

Planning Services Committee 13 February 2002

Minutes of the meeting of the **Planning Services Committee** held on **13 February 2002** when there were present:

Cllr R E Vingoe – Chairman
Cllr Mrs J M Giles – Vice Chairman

Cllr R Adams	Cllr P J Morgan
Cllr C I Black	Cllr S P Smith
Cllr Mrs R Brown	Cllr M G B Starke
Cllr T G Cutmore	Cllr Mrs W M Stevenson
Cllr Mrs J E Ford	Cllr Mrs M S Vince
Cllr Mrs H L A Glynn	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr D A Weir
Cllr C C Langlands	Cllr Mrs M A Weir
Cllr T Livings	
Cllr J R F Mason	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R S Allen, R A Amner, P A Capon, K A Gibbs, J E Grey, A Hosking, Mrs S J Lemon, G A Mockford, C R Morgan and P F A Webster.

OFFICERS PRESENT

S Scrutton	Head off Planning Services
A Bugeja	Head of Legal Services
J Whitlock	Planning Manager
K Steptoe	Team Leader
P Whitehead	Team Leader
P Denholm	Solicitor
J Bostock	Principal Committee Administrator

The Chairman welcomed Paul Denholm to this, his first meeting since appointment and congratulated Peter Whitehead on promotion to Team Leader.

52 MINUTES

(1) 10 January 2002

The Minutes of the meeting held on 10 January 2002 were approved as a correct record and signed by the Chairman.

(2) 13 December 2001

It was noted that the Minutes of the meeting of 13 December should have included reference to declarations of non-pecuniary interest in Schedule item D1, made by both Councillors Mrs J M Giles and T Livings by virtue of being Rayleigh Town Councillors.

53 BREACH OF PLANNING CONTROL AT THE REAR OF 9-15 MALYONS LANE, HULLBRIDGE

The Committee considered the report of the Head of Planning Services on a breach of planning control at the above site, namely the extension of the domestic gardens southwards incorporating land within the Metropolitan Green Belt.

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 now reported. (HPS)

54 BREACH OF PLANNING CONTROL AT 26 LOWER ROAD, HULLBRIDGE

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the use of the above site for the overnight parking of two commercial vehicles used in conjunction with a house clearance business.

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 now reported. (HPS)

55 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the current Schedule of Planning Applications.

Item R1 – 01/00882/FUL – Land rear of 2 and 4 Southend Road, Hockley

Proposal – Erect 4-bed detached house with integral garage (amendment to Plot 1 of permission 01/00272/FUL)

Resolved

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

Item 2 - 01/00343/FUL – Spa Works Site, Spa Road, Hockley

Proposal – Erect four 3-bed Town Houses with rooms in roof space and integral garages. Layout rear access (following partial demolition of on-site commercial buildings)

Resolved

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

Item 3 - 01/00871/OUT – 72-74 The Approach, Rayleigh

Proposal – Outline approval of the erection of a block of 8(No) 2 bed flats

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on grounds of privacy, bulk, character and scale.

Resolved

That the application be refused for the following reasons:-

- 1) The proposal by reason of its bulk and scale, is out of character with the area and is detrimental to the street scene.
- 2) The separation distance between the existing semi-detached dwellings and properties in Lansdowne Drive fails to meet current day standards and leads to the overlooking of properties in Lansdowne Drive, to the detriment of the amenities of the occupiers thereof. The proposed flatted development would be sited 300mm closer to the dwellings in Lansdowne Drive and would accommodate more windows to its rear elevation and more separate residential units than the existing pair of dwellings on the site. In the view of the Local Planning Authority, the proposed development would materially worsen the existing substandard situation and further reduce the privacy of the residents of dwellings in Lansdowne Drive, to the detriment of the amenities of the occupants thereof.

Item 4 – 01/00937/FUL – Land adjacent 62 Park Gardens, Hawkwell

Proposal – Erect pair of 4-bed houses linked by semi-integral garages (resubmission following 99/00002/FUL)

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds of impact on the Green Belt, impact on the footpath and loss of heritage.

Resolved

That the application be refused for the following reasons:-

- 1) The layout and type of development proposed for the site will result in an unacceptable impact on the proposed boundary with the Green Belt. This will arise from the dominance, visual appearance and impact on character of the long flank wall of the two storey dwelling situated close to the proposed boundary with the Green Belt, and the size, scale and bulk of the proposed dwelling(s).
- 2) The proposed layout of the development jeopardises the current public footpath on the land adjacent and pre-empted the outcome of a submitted claim for the existence of a public bridleway on that land. This is by virtue of the limited width of the land which is to be made or remains available for both the public footpath (as currently exists) and for the potential public bridleway, if the outcome of the claim of the existence of such a right of way is successful.
- 3) The development of the site is considered to result in an unacceptable loss in the heritage and character of this area of Hawkwell by virtue of the loss of amenity, thoroughfare and enjoyment offered by this open undeveloped area.

Note: Pursuant to Standing Order 24(4), Councillors C I Black, Mrs J M Giles and R E Vingoe wanted to be recorded as not supporting the refusal of this application.

Item 5 – 01/00678/FUL – Land north of Arterial Road and West of Linwood Nurseries, Rayleigh

Proposal – Erect 2 poultry rearing buildings and temporary on site dwelling

Resolved

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

Item 6 – 01/00948/CM – Cherry Orchard Brickworks, Cherry Orchard Lane, Rochford.

Proposal – Variation of conditions to allow mineral extraction and exportation until 31 December 2006 and to re-instate access by 31 March 2007.

Resolved

That Essex County Council be informed that this Council raises no objection to the application subject to the conditions set out in the Schedule.

Item 7 – 02/00002/CM – Star Lane Brickworks, Star Lane, Great Wakering

Proposal – Variation of condition 3 of permission CM/288/98 (ESS/34/98) to allow a continuation of brickearth imports from Cherry Orchard until 31 December 2006.

Resolved

That Essex County Council be informed that this Council raises no objection to the application, subject to the conditions set out in the Schedule. (HPS)

Item 8 – 01/00898/FUL – Crown Bingo Hall, Crown Hill, Rayleigh

Proposal – Erect 18 self-contained elderly persons flats with communal area in 2/3 storey building, layout parking, alter access (demolish existing hall building) (resubmission following 01/00188/FUL).

Resolved

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

Item 9 – 02/00042/CPO – Sweyne Court, Hockley Road, Rayleigh

Proposal – Add new lift and link on south elevation of building.

Note: Councillor Mrs M J Webster declared a non-pecuniary interest in this item by virtue of her role as a deputy County Council Portfolio holder.

Resolved

That Essex County Council be advised that no objection is raised to this application subject to the conditions set out in the Schedule.

Item R10 – 01/00809/FUL – 5 High Mead, Rayleigh

Proposal – Erect 5-bed 3 storey house with detached garage (demolish existing).

Note: The Chairman admitted this as an urgent additional Schedule item in view of the timing of its referral from the Weekly List.

Resolved

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

The Meeting closed at 10.02pm.

Chairman

Date