

## **Planning Services Committee 31 May 2001**

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Minutes of the meeting of the **Planning Services Committee** held on **31 May 2001** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams  
Cllr R S Allen  
Cllr T G Cutmore  
Cllr Mrs J E Ford  
Cllr Mrs H L A Glynn  
Cllr J E Grey  
Cllr Mrs J Hall  
Cllr D R Helson  
Cllr Mrs J Helson  
Cllr A Hosking

Cllr Mrs L Hungate  
Cllr V H Leach  
Cllr T Livings  
Cllr J R F Mason  
Cllr G A Mockford  
Cllr C R Morgan  
Cllr M G B Starke  
Cllr Mrs M J Webster  
Cllr P F A Webster  
Cllr D A Weir

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs R Brown, P A Capon, D M Ford, Mrs J M Giles, C C Langlands, Mrs S J Lemon, P J Morgan, R A Pearson, Mrs L I V Phillips and Mrs M A Weir.

### **OFFICERS PRESENT**

S Scrutton	-	Head of Planning Services
A Bugeja	-	Head of Legal Services
J Whitlock	-	Planning Manager
K Steptoe	-	Team Leader (Planning)
A Wyatt	-	Committee Administrator

### **197 DECLARATIONS OF INTEREST**

Councillor Mrs H L A Glynn declared a non pecuniary interest in Schedule item 2 (Minute 202) by virtue of her son-in-law working at the school.

### **198 MINUTES**

The Minutes of the meeting held on 26 April 2001 were approved as a correct record and signed by the Chairman.

**199 BREACH OF PLANNING CONTROL AT HANOVER GOLF CLUB,  
HULLBRIDGE ROAD, RAYLEIGH**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control namely the stationing of two steel storage containers and one portable building in the Metropolitan Green Belt, in breach of Condition 2 of application reference CU/0389/90/ROC.

**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)

**200 BREACH OF PLANNING CONTROL ON LAND TO THE NORTH OF  
LYNWOOD NURSERIES, ARTERIAL ROAD, EASTWOOD**

The Committee considered the report of the Head of Planning Services regarding the unauthorised change of use and the dumping of waste materials at land north of Lynwood Nurseries off Arterial Road (A127), Eastwood, without the benefit of planning permission.

**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)

**201 BREACH OF PLANNING CONTROL ON LAND AT VANDERBILT  
AVENUE, RAYLEIGH**

The Committee considered the report of the Head of Planning Services regarding the unauthorised change of use of land from open land to open storage and the erection of structures in the Metropolitan Green Belt and landscape improvement area as defined in the adopted Rochford District Local Plan without the benefit of planning permission.

**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)

### **202 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Committee considered the current schedule of planning applications.

#### **Para 1 - 01/00217/FUL – 24 Main Road, Hawkwell, Essex**

##### **Proposal – Erect 4 bed detached house with detached double garage (demolish existing bungalow)**

Mindful of Officers recommendations for approval Members considered nevertheless that this application should be refused on the grounds of out of scale and character with the surrounding area, and also the dominant position of the garage within the Green Belt.

##### **Resolved**

That the application be refused for the following reason:

The proposed two storey house development by virtue of its size, scale and relationship with adjoining dwellings, being an end plot on the boundary of this rural settlement area, which comprises mainly bungalows, would create an incongruous property, over dominant and out of character with the existing street scene, to the detriment of the amenity of the locality. Furthermore the detached garage in the prominent forward position proposed would further detract from the character and appearance of the area.

#### **Para 2 – 01/00306/CC - Holt Farm Infant School, Ashingdon Road, Rochford.**

##### **Proposal: Single Storey Extension and Remove Relocatable Classroom**

##### **Resolved**

That Essex County Council be advised **no objection** is raised to this proposal subject to the conditions in the schedule.

#### **Para 3 – 01/00248/CM – Dollymans Farm, Doublegate Lane, Rawreth:**

##### **Proposal – Proposed Borrow Pit in connection with A130 Bypass and Restoration to Agricultural Use**

### **Resolved**

That Essex County Council be informed that this Council ask them in determining this matter to ensure no additional flood risk is created particularly having regard to the recent flooding where the Chichester Hall and North Benfleet brooks meet. Also that the land is reinstated in an appropriate way to animal grazing land measures shall be put in place to protect the World War I Monuments existing hedges and undertake appropriate archaeological survey works.

### **Para 4 – 01/00272/FUL – 2 & 4 and Land to the South East Southend Road and Main Road, Hockley.**

**Proposal: Demolish two existing Houses and Outbuildings, Erect four 5-bed and one 4-bed Detached Houses with three Detached and two Integral Garages, New Private Road and Junction (resubmission following 00/00571/FUL)**

### **Resolved**

That the application be approved subject to the heads of condition outlined in the Schedule.

### **Para 5 – 01/00345/COU – Units 7 – 12 Eldon Way, Hockley.**

**Proposal: Change of Use from Light Industrial (Classes B1/B2) to Storage and Distribution (Class B8)**

Noting this application was before Members under fast track procedures Members wished the following points to be taken into account when considering the application.

- Hours of operation
- Delivery times
- No retail sales
- Police consultation re security
- Consultation with Fire Authority
- Smell/odour concerns
- Concern over highways comments

It was further considered that a meeting should be arranged with Essex County Council Highways to discuss the situation further the meeting to include the Chairman of the Planning Services Committee, the Ward Councillors and the Hockley Parish Council.

**Para 6 – 99/00002/FUL – Land Adjacent to 62 Park Gardens, Hawkwell.**

**Proposal: Erect Pair of 4 Bed Houses linked by Semi-Integral Garage (revised submission following F/0454/98/ROC.**

**Resolved**

That the application be refused for the reasons set out in the Schedule.

**Para 7 – 01/00307/CC – Coombewood Workshop, 1 Websters Way, Rayleigh.**

**Proposal: Continue to use Building for Business (including office use) Introduce Non-Residential training/ counselling use, Replace existing external shutters**

**Resolved**

That Essex County Council be advised that no objection be raised to the proposal subject to hours of operation outlined in the Planning Services Addendum sheet.

**Para 8 – 00/00610/FUL – Former British Legion Hall, East Street, Rochford, Essex.**

**Proposal: Erect Three 2-bed Terraced Dwellings, Layout access and car parking areas**

Add condition restricting vehicular access from other than the driveway in East Street and preventing pedestrian and vehicular access at all from Weir Pond Road.

**Resolved**

That the application be approved subject to the heads of condition in the Schedule and the additional condition above.

**Para 9 – 01/00259/FUL – Burtons Farm, Barling Road, Barling Magna.**

**Proposal: Change of Use of existing Farm Building to Dwelling (involving alterations to structure) with Integral Garage. Resubmission following Refusal 00/00729/FUL**

**Resolved**

That the application be approved subject to the heads of conditions outlined in the Schedule.

The Meeting closed at 9.00pm.

Chairman .....

Date .....