

PLANNING SERVICES COMMITTEE – 26 July 2001

Minutes of the meeting of the **Planning Services Committee** held on **26 July 2001** when there were present:

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

Cllr R Adams
Cllr R S Allen
Cllr P A Capon
Cllr T G Cutmore
Cllr Mrs H L A Glynn
Cllr Mrs J Hall
Cllr D R Helson
Cllr Mrs J Helson
Cllr A Hosking
Cllr C C Langlands
Cllr V H Leach
Cllr Mrs S J Lemon
Cllr T Livings

Cllr J R F Mason
Cllr G A Mockford
Cllr P J Morgan
Cllr R A Pearson
Cllr Mrs L I V Phillips
Cllr S P Smith
Cllr M G B Starke
Cllr P D Stebbing
Cllr Mrs W M Stevenson
Cllr Mrs M J Webster
Cllr P F A Webster
Cllr D A Weir
Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, C I Black, Mrs R Brown, Mrs J E Ford, G Fox, J E Grey, Mrs L Hungate and C R Morgan.

OFFICERS ATTENDING

A Bugeja , Head of Legal Services
J Whitlock, Planning Manager
M Mann, Team Leader (Planning)
K Steptoe, Team Leader (Planning)
A Wyatt, Committee Administrator.

277 MEMBERS' INTERESTS

Councillors P D Stebbing, Mrs W M Stevenson, D A Weir and Mrs M A Weir declared non pecuniary interests in Schedule item 1 by virtue of knowledge of the applicant.

278 MINUTES

The Minutes of the meeting held on 28 June 2001 were approved as a correct record and signed by the Chairman.

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279 ENFORCEMENT AGENCY PROTOCOL – WORKING TOGETHER IN TOWN AND COUNTRY PLANNING

The Committee considered the report of the Head of Planning Services which sought agreement for the Local Planning Authority to enter into a protocol with the Environment Agency on a framework working together to help contribute towards the achievement of sustainable development, Best Practice and Best Value.

It was noted that the timescales mentioned in the protocol mirrored those for other consultees on Planning Applications. It was further noted however that The Agency did regularly visit the Planning Offices, and so, in practice, these timescales were longer than the usual amount of time taken for the Agency to respond.

Given the Authority's experience with recent events involving the Environment Agency, in particular the incidences of flooding and the N-Viro process, Members raised a point regarding the current service from the Agency, considering there were areas that could be improved.

Resolved

That subject to the amendments outlined in the report, the Environment Agency's "Working Better Together" protocol be signed up to by the Authority. (HPS)

280 BREACH OF PLANNING CONTROL AT 5 WEIR POND ROAD, ROCHFORD.

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the erection of a means of enclosure along the front of the property at 5 Weir Pond Rochford.

Resolved

That the Corporate Director (Law Planning & 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 of planning control. (HPS)

281 THE LIMES, LARK HILL ROAD, CANEWDON.

The Committee considered the report of the Head of Planning Services regarding the breach of planning control caused by the use of outbuildings and lands at the The Limes, Lark Hill Road, Canewdon, for carrying on of a commercial use involving the sale and hire of inflatables and the stationing of commercial vehicles.

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It was noted that the plan appended to the report referred to a property by the name of 'Keithdean'; this was the former name of the property 'The Limes'.

Resolved

That the Corporate Director (Law Planning & Administration) be authorised to take all necessary action including the issue of notices and action in the Court to secure the remedying of the breach of planning control. (HPS)

282 BREACH OF PLANNING CONTROL AT HOME FARM HOUSE, COMMON ROAD, GREAT WAKERING

The Committee considered the report of the Head of Planning Services regarding the breach of planning control at Home Farm House, Common Road, Great Wakering, where land outside the curtilage of the dwelling was being used as an extension to the lawful garden.

Resolved

That the Corporate Director (Law Planning & 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 of planning control. (HPS)

283 BREACH OF PLANNING CONTROL AT LAND ADJACENT TO 115 SOUTHEND ROAD, ROCHFORD.

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the storage of wood, sand and other building materials and garden waste that contributed to an untidy site.

Resolved

That the Corporate Director (Law Planning & 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 of planning control. (HPS)

284 BREACH OF PLANNING CONTROL AT 55 FERRY ROAD, HULLBRIDGE.

Note: The Chairman admitted this item of urgent business in view of the limited period remaining during which enforcement action could be taken.

The Committee considered the urgent report of the Head of Planning Services regarding a breach of planning control, namely the

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construction of a garage in the front garden of 58 Ferry Road, Hullbridge, without the benefit of planning permission.

Resolved

That the Corporate Director (Law Planning & 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 of planning control. (HPS)

285 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the current schedule of Planning Applications.

Para R1 - 01/00289/FUL - Rayleigh Tennis Club, Watchfield Lane, Rayleigh

Proposal – Erect single storey club house building with pitched roof (demolish existing)

During consideration of this application, Members were of the opinion that an additional condition controlling closing times (as set out below) should be imposed.

Closing times: Monday - Thursday 11.30 pm, Friday and Saturday 12.30 am, Sunday 10.30 pm

Resolved

That the application be approved subject to the conditions in the Schedule, to include the additional condition above.

Para 2 – 01/00339/FUL - 1 Padgetts Way, Hullbridge

Proposal – Single storey side/rear extension

Resolved

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

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Para 3 – 01/00219/FUL – The Chichester Hotel, Old London Road, Rawreth

Proposal – Provision of underground store and office, and ground floor entrance lobby.

Resolved

That planning permission be granted subject to the condition heads in the schedule.

Para 4 – 01/00254/FUL – The Chichester Hotel, Old London Road, Rawreth

Proposal – Provision of 2 dormer windows

Resolved

That planning permission be granted subject to the condition heads in the schedule.

Para 5 – 00/00005/OUT – Land between Cherry Orchard Way and Western Approaches, Rochford

Proposal – Outline application for mixed use commercial (use classes B1, light industrial and B8 storage and distribution). Car showrooms, car preparation and maintenance units and petrol filling station

Officers presented the report and highlighted the issues set out in it. In addition attention was drawn to the response from the Essex Police Crime Reduction Officer who was keen to be involved in the design and layout of the development to ensure that crime prevention measures be incorporated at an early stage.

On discussion of the matter, Members felt that the following issues were also relevant and should be taken into account during consideration of the application:

- careful attention should be given to traffic generation, the provision of car parking on the site and alternative transport methods to the site (concern was raised however at the implications of access to the site through the adjoining residential areas). The Petrol Filling Station was a particular factor in this regard and its siting within the body of the site was noted.
- ecology issues should be fully addressed and should include implications beyond the site, for example with regard to the proposed Cherry Orchard Country Park.

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- That any proposals for lighting and advertisements should respect the sensitive character of the area and should not be allowed to proliferate, particularly in the hours of darkness given the rural approach to the site.
- The impact on residential amenity in terms of noise, light and odour should be fully addressed
- That job creation numbers should be fully investigated and justified
- That there should be consideration of the possibility that, according to the proportion of development falling into different uses here, there may be implications for the overall land use supply for industrial purposes in the district.
- Requested consultation with the Fire and Rescue Service.

On the suggestion of a Member it was agreed that, in due course, a site visit should be arranged to take place in advance of the committee meeting when the report was to be presented, within which a decision on the application was proposed.

Para 6 - 01/00323/FUL – Lubbards Lodge Farm, Hullbridge Road, Rayleigh

Proposal - Partial demolition and refurbishment of existing agricultural buildings (including re-roofing) for use as stables.

Resolved

That planning permission be granted subject to the condition heads in the schedule and subject to the applicant updating the existing legal agreement, and also subject to the condition in the Planning Services Committee addendum.

Para 7 - 01/00351/FUL - 26 High Street, Rayleigh

Proposal - Variation of opening hours imposed by conditions 3 of permission R0C/700/84 (and late permissions) to allow opening Monday - Thursday 12 noon - 11.30 pm, Friday and Saturday 12.00 noon - 2.30 am (next day) Sunday 12.00 - 11.30 pm.

Resolved

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

The Meeting closed at 8.30 pm.

Chairman
Date