

Planning Services Committee – 27 November 2003

Minutes of the meeting of the **Planning Services Committee** held on **27 November 2003** when there were present:-

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

Cllr Mrs R Brown	Cllr C J Lumley
Cllr P A Capon	Cllr J R F Mason
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr R G S Choppen	Cllr J M Pullen
Cllr T G Cutmore	Cllr P K Savill
Cllr K A Gibbs	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr D G Stansby
Cllr T E Goodwin	Cllr Mrs M A Starke
Cllr J E Grey	Cllr M G B Starke
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 Mrs B J Wilkins
Cllr C C Langlands	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs L A Butcher, T Livings, Mrs J R Lumley, Mrs M D McCarthy, G A Mockford, C R Morgan, J Thomass and D A Weir.

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
P Whitehead	- Team Leader, Area Team North
S Worthington	- Committee Administrator

536 MINUTES

The Minutes of the meeting held on 23 October were approved as a correct record and signed by the Chairman, subject to apologies being noted for Cllr T Livings and the inclusion of the following at the end of Item 1 of Minute 479:-

”(Note: Cllr Mrs H L A Glynn wished it to be recorded that she had voted against the above decision.)”

537 DECLARATIONS OF INTEREST

Cllr J R F Mason declared a personal interest in item R1 of the agenda by virtue of holding a general power of attorney for his mother-in-law for a neighbouring property and left the Chamber during discussion of this item.

Cllrs C J Lumley, J M Pullen and Mrs M J Webster declared a personal interest in item 4 of the Schedule by virtue of membership of the National Trust Rayleigh Mount Local Committee.

Cllrs P F A Webster and Mrs M J Webster both declared a personal interest in item 4 of the Schedule by virtue of membership of the National Trust

538 BREACH OF PLANNING CONTROL AT THE SIMLA RESTAURANT, FERRY ROAD, HULLBRIDGE

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the construction of a hardstanding at the rear of the above site.

Resolved

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

539 BREACH OF PLANNING CONTROL ON LAND AT NORTH END OF VANDERBILT AVENUE AND TRENDERS AVENUE, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on breaches of planning control, namely the use of the land as a builder's yard, the erection of a fence exceeding 2.00 metres surrounding part of this yard and the siting of both a mobile home and a metal storage container at land north of Trenders Avenue, Rayleigh, Essex.

Resolved

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

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

The Committee considered the Schedule of development applications and recommendations.

Item R1 – 03/00777/COU – 25 Southend Road, Hockley

Proposal – Change of use to beauty salon.

Resolved

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

Item R2 – 03/00700/FUL – 77 Alexandra Road, Rayleigh

Proposal – To demolish existing garage and lean to; erect two storey side extension, single storey rear extension and conservatory.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and subject to additional condition SC21. (HPS)

Item 3 – 03/00840/FUL – Land North of Rochehall Way, Rochford

Proposal - erection of three new buildings to accommodate four independent units (number 13, 14, 15, 16) for uses falling within class B1, B2 and B8 (industrial and storage and distribution). Parts of units numbers 13 and 16 to be used for class A1 retail use. (Gross new floor space 1830 sqm retail floor space 168 sqm).

Resolved

That, subject to the developer entering a Section 106 agreement concerning Essex County Council's request for financial contribution towards highway junction improvements, planning permission be granted, subject to the conditions set out in the Schedule. (HPS)

Item 4 – 03/00720/OUT – Land adjacent to 4 The Bailey, Rayleigh

Proposal – Outline application for one 2 bed bungalow (siting to be considered now).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the application would have a negative impact on the amenities of surrounding properties, particularly No.7 and No. 9 The Bailey; that the removal of vegetation close to the boundary with No. 4 The Bailey would result in the large flank wall of No. 4 The Bailey becoming a dominant feature for properties in the surrounding

area; that the restricted natural light to and outlook from rooms close to the two storey flank wall of the neighbouring house would produce an unsatisfactory living environment for any occupiers of the bungalow, and that the application would be harmful to protected species in the vicinity.

Resolved

That the application be refused for the following reasons:-

- (1) That the application would have a negative impact on the amenities of surrounding properties, and in particular, No. 7 and No. 9 The Bailey.
- (2) That the removal of vegetation close to the boundary with No. 4 The Bailey would result in the large flank wall of No. 4 The Bailey becoming a dominant feature for properties in the surrounding area.
- (3) That the restricted natural light to and outlook from rooms close to the two storey flank wall of No. 4 The Bailey would produce an unsatisfactory living environment for any occupiers of the bungalow.
- (4) That the bungalow constituted a threat to the protected species in the area. (HPS)

Item 5 – 03/00946/FUL – Land North of Market Square/West Street and West of North Street, Rochford

(**Note:** Cllr Mrs H L A Glynn declared a personal interest in this item by virtue of being a member of Rochford Parish Council.)

Proposal – Two and three storey building containing supermarket, library, 3 no. shops, 42 no. flats (1-bed, 2-beds and bedsits) and basement car park; two and three storey building containing 34 no. flats (1-bed and 2-bed) and 3 no. shops; three and four storey building containing 61 no. flats (1-bed, 2-bed and 2-3 bed duplex units); car parking and associated works.

During debate Members, while pleased that the designs were sympathetic to the conservation area, nevertheless raised the following concerns:-

- The proposed pedestrian link from the Market Square to this development was vital; more pedestrian links to other areas should also be explored, and in particular, from Union Lane.
- The issue of drainage should be carefully addressed, particularly with respect to the effect the underground car park could have on the sewers.
- Trees felled to make way for the development should be replaced.

- Crime reduction measures would be essential for the application, and the developers should liaise with crime reduction officers with respect to the issue of possible youth nuisance on the site.
- The car parking provision should be carefully examined; there was a general consensus that it appeared inadequate for the development.
- The traffic impact survey should address the issue of lorries accessing the site from North Street; the lack of parking restrictions would cause difficulty.
- There was disappointment that no affordable housing was included in the application.

There was a general consensus that there would be merit in asking the developers to provide a scale model of the development.

The meeting closed at 9.30 pm.

Chairman

Date