

Planning Services Committee – 24 June 2003

Minutes of the meeting of the **Planning Services Committee** held on **24 June 2003** when there were present:-

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

Cllr C I Black	Cllr Mrs M D McCarthy
Cllr Mrs R Brown	Cllr G A Mockford
Cllr P A Capon	Cllr C R Morgan
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr T G Cutmore	Cllr J M Pullen
Cllr K A Gibbs	Cllr P K Savill
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr J E Grey	Cllr Mrs M A Starke
Cllr S A Harper	Cllr M G B Starke
Cllr K H Hudson	Cllr J Thomass
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr Mrs L Hungate	Cllr Mrs M J Webster
Cllr C C Langlands	Cllr P F A Webster
Cllr T Livings	Cllr D A Weir
Cllr C J Lumley	Cllr Mrs B J Wilkins
Cllr J R F Mason	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, Mrs L A Butcher, R G S Choppen, T E Goodwin and D G Stansby.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
P Whitehead	- Team Leader, Area Team North
S Worthington	- Committee Administrator

286 MINUTES

The Minutes of the meeting held on 29 May 2003 were agreed as a correct record and signed by the Chairman.

287 DECLARATIONS OF INTEREST

Cllr Mrs M D McCarthy declared a personal interest in Schedule Item 5 by virtue of being acquainted with neighbours at 14 Leslie Road.

Cllr T G Cutmore declared a personal interest in Schedule Item 4 by virtue of

being closely acquainted with people living at the side of the garage and left the Chamber during discussion of this item.

Councillor Mrs H L A Glynn declared a personal interest in Schedule Items 2 and 4 by virtue of being a member of Hawkwell Parish Council, although she did not take part in any Hawkwell Parish Planning discussion of these items.

288 BREACH OF PLANNING CONTROL ON LAND NORTH OF ARTERIAL ROAD, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the storage and siting of three mobile homes on land north of Arterial Road, Rayleigh, Essex.

Resolved

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

289 BREACH OF PLANNING CONTROL ON LAND AT GREENACRES, PARK GARDENS, HAWKWELL, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the use of the site for the storage of waste (timber/cardboard/domestic/household, etc) and for the storage of building equipment (scaffolds/bricks, etc) on land at Greenacres, Park Gardens, Hawkwell, Essex.

Resolved

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

290 SCHEDULE OF PLANNING APPLICATIONS

The Committee considered the Schedule of Planning Applications.

Item 1 – 03/00150/FUL – 3/5 London Hill, Rayleigh

Proposal – Third floor addition to create additional two bed flat (total 10 in building) layout additional parking space.

Resolved

That authority be delegated to the Head of Planning Services to present the following as the position of the Local Planning Authority to the planning hearing in relation to the non-determination of this application:

That, if this Authority had the jurisdiction to determine this application it would

have **REFUSED** planning permission for the following reasons:

- 1 The proposal for a fourth level creating a penthouse flat will by its presence detract from the appearance of the building by virtue of the increase in the scale and height of the building and its flat roof form. This would harm the character and appearance of the street scene, designated part of the Rayleigh Conservation Area which in the immediate vicinity of Church Street, London Hill and its junction with Bellingham Lane is primarily a 1.5 to 2 storey scale.
- 2 By virtue of the building's additional height there will be a corresponding loss of views from various directions of the Church and Windmill threatening the setting and views of these landmark Listed Buildings. (HPS)

Item 2 – 03/00374/FUL - 79 Ashingdon Road, Rochford

Proposal – Demolish existing house and erect two storey block containing 9 no. sheltered flats. Revised scheme including third floor accommodation in roofspace, following approval of application reference 02/00741/FUL.

Resolved

That the application be approved, subject to the conditions set out in the Schedule, and subject to the amendment of Condition 14 requiring the provision of an enclosure/barrier to specifically prevent vehicles parking in the garden areas. (HPS)

Item 3 – 03/00076/OUT – Land North of BSG Ltd, Purdeys Way, Rochford

Proposal – Erection of 2 'single span' storage buildings.

Members noted that this was a full application.

Resolved

That authority be delegated to the Head of Planning Services to approve the application subject to the conditions set out in the Schedule. (HPS)

Item 4 – 03/00302/FUL – Q8 Service Station, 543 Ashingdon Road, Rochford

Proposal – Erection of two storey building containing 16 no. flats (3 with balconies), together with 23 no. parking spaces, demolish existing petrol filling station.

Resolved

That the application be approved, subject to the conditions set out in the

Schedule and the informative set out in the addendum to the Schedule..
(HPS)

Item 5 – 03/00108/FUL – 12 Leslie Road, Rayleigh

Proposal – Erect 6-bed two storey dwelling with rooms in roof (revised and retrospective application following permission reference 99/00638/FUL).

Officers confirmed that it would be possible to defer this item until after a site visit had taken place.

Resolved

That this item be deferred. (HPS)

The meeting closed at 8.27 pm.

Chairman

Date