

Planning Services Committee – 25 March 2004

Minutes of the meeting of the **Planning Services Committee** held on **25 March 2004** when there were present:-

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

Cllr C I Black	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr C R Morgan
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr P K Savill
Cllr R G S Choppen	Cllr C G Seagers
Cllr T G Cutmore	Cllr D G Stansby
Cllr J E Grey	Cllr J Thomass
Cllr S A Harper	Cllr Mrs M S Vince
Cllr K H Hudson	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
Cllr C J Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs R Brown, T E Goodwin, C C Langlands, Mrs J R Lumley, Mrs M D McCarthy, G A Mockford, J M Pullen, Mrs M A Starke and M G B Starke.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
S Worthington	- Committee Administrator

146 MINUTES

The Minutes of the meeting held on 19 February 2004 were approved as a correct and signed by the Chairman, subject to apologies being noted for Cllr Mrs L A Butcher.

147 DECLARATIONS OF INTEREST

Cllr T G Cutmore declared a personal interest in item 2 of the Schedule by virtue of being a Member of Ashingdon Parish Council.

Cllrs C G Seagers and Mrs B J Wilkins declared a personal interest in items 4 and 5 of the agenda by virtue of being Members of Great Waking Parish

Council.

Cllrs R G S Choppen and Cllr A J Humphries declared a personal interest in items R1 and R4 of the Schedule by virtue of being Members of Rayleigh Town Council.

148 BREACH OF PLANNING CONTROL AT JAIL FARM COTTAGE, BARLING ROAD, BARLING

The Committee considered the report of the Head of Planning Services regarding breaches of planning control, namely the failure to comply with a planning condition requiring a building to be completed, retained and maintained as a garage and the change of use of agricultural land adjacent to the above dwelling to domestic uses and by the dumping of waste soil, etc, raising the level of land adjacent to the Barling Road highway.

Resolved

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

149 BREACH OF PLANNING CONTROL ON LAND REAR OF 120 ALEXANDRA ROAD, GREAT WAKERING, ESSEX

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the extension of a domestic garden outside the curtilage of the property, on land rear of 120 Alexandra Road, Great Wakering.

Resolved

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

150 BREACH OF PLANNING CONTROL AT BLUEGATE FARM, IRONWELL LANE

The Committee considered the report of the Head of Planning Services regarding breaches of planning control, namely the stationing of a mobile home on the above land within the Metropolitan Green Belt.

Resolved

That the action reported in the officer's report be noted and endorsed. (HPS)

151 SCHEDULE OF PLANNING APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST

The Committee considered the Schedule of development applications and recommendations, together with application number 03/00964/OUT, which had been referred from the Weekly List.

Item R1 - 03/01128/FUL - Land adjacent 7, Knivet Close, Rayleigh

Proposal – Detached 3-bedroom chalet style dwelling with garage.

Mindful of officers' recommendation for approval, Members considered nevertheless that the development would change the character of the street scene to detrimental effect and that furthermore there were concerns regarding the suitability of the access.

Resolved

That the application be refused for the following reasons:-

- 1 The development would be detrimental to the character and appearance of the street.
- 2 That access arrangements to the site from Knivet Close would be unsatisfactory and be detrimental to the safety of road users.
(HPS)

Item 2 – 04/00039/FUL – The Anchor, Fambridge Road, Ashingdon

Proposal – Demolition of existing hotel. Erection of 10 no. 2-bedroom flats, café/bar at ground floor within three storey building. 3 no. 3-bedroom terraced houses and associated parking.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and subject to completion of a Section 106 Agreement requiring:-

- 1 An educational contribution of £20,400.
- 2 That appropriately sized trees replace the preserved ash trees.
- 3 All construction traffic to access the site via the access road and NO construction traffic to use St Thomas Road (except to form the vehicular accesses onto this road).

- 4 The developer undertakes to make good any damage to St Thomas Road.
- 5 Highways – a 1.8m wide footway to be constructed along the Fambridge Road frontage and a suitable shared surface road along the southern frontage. (HPS)

Item 3 – 04/00020/FUL – Lucetta Cottage, Crown Road, Hockley

Proposal – Extend existing dwelling. Single storey side extension (with basement). Two-storey rear extension (at ground floor and lower ground floor level). To provide additional living space for disabled person.

Mindful of the special circumstances of the applicants, Members were nevertheless concerned about the application site's location within the Green Belt. Members considered therefore that the application should be approved on the basis that it related solely to the applicants.

Resolved

That authority be delegated to the Head of Planning Services to approve the application, on deletion of the proposed cellar and subject to the heads of conditions set out in the Schedule, subject to condition 9 being amended as follows:-

- 9 The extensions hereby permitted shall be constructed for and occupied by the applicants Mr and Mrs G Davis and family. (HPS)

Item R4 – 03/00964/OUT – Quest End, 37 Rawreth Lane, Rayleigh

Proposal – Erect 11 terraced and 2 detached houses (3-bedroomed). Demolish existing buildings (outline application).

Resolved

That the application be approved, subject to completion of a Legal Agreement requiring the following:-

- 1 Financial contribution of £51,672.
- 2 Clearance of buildings.
- 3 Extinguish uses on site.

and subject to the conditions set out in the Schedule, with the following additional condition:-

- 14 The developer shall afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the development hereby permitted.

In addition, Members requested that an informative be added to explain that the poplar trees on the narrow strip of land along the western boundary of the site should be removed at an early stage. (HPS)

(Note: Cllr R A Oatham wished it to be recorded that he had voted against the above decision.)

The meeting closed at 8.45 pm.

Chairman

Date