

Planning Services Committee - 20 February 2003

Minutes of the meeting of the **Planning Services Committee** held on **20 February 2003** when there were present:-

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

Cllr 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 J R F Mason
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 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 R A Amner, Mrs M A Starke and M G B Starke.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
K Steptoe	- Team Leader
P Whitehead	- Team Leader
Catherine Evans	- Trainee Solicitor
J Bostock	- Principal Committee Administrator

83 MINUTES

The minutes of the meeting held on 23 January 2003 were agreed as a correct record and signed by the Chairman.

84 DECLARATIONS OF INTEREST

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

Cllr Mrs M S Vince declared a personal interest in Item 8 by virtue of living in Doggets Close.

Cllr A J Humphries declared a personal interest in items D1 and 4.

85 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL. RUNWAY RECONFIGURATION WORKS, DEMOLITION OF ST LAWRENCE AND ALL SAINTS CHURCH AND RE-ALIGNMENT OF EASTWOODBURY LANE, SOUTHEND AIRPORT

The Committee considered the report of the Head of Planning Services on the planning and listed building proposals submitted by the Airport Company to Southend Council.

Resolved

- (1) That Southend Borough Council be asked to request further details from the Airport Company regarding its medium/long-term plans so that a reasoned view can be reached about this application in the context of an overall development plan. The details to include the following:-
 - The timescale to which Southend Borough Council is working to make a decision on this application.
 - Changes to the noise footprint of the airport arising from the development.
 - Have any other churches been moved in the UK or Europe to allow developments to take place?
- (2) That it be proposed to Southend Borough Council that, in light of the information provided by the Airport Operator, joint meetings take place between the authorities to fully assess the issues, in order that appropriate information can be communicated to the District's residents. (HPS)

86 BREACH OF PLANNING CONTROL AT BRAMBLEHURST FARM, HYDE WOOD LANE, CANEWDON

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the siting of a mobile home type building and the construction of a detached out building within the Metropolitan Green Belt on land at Bramblehurst Farm, Hydewood Lane, Canewdon.

Resolved

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

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

The Committee considered the schedule of development applications and recommendations together with Application Numbers 02/00977/FUL and 02/00943/FUL which had been referred from the Weekly List.

Item D1 - 02/00798/FUL - 72 to 74 The Approach, Rayleigh

Proposal - Erect two-storey building comprising 8 No. flats (demolish existing dwellings).

Mindful of Officers recommendation for approval, Members considered nevertheless that the application should be refused and it was:-

Resolved

That the application be refused for the following reasons:-

- Two car parking spaces are proposed in Landsdowne Drive too close to its junction with The Approach. Their use will result in conditions detrimental to highway safety.
- The proposed development will not be in-keeping with the street scene.
- The proposed development will lead to the overlooking of 1 Landsdowne Drive, by virtue of the difference in height between the two sites.
- Eight parking spaces are proposed to serve the development. This does not comply with the Council's adopted parking standard set out in the Rochford District Local Plan First Review, which requires a minimum of twelve spaces. In the opinion of the Council, the inadequate number of parking spaces proposed

will lead to parking in surrounding roads, to the detriment of the amenities of residents and highway safety.

- Properties in Landsdowne Drive currently suffer surface water flooding problems. In the opinion of the Council, the proposed development will materially worsen this problem, to the detriment of the amenities of residents.
- The proposed development, by virtue of the communal amenity area to the rear and the access available to that area will lead to a loss of security to properties in Swallow Close and Landsdowne Drive. (HPS)

Item R2 - 02/01048/COU - Rochford Garage, 111 Ashingdon Road, Rochford

Proposal - Change of use of premises from petrol filling station/vehicle repairs/car showrooms to petrol filling station/shop/cafe/tertia, together with alterations to front and side elevations of building.

Resolved

That the application be approved subject to the following amended/additional conditions:-

8. A revised parking layout plan shall be submitted to the local planning authority showing the following:
 - (A) A dwarf brick wall to be provided in the position marked in GREEN on the site layout plan returned herewith.
 - (B) A total of eight parking spaces
 - (C) No parking space being provided in front of the emergency exit door to the cafeteria/garage, and details of a method to be employed to prevent parking in this location.

Such a parking layout plan as is approved in writing by the Local Planning Authority shall be provided in accordance with the approved details prior to the commencement of the use of the cafeteria, and shall thereafter be permanently maintained in the agreed form throughout the lifetime of the development.

9. The emergency exit door to the side elevation of the building with Leecon Way shall not be used by the public or staff to access/exit the building, except in an emergency. Prior to the commencement of the cafeteria use, the door shall be fitted with

a push-bar or other such appropriate lock or device to prevent its unauthorised use by public or staff.

10. Notwithstanding the provisions of Class A3 of the Town and Country Planning (Use Classes) Order 1987, no hot food takeaway service shall operate from the cafeteria hereby approved.
11. No video games or other amusement machines shall be provided on the premises. (HPS)

Item R10 (Referred from Weekly List) - 02/00977/FUL - Site G4, Purdeys Industrial Estate, Purdeys Way, Rochford

Proposal - Erect 2.4 metre palisade boundary fence with 2 No. sets of gates.

Mindful of Officers recommendation for approval, Members considered nevertheless that the application should be refused and it was:

Resolved

That the application be refused for the following reason:-

- The proposed fence, by reason of its design, scale and prominent siting on the perimeter of the industrial estate, would constitute a visual intrusion, detrimental to the character and appearance of the area. (HPS)

Item R11 (Referred from Weekly List) - 02/00943/FUL - Rumsey House, Locks Hill, Rochford

Note: Councillor Mrs M J Webster declared a personal interest in this item as her role as a County Councillor meant involvement with the Trust.

Proposal - Use of part of premises as Day Centre providing services to people with mental health needs.

Resolved

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

Item 3 - 02/00036/FUL - 232 Eastwood Road, Rayleigh

Proposal - Erect four 4-bed detached dwellings (three with detached and one with integral garage), layout private drive and access (demolish existing dwelling).

Resolved

That the application be deferred pending a site visit. (HPS)

Item 4 - 02/00865/OUT - Land to the West of Purdeys Way, Purdeys Way Industrial Estate, Rochford

Proposal - Outline application to erect furniture retail store, layout car parking, service area and access.

Resolved

That the application be approved subject to the conditions set out in the schedule, the Highway Authority conditions set out in the Addendum Sheet and a Legal Agreement as follows :-

- That the applicant be required to provide a financial contribution, the specific amount to be agreed, to assist with the implementation of highway and junction improvements at the Purdeys Way/Sutton Road junction.

Item 5 - 02/01063/GD - Great Shell Corner, Foulness Island

Proposal - Erection of garage.

Resolved

That no objection be raised to this application. (HPS)

Item 6 - 02/0113/GD - Great Shell Corner, Foulness Island

Proposal - Demolish mess room building.

Resolved

That no objection be raised to this application subject to the condition set out in the schedule. (HPS)

Item 7 - 02/01084/FUL - Land at 17 Weir Pond Road, Rochford

Proposal - Erection of three-storey building containing 12 No. flats, together with access and parking area.

Resolved

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

Item 8 - 01/00050/FUL - Rochford Recreation Ground, Stambridge Road, Rochford

Proposal - Extension to existing club house pavilion.

Resolved

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

Exclusion of the Press and Public

Resolved

That the press and public be excluded for the remaining item of business on the grounds that exempt information as defined in paragraph 7 of Part 1 of Schedule 12a of the Local Government Act 1972 would be disclosed.

Item 9 - 03/00094/GD - P&C MoD Land, Shoeburyness

Proposal - 2.4 metres fencing, hardstanding and 2 lattice masts (up to 10 metres high) with associated works.

Resolved

That authority be delegated to Head of Planning Services to raise no objection to the proposal, subject to the conclusion of consultation responses to his satisfaction. (HPS)

Prior to the close of the meeting, the Committee concurred with the Chairman that the Head of Planning Services and his staff should be congratulated for the latest performance statistics relating to planning applications. The Committee also extended thanks and best wishes to Kevin Steptoe, who was leaving the Authority.

The meeting closed at 9.22pm

Chairman

Date