

Planning Services Committee - 20 March 2003

Minutes of the meeting of the **Planning Services Committee** held on **20 March 2003** when there were present: -

Cllr S P Smith (Chairman)

Cllr R S Allen	Cllr Mrs M D McCarthy
Cllr R A Amner	Cllr G A Mockford
Cllr Mrs R Brown	Cllr C R Morgan
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr T G Cutmore	Cllr C G Seagers
Cllr D F Flack	Cllr Mrs M A Starke
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr T E Goodwin	Cllr J Thomass
Cllr A J Humphries	Cllr Mrs M S Vince
Cllr C A Hungate	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr C C Langlands	Cllr Mrs M A Weir
Cllr T Livings	Cllr Mrs B J Wilkins
Cllr C J Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, R G S Choppen, J E Grey, Mrs J R Lumley, J R F Mason and P K Savill.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
P Whitehead	- Team Leader
Mrs S Whitehead	- Solicitor
J Bostock	- Principal Committee Administrator

146 MINUTES

The minutes of the meeting held on 20 February 2003 were agreed as a correct record and signed by the Chairman.

147 DECLARATIONS OF INTEREST

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

Councillor Mrs H L A Glynn declared a prejudicial interest in Item D2 by virtue of family associations with the applicant and left the meeting during its consideration.

Councillor Mrs M J Webster declared a personal interest in Item 8 by virtue of her work as a County Councillor and the associated involvement with Essex County Council Community Care and the Health Trust.

148 BREACH OF PLANNING CONTROL AT 242 EASTWOOD ROAD, RAYLEIGH

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely non-compliance with the approved plans at 242 Eastwood Road, Rayleigh.

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

The Committee considered the Schedule of Development Applications and Recommendations together with Application No. 02/00862/FUL which had been referred from the Weekly List.

Item D1 – 02/00036/FUL – 232 Eastwood Road, Rayleigh.

Proposal – erect four 4-bed detached dwellings (three with detached and one with integral garage), lay out private drive and access (demolish existing dwelling).

Mindful of Officers' recommendation for approval, Members considered nevertheless the application should be refused due to impact on the protected trees on the site and residential amenity of the adjoining occupiers.

Resolved

- (1) The development will have an adverse impact on the 3 protected trees on the site to the detriment of the appearance of the locality. The Oak tree (T1) alongside the proposed drive is a healthy young tree and the close proximity of the driveway will threaten its long term viability, particularly given the driveway serves four properties. Plot 2 and its garage are positioned very close to the Oak (T2) such that both the construction process will be a potential hazard to the tree and its proximity to the dwelling is likely to give rise to pressure from future occupiers for works to this and to the Ash tree (T1)

- (2) The proposed development will have an unacceptable adverse impact on the amenity currently enjoyed by the surrounding residents, in particular, the house on Plot 2, due to its close proximity and sitting would be harmful to the amenities enjoyed by the occupiers of 2 The Crofts. Furthermore, the house on Plot 4, due to its sitting and close proximity to the rear boundary of the gardens of 234 and 234A Eastwood Road, will have an overbearing impact and some overshadowing of gardens to the detriment of the amenities of the occupiers thereof.

Item D2- 02/00455/REM – Westview, Church Road, Hockley

Proposal – erect six 3-bed semi-detached dwellings, lay out access and parking areas (reserved matters following outline permission OL/490/98)

Resolved

That if jurisdiction had remained with the Council to make a decision on this application, it would have granted approval subject to the Heads of Condition set out in the Schedule and the additional conditions set out in the Addendum. (HPS)

Item R3 – 02/01148/FUL – Wildwood Poultry Farm, Arterial Road, Rayleigh

Proposal – Amendment to permission 01/00678 (Poultry Units and temporary residential use) to allow three temporary caravan units in revised on site location.

Mindful of Officers' recommendation for approval, Members considered nevertheless that the application should be refused on Green Belt grounds and it was: -

Resolved

That the application be refused for the following reason:-

Green Belt - Agriculture (RFR5), with the addition of the following paragraph:

Permission has previously been granted for the stationing of two caravan units to serve the agricultural enterprise on the site. In the opinion of the Local Planning Authority, insufficient evidence has been provided to demonstrate that a third caravan unit is justified to serve the functional need of the enterprise, and so override the strong presumption against development within the Green Belt. (HPS)

Item R9 – 02/00862/FUL – Rochford Main Sub-Post Office, 17 North Street, Rochford.

Proposal – construction of single storey and two-storey extension to side iron gates to side alleyway, relocation of main door to front elevation and internal alteration.

Resolved

Following deletion of the vehicular crossover from the application by the applicant, that the application be approved on the basis of the conditions set out in the Schedule subject to the rewording of Condition 6 to state: Notwithstanding the details illustrated on the submitted plans hereby approved, this planning permission does not permit the provision of the vehicular crossover, given that this element of the application was withdrawn by the applicant's agent by letter dated 19th March 2003. (HPS)

Item 4 – 02/00551/FUL – The Yard, Crouchmans Lane, Poynters Lane, Great Wakering

Proposal – Change of use of existing buildings and addition of northern extension to create business centre.

Resolved

That permission now be granted for this development proposal, subject to all conditions previously recommended and set out in the Committee Report to the October 2002 meeting of this Committee and the Addendum paper thereto. (HPS).

Item 5 - 03/00005/FUL – land rear of 26 High Road and adjacent 41 Hawthorne Gardens, Hockley

Proposal – erect 3-bed detached bungalow with attached garage. Demolish and provide replacement garage to 41 Hawthorn Gardens to create access to new bungalow.

Resolved

That the application be deferred for discussions with the applicant in relation to the access and turning arrangements.

Item 6 – 03/00036/FUL – 162-184 Rochford Garden Way, Rochford

Proposal – change of use of 2 No. shops to 2 No. Bedsit dwellings, together with rendering to entire exterior of block.

Resolved

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

Item 7 – 03/00041/GD – 41 Court End, Foulness Island

Proposal – install underfloor honeycomb support walls.

Resolved

That no objection be raised to this application. (HPS)

Item 8 – 02/01114/FUL – Rochford Hospital, Union Lane, Rochford.

Proposal – reprovision of mental health services comprising erection of single and two-storey buildings, extension/conversion of existing buildings, together with car-parking and associated facilities.

Resolved

That approval of the application be delegated to the Head of Planning Services in conjunction with Ward Members, subject to the agreement of acceptable window details with the applicants and upon expiry of a neighbour notification period in respect of the tug garage. (HPS)

The meeting closed at 9.15pm.

Chairman

Date