

## Planning Services Committee – 22 January 2004

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Minutes of the meeting of the **Planning Services Committee** held on **22 January 2004** when there were present:-

Cllr S P Smith (Chairman)  
Cllr A J Humphries (Vice-Chairman)

Cllr R A Amner	Cllr J R F Mason
Cllr C I Black	Cllr G A Mockford
Cllr Mrs R Brown	Cllr C R Morgan
Cllr Mrs L A Butcher	Cllr R A Oatham
Cllr P A Capon	Cllr J M Pullen
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr T G Cutmore	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr T E Goodwin	Cllr M G B Starke
Cllr J E Grey	Cllr Mrs M S Vince
Cllr S A Harper	Cllr Mrs M J Webster
Cllr C A Hungate	Cllr P F A Webster
Cllr Mrs L Hungate	Cllr D A Weir
Cllr T Livings	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R G S Choppen, K H Hudson, C C Langlands, C J Lumley, Mrs J R Lumley and P K Savill.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader, Area Team South
S Worthington	- Committee Administrator

### **41 MINUTES**

The Minutes of the meeting held on 16 December 2003 were approved as a correct record and signed by the Chairman.

### **42 DECLARATIONS OF INTEREST**

Cllr Mrs H L A Glynn declared a personal interest in item R5 of the Schedule by virtue of being a Governor of Rochford Primary School.

Cllr J E Grey declared a prejudicial interest in item 2 of the Schedule by virtue of living in close proximity to the application site and left the Chamber during discussion of the item.

Cllrs A J Humphries, T Livings, R A Oatham and J M Pullen declared a prejudicial interest in item 3 of the Schedule by virtue of being Members of Rayleigh Town Council and left the Chamber during discussion of this item.

### **43 BREACH OF PLANNING CONTROL AT MOAT FARM, CHELMSFORD ROAD, RAWRETH, ESSEX**

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the construction of a building and its subsequent use for the salvage and sale of motor vehicle spares at the above site.

Officers advised that a planning application for the retention of the building for agriculture had subsequently been received.

#### **Resolved**

That the Head of Planning Services be authorised to take all necessary action to secure the remedying of the breach now reported. (HPS)

### **44 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST**

**(Note:** Cllr T Livings declared a personal interest in Item 1 of the Schedule by virtue of being on the Board of Governors for Downhall School.)

The Committee considered the Schedule of development applications and recommendations, together with application numbers 03/00083/FUL and 03/00946/FUL, which had been referred from the Weekly List.

#### **Item 1 – 03/00957/FUL – Land at Reads Nursery, Rawreth Lane, Rayleigh**

**Proposal** – Erection of 44 no. two and three storey houses, and 26 no. three storey affordable flats, associated roads, sewers and parking.

#### **Resolved**

That the application be approved, subject to the conditions set out in the Schedule and subject to a Section 106 Agreement covering the following matters:-

- to secure the provision of the 26 no. affordable flats, and their maintenance as such in perpetuity;
- to secure the provision of £8,905 to help fund highway improvements;
- to restrict the hours/days during which the construction of the development may take place;
- to secure the provision of wheel-washing facilities on-site to serve construction vehicles;
- to prevent burning on site during the construction period;

- to require the LPA's approval of a scheme to suppress dust during the construction period; and
- to secure the maintenance of public landscaped areas. (HPS)

(**Note:** Cllrs C I Black and R A Oatham wished it to be recorded that they had voted against the above decision.)

In approving the application, Members agreed not to pursue objections relating to archaeological and infrastructure phasing issues at the inquiry into the concurrent appeal (03/00468/FUL) for this site.

### **Item 2 – 03/00931/FUL – 119 High Road, Rayleigh**

**Proposal** – Demolition of existing properties and re-development to provide 10 self contained flats within a two storey building with landscaping and car parking.

#### **Resolved**

That the application be approved, subject to the conditions set out in the Schedule and subject to an Informative covering construction times with no construction works applicable from 1.00 pm on Saturdays and all day on Sundays, and subject to the following amended condition:-

- No.3 SC50 Boundary Treatment to be erected around the perimeter of the site and shall also include the provision of a 2.5 metre high brick wall along the rear boundary of the site, the details of which...any of the flats hereby approved and that landscaping should also be provided along the perimeter of the 2.5 metre brick wall. (HPS)

### **Item 3 – 03/00898/FUL – King George V Field, Eastwood Road, Rayleigh**

**Proposal** – Replacement sports pavilion/community building, two storey building with pitched roof over and spectator balconies at first floor level on three of the elevations. Ground floor to accommodate changing rooms/showers, multi use sports hall and 'club house' room for bowls club. First floor to accommodate two clubrooms, one function room, administration office and multi use activity room.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the visual bulk and design of the proposed building is considered out of scale and character with the setting of the playing field and the nature of a landmark locality.

### **Resolved**

That the application be refused for the following reasons:-

That the proposed replacement sports pavilion and community building, by reason of its design and external appearance, would result in a building with a visual mass and bulk on this publicly prominent site that would be contrary in scale and character to its immediate surroundings in particular and the wider town centre in general.

### **Item R4 – 03/00083/FUL – 36 High Road, Rayleigh**

**Proposal** – Erect 4 bed detached house (demolish existing garages) and creation of a vehicular access onto High Road.

### **Resolved**

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

### **Item R5 – 03/00946/FUL – 4 Ashingdon Road, Rochford**

**Proposal** – Removal of Condition 2 imposed on permission CC/ROC/2/94 to allow use of premises as extension to Rochford Day Nursery.

While concerned about the issue of car parking for this site, Members nevertheless considered that the application would provide an essential service for parents in Rochford and should therefore be approved.

### **Resolved**

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

The meeting closed at 10.38 pm.

Chairman .....

Date .....