development requires the provision of a new road access which, it is considered, will create a situation detrimental to highway and pedestrian safety by virtue of the proximity of new turning movements close to an existing junction on a busy classified road.
- (2) The density of development proposed will be out of character with the existing development in the area. Furthermore the orientation of the frontage dwellings and the frontage wall which, it is anticipated, will create a barren appearance to the frontage of the development. As a result, the proposed development will have a detrimental impact on, and be harmful to the existing character of the area.

### **Note**

Councillors CI Black, Mrs JMGiles, Mrs J Hall, DR Helson, Mrs J Helson and Mrs SJ Lemon wished it to be recorded that they had voted against the above decision.

### **Item D6 – 00/00377/COU – Former Military Headquarters Buildings, Potton Island, Great Wakering**

#### **Proposal – Change of Use of Former Military Headquarters to Corporate Training Use (Including Manager's flat)**

### **Resolved**

That the application be approved subject to the conditions set out in the schedule and the following adjustment:-

Delete Condition 1 and include extra Condition Head SC91 – Foul Water Drainage. No paintball or similar games, no pyrotechnics or percussion equipment to be activated on site or other audible warning or siren systems or noise generating devices audible at the site boundary, which would cause disturbance to surrounding birdlife.

### **Item R7 – 00/00822/FUL – 45 Trinity Road, Rayleigh**

#### **Proposal – Installation of Five 3.6 Metre High (Total Height 8.2 M above Damp Proof Course) Television Aerials**

It was noted that the description should be amended by the deletion of 5 and insertion of 4 aerials.

### **Resolved**

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

### **Item 8 – 00/00843/FUL – Land South of Brays Lane, Rochford**

#### **Proposal – Erection of 52 dwellings including the provision of a new access road into Brays Lane and School Bus drop-off point**

**NOTE** Councillor R S Allen left the meeting during consideration of this item.

### **Resolved**

That the application be refused planning permission for the reasons set out in the Schedule.

**Note** Councillor Mrs H L A Glynn wished it to be recorded that she had voted against the above decision.

### **Item 9 – 00/00679/FUL – Wyburns County Primary School, Nevern Road, Rayleigh**

#### **Proposal – Erect Children's Nursery School**

**Note** (1) Councillor Mrs J M Giles left the meeting during consideration of this item.

(2)Councillor V H Leach declared a non-pecuniary interest in this item by virtue of being Chairman of Governors at Rochford Primary School.

### **Resolved**

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

**Note** Councillor Mrs H L A Glynn wished it to be recorded that she had voted against the above decision.

### **Item 10 – 00/00690/COU – Unit north of new buildings, Farm Cottages, Mucking Hall Road, Great Wakering**

#### **Proposal – Change of Use of agricultural building to B1 use with associated parking**

**Resolved** That the application be approved subject to the conditions set out in the Schedule, an informative clarifying the B1 uses and the following additional conditions:-

16 Details of extraction, ventilation or other external equipment to be submitted and agreed prior to installation

17 Details of noise insulation to be installed to be submitted and agreed prior to commencement.

18 Prohibiting burning of waste

19 Prohibiting amplified music or speech.

20 SC94 Provision of Booth Area.

### **Item 11 – 00/00729/FUL – Burtons Farm, Barling Road, Barling Magna.**

#### **Proposal – Change of Use of existing farm building to dwelling (involving alterations to structure), erect detached double garage.**

**Resolved** That the application be refused planning permission for the reasons set out in the Schedule.

### **Item 12 – 01/00002/CM – Barling Landfill Site, Church Road, Barling**

**Proposal** – Temporary installation of landfill gas flare for gas migration control system.

**Resolved** – That the the comments of this Authority to the County Council be on the basis set out in the Schedule.

**Item 13 – 00/00856/CON – Citizens Advice Bureau Building, Back Lane, Rochford**

**Proposal** – Replacement of existing wall with railings (maximum height 1.63m)

This application had been withdrawn.

**Item 14 – 00/00791/OUT – Land adjacent to Hedge Hill, Etheldore Avenue, Hockley**

**Proposal** – Erection of two houses (outline)

**Resolved** That the application be refused planning permission for the reasons stated in the Schedule.

The Meeting closed at 10.06 pm

Chairman

Date