

Planning Services Committee – 30 May 2002

Minutes of the meeting of the **Planning Services Committee** held on **30 May 2002** when there were present:

S P Smith (Chairman)
K A Gibbs (Vice-Chairman)

Cllr R S Allen
Cllr R A Amner
Mrs L Barber
Cllr C I Black
Cllr Mrs R Brown
Cllr P A Capon
Cllr Mrs T J Capon
Cllr R G S Choppen
Cllr T G Cutmore
Cllr D F Flack
Cllr Mrs H L A Glynn
Cllr T E Goodwin
Cllr J E Grey
Cllr A J Humphries
Cllr C A Hungate
Cllr Mrs L Hungate
Cllr C C Langlands
Cllr T Livings

Cllr C J Lumley
Cllr Mrs J R Lumley
Cllr Mrs M D McCarthy
Cllr G A Mockford
Cllr C R Morgan
Cllr R A Oatham
Cllr J M Pullen
Cllr P K Savill
Cllr C G Seagers
Cllr Mrs M A Starke
Cllr M G B Starke
Cllr J Thomass
Cllr Mrs M S Vince
Cllr Mrs M J Webster
Cllr P F A Webster
Cllr Mrs M A Weir
Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs E Marlow, and JRF Mason

OFFICERS PRESENT

S Scrutton – Head of Planning Services
A Bugeja – Head of Legal Services
S Fowler – Head of Administrative and Member Services
J Whitlock – Planning Manager
K Steptoe – Team Leader
C Evans – Legal Officer
A Wyatt – Committee Administrator

202 MINUTES

The minutes of the meeting held on 4 April 2002 were approved as a correct record and signed by the Chairman.

203 DECLARATION OF INTEREST

Cllr C I Black declared a personal interest in the item “Consultation from Thurrock Borough Council ...” (Minute 206) by virtue of his employment in the Shipping industry. Cllr D F Flack declared a personal interest in the same item by virtue of being employed by Thurrock Borough Council.

Councillor T Livings declared a personal interest in the item "Breach of Planning Control at 1 Brocksford Avenue, Rayleigh" (Minute 210) by virtue of living in close proximity to the site.

Members interests relating to the schedule of development applications and recommendations were received as follows: -

Schedule item 3 – Cllr C G Seagars declared a personal interest by virtue of being a local Ward Councillor and also by virtue of being a named petitioner in relation to this site.

Schedule items 5 and 6 – Cllr C J Lumley declared a personal interest by virtue of being a Governor of Rayleigh Primary School. Cllr C R Morgan declared a personal interest by virtue of holding a liquor license. Cllr R A Oatham declared a personal interest by virtue of being Chairman of Rayleigh Town Council Planning Committee at the time the Town Council initially considered this matter. Cllr T Livings declared a personal interest by virtue of being a user of the Salvation Army Hall.

204 TREE PRESERVATION ORDERS – MONITORING AT THE ETHELDORE RESIDENTIAL DEVELOPMENT SITE

The Committee considered an update report from the Corporate Director (Finance and External Services), on the monitoring that has taken place in relation to tree preservation order matters at the Etheldore Residential Development Site since 30 August 2001.

Noting and agreeing the recommendation from Officers, Members considered that a progress report should be brought back to this Committee for the first meeting after summer recess. Further, Members requested that this report include details of the condition of the trees on the site and details of consents given to new home owners for works to protected trees.

Resolved

That the Woodlands and Environmental specialist continue to monitor the Etheldore Residential Development Site to ensure that the remaining eight trees are planted as per the agreement with the

Countryside properties, with a progress report being brought back to the Planning Services Committee on 29 August 2002. (CD(FES))

205 RETROSPECT FENCE AND INCORPORATE LAND WITHIN CURTILLAGE OF DWELLING HOUSE – 99 GREEN LANE, LEIGH-ON-SEA

The Committee considered the report of the Head of Planning Services on notification of an application which had been received from Southend-on-Sea Borough Council requesting the views of this authority concerning the change of use of land to form an extension to an existing residential garden.

Whilst not objecting to the application, Members wished for Southend-on-Sea Borough Council to be reminded of the Local Plan notation of the land on the Rochford District side of the Boundary.

Resolved

That Southend on Sea Borough Council be advised that this Authority raises no objection to the use of the land within Southend Borough Council area for residential purposes, although that they be reminded of the Local Plan notation of the land on the Rochford District side of the Boundary.

206 CONSULTATION FROM THURROCK BOROUGH COUNCIL ON AN APPLICATION BY P&O AND SHELL UK LTD. TO DEVELOP A MAJOR ROAD AND RAIL LOGISTIC AND COMMERCIAL CENTRE ON THE FORMER SHELL HAVEN OIL REFINERY, CORRINGHAM, THURROCK

The Committee considered the report of the Head of Planning Services which sought views on the implications of outline planning applications to develop a major road and rail logistic centre on the former Shell Haven Oil Refinery at Corringham.

In noting the detail of the report, Members requested that additional information should be supplied in order for a more informed response to be provided. Further, in agreeing Officers recommendations Members considered that comments relating to transport and traffic issued would need to be strengthened with additional concerns being raised about the potential for environmental impact on the Thames and the coastline around the Rochford District, furthermore Members requested that regular updates should be provided on the progress of the application.

Resolved

- (1) That Thurrock Borough Council be informed of the Council's concerns relating to traffic and transport implications of the

London Gateway Logistics and Commercial Centre, and that they be asked to provide further information and regular updates to the authority on the progress of the application.

- (2) That additional concerns relating to the potential for environmental impact on the Thames and the coastline around the Rochford district be also forwarded to Thurrock Borough Council.
- (3) That regular reports be provided to Members on progress relating to this application.

207 A BREACH OF PLANNING CONTROL ON LAND AT MOONS FARM, CANEWDON ROAD, ASHINGDON

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the storage and siting of a number of mobile touring caravans at Moons Farm, Canewdon Road, Ashingdon.

Resolved

That the Corporate Director (Law, Planning and 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).

208 A BREACH OF PLANNING CONTROL AT 83–85 HIGH STREET, GREAT WAKERING

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the insertion of French doors and the erection of decking and a balustrade forming a patio area at first floor level at 83–85 High Street, Great Wakering, without the benefit of planning permission.

Noting that the developers were taking steps to remedy the situation, Members considered there was still some way to go and that the recommendation should stand.

Resolved

That the Corporate Director (Law, Planning and 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)

209 A BREACH OF PLANNING CONTROL AT 4 CHURCH STREET, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the display of fascia sign on the front elevation of a listed building at the above site.

Resolved

That the Corporate Director (Law, Planning and 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).

210 A BREACH OF PLANNING CONTROL AT 1 BROCKSFORD AVENUE, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the non-compliance with conditions 3 and 4 of Planning Application Reference F/0431/98/ROC at 1 Brocksford Avenue, Rayleigh.

Resolved

That the Corporate Director (Law, Planning and 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).

211 A BREACH OF PLANNING CONTROL AT 11 AND 15 BANYARD WAY, ROCHFORD

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the repositioning of fencing adjacent to the highway at both 11 and 15 Banyard Way, Rochford. Noting the detail of the report, Members considered it should be deferred in order for Officers to further investigate the matter with a view to remedying the situation.

Resolved

That the report be deferred (HPS).

212 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee had before them, the current schedule of planning applications for consideration.

Item 1 – 02/00282/CPO, Barling Landfill Site, Church Road, Barling

Proposal - temporary installation of landfill gas flare for 18 month period.

Resolved

That the County Council be advised that this authority has no objections to the application subject to the conditions in the schedule, with an additional comment regarding the potential for wildlife gain from the site.

Item 2 – 02/00353/CPO, Barling Landfill Site, Church Road, Barling

Proposal – Installation of hopper, container and storage area to allow bagging of aggregates.

Add condition.

6 that no retail sales take place from the site.

Resolved

That Essex County Council be informed that this authority has no objection to the application, subject to the conditions in the schedule, to include the additional condition outlined above.

Item 3 – 02/00391/CPO, Land at former Civil Amenity Site, Common Road, Great Wakering

Proposal – Temporary permission for the use of land for the storage of fridge freezers.

Resolved

That the Head of Planning Services be granted delegated authority to object to the planning application on the basis of the reasons set out in the schedule and also

"That Essex County Council be advised that this authority strongly objects to the proposal. Whilst Rochford District Council does strongly object to the site being reopened, if the County is unfortunately minded to grant consent, it is requested that the site be used as a Civil Amenity Site rather than be restricted to the storage of fridge freezers. Further that the County Council be asked to review the security of the site and

to confirm that all appropriate measures are being taken to avoid contamination.

It was further requested that the potential for protected species habitat on the site be investigated.

Item 4 – 02/00304/FUL, Land north of Purdeys Industrial Estate, Brickfield Way, Rochford

Proposal – Vehicle dismantling and recycling works comprising open storage areas, covered vehicle parking, office and workshop access roads and parking.

Noting the application was before Members under the fast-track procedure, Members highlighted issues relating to the potential for serious contamination of surrounding water courses and requested that this issue be closely examined by Officers. In addition, concern was expressed about the impact of buildings in this location on the operation of London Southend Airport and that the views of the Civil Aviation Authority and the Airport Operator would be important when determining the application.

Item 5 – 02/00064/FUL, 138 High Street, Rayleigh

Proposal – Variation of condition 3 of ROC/813/86 to allow use of 138B as Public House in association with 138. Two storey rear extension, beer garden (within enclosed wall). Side balcony feature, new unit and enclosed landscape frontage. Demolition of existing garages.

Add heads of condition.

- (14) Public access only through the front of the building.
- (15) That no construction deliveries be made to the site at peak travel times.

Add informative.

- (1) Encourage applicant to replace Crittal windows in the upper storeys of the High Street frontage.

Resolved

That the application be approved, subject to the conditions in the schedule, to include the heads of condition and informative outlined above.

Item 6 – 02/00063/FUL, 138 High Street, Rayleigh, Essex

Proposal – Variation of condition 3 of ROC/813/86 to allow use of 138B as Public House in association with 138. Two storey rear extension, beer garden (within enclosed wall). Side balcony feature, new unit and enclosed landscape frontage. Demolition of existing garages.

Resolved

That the application be approved, subject to the conditions on the application 02/00064/ROC , as amended in the previous Item.

The meeting closed at 9.15pm.

Chairman: _____

Date: _____