

Planning Services Committee – 20 May 2004

Minutes of the meeting of the **Planning Services Committee** held on **20 May 2004** when there were present:-

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

Cllr R A Amner	Cllr C R Morgan
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr R G S Choppen	Cllr P K Savill
Cllr T G Cutmore	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 J Thomass
Cllr K H Hudson	Cllr Mrs M S Vince
Cllr Mrs L Hungate	Cllr Mrs M J Webster
Cllr T Livings	Cllr P F A Webster
Cllr C J Lumley	Cllr D A Weir
Cllr G A Mockford	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, Mrs R Brown, C A Hungate, K A Gibbs, C C Langlands and Mrs J R Lumley.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
N Khan	- Solicitor
S Worthington	- Committee Administrator

246 MINUTES

The Minutes of the meeting held on 22 April 2004 were approved as a correct record and signed by the Chairman.

247 DECLARATIONS OF INTEREST

Cllr Mrs M J Webster declared a personal interest in item 2 of the Schedule by virtue of being the County Council's Community Care representative.

248 BREACH OF PLANNING CONTROL AT SIMLA RESTAURANT, FERRY ROAD, HULLBRIDGE

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 an area of hardstanding to be kept clear of vehicle parking.

Resolved

That the Head of Planning Services be authorised to take all necessary action including the issue of Notices and action in the Courts to secure the remedying of the breach now reported. (HPS)

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

The Committee considered the Schedule of development applications and recommendations, together with application number 03/01122/COU, which had been referred from the Weekly List.

Item R1 – 04/00200/COU – Land Adjoining 240A – 242 Eastwood Road, Rayleigh

Proposal – Change of use of highway land to form part of residential cartilage.

Mindful of Officers' recommendation for approval, Members considered nevertheless that the application should be refused on grounds of loss of amenity and setting a precedent in respect of other amenity areas along Eastwood Road, the cumulative effect of which would erode the area's pleasant character and it was:-

Resolved

That the application be refused for the following reason:-

That the site contributes to the pleasant character of the public street scene. The proposal, if permitted, would result in a consequent loss of character and set a precedent in respect of other grass verges and amenity areas along Eastwood Road (including the area on the opposite corner of Southview Road), the cumulative effect of which would be the serious erosion of the area's pleasant character. (HPS)

Item 2 – 03/00947/FUL – Land North of Market Square/West Street and West of North Street, Rochford

Proposal – (A) Two and three storey building containing supermarket, library, 3 no. shops, 42 no. flats (1-bed, 2-bed and bedsits) and basement car park; (B) two and three storey building containing 34 no. flats (1-bed and 2-bed) and 3 no. shops; (C) two, three and four storey building containing 73 no. flats (1-bed and 2-bed); car parking, and associated works.

In determining this application, Members asked officers to explore further:-

- the handing of the footpath and the overhang strip beside the main access into the site;
- signage for directing traffic in and out of the site.

Resolved

That the application be approved, subject to the completion of a Legal Agreement including the heads of the matters outlined in the Schedule and the addendum to the Schedule and including the heads of condition, as set out in the Schedule and the addendum to the Schedule. (HPS)

Item R3 – 03/01122/COU – 204 Daws Heath Road, Rayleigh

Proposal – Continued use of former agricultural building for storage and repair of motorcycles.

Mindful of Officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the use was inappropriate and of a nature and scale that was likely to adversely change the character of the area.

Resolved

That the application be refused for the following reason:-

The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 and GB5 of the Local Plan and to Policy C2 and Policy RE2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings).

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The Local Planning Authority considers that the use is inappropriate and of a nature and scale that is likely to adversely change the character of the area. Furthermore, given the extensive range of buildings on this site and its location within the vulnerable inner edge of the Green Belt separating the settlements of Rayleigh, Southend-on-Sea and Thundersley, if repeated, such inappropriate uses on this potential scale would harm the character of the area and conflict with the main purposes of the Green Belt policy. (HPS)

The meeting closed at 9.15 pm.

Chairman

Date