

Planning Services Committee – 25 August 2005

Minutes of the meeting of the **Planning Services Committee** held on **25 August 2005** when there were present:-

Chairman: Cllr A J Humphries
Vice-Chairman: Cllr K J Gordon

Cllr R A Amner	Cllr D Merrick
Cllr C I Black	Cllr Mrs J A Mockford
Cllr Mrs R Brown	Cllr R A Oatham
Cllr Mrs L A Butcher	Cllr J M Pullen
Cllr P A Capon	Cllr P K Savill
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr T G Cutmore	Cllr S P Smith
Cllr Mrs H L A Glynn	Cllr D G Stansby
Cllr J E Grey	Cllr J Thomass
Cllr Mrs S A Harper	Cllr Mrs M S Vince
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins
Cllr J R F Mason	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R G S Choppen, T E Goodwin, C A Hungate, Mrs L Hungate, Mrs M A Starke and M G B Starke.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
N Khan	- Solicitor
J Bradley	- Trainee Solicitor
S Worthington	- Committee Administrator

315 MINUTES

The Minutes of the meeting held on 26 July 2005 were approved as a correct record and signed by the Chairman.

316 DECLARATIONS OF INTEREST

Cllr D Merrick declared a personal interest in item 1 of the Schedule by virtue of leasing an office nearby.

Cllrs Mrs H L A Glynn and D Merrick each declared a prejudicial interest in item R5 of the Schedule by virtue of being Governors of the school and left the Chamber during discussion of this item.

Cllrs C J Lumley and Mrs J R Lumley each declared a personal interest in item 3 of the Schedule by virtue of their daughter living near the site.

317 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 05/00452/FUL, 05/00278/FUL and 05/00584/OUT, which had been referred from the Weekly List.

Item 1 – 05/00446/FUL – Land Rear of 91 High Street, Rayleigh

Proposal – Redevelopment of the site to provide a new four storey building providing 15 two-bed flats with 18 car parking spaces.

Resolved

That the application be approved, subject to the legal agreement and conditions, as set out in the Schedule and in the addendum to the Schedule and subject to an informative relating to construction and removals lorries not blocking Websters Way. (HPS)

Item 2 – 05/00536/REM – Rochford Business Park, Cherry Orchard Way, Rochford

Proposal – Motor park development comprising 7 no. car dealerships, petrol filling station and valeting centre, with associated access, parking, vehicle display and landscaping.

This application was reported to the Committee under the fast track arrangements for developments proposing more than ten job opportunities.

During debate Members, while pleased to see this form of development, raised the following concerns:-

- The scheme should include some landscaping along the frontage of the site.
- Careful consideration should be given to either retaining the existing hedgerow along the Cherry Orchard Way frontage or some form of landscaping.
- It was also important that there was proper screening between the site and the nearby residences.

- There should be some form of screening between the site and the Green Belt boundary.
- The proposed location of the petrol filling station, in the middle of the site, was questionable, given that the rest of the site would be closed down at night. The location gave rise to concern with respect to security of staff and customers.
- The site had the potential to attract 'boy racers' and it was vital that careful consideration was given to the site's overall security. It would be difficult to put up barriers at night, as the petrol filling station would still be open.
- The buildings should be constructed with a non-reflective finish to ensure a subdued appearance given its rural fringe location.
- Signage for the development along Cherry Orchard Way should not be visually intrusive.
- Careful consideration would be needed with respect to car parking arrangements.
- Thought should also be given to parking for lorries to prevent roads around the site potentially becoming a lorry park.
- Careful consideration should be given to lighting on site, and particularly around the areas where new and used cars would be on display externally.
- Due attention should be given to the potential for protected species on site and on how to safeguard them.

Members also expressed interest in the hours of operation of the car dealerships and the location of cycle paths and cycle bays.

Item 3 – 05/00601/FUL – 44 Grove Road, Rayleigh

Proposal – Rear hipped to gable end roof extension. Extend existing side dormers and create balcony to rear elevation.

Resolved

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

Item R4 – 05/00452/FUL – 18 Trinity Close, Rayleigh

Proposal – Demolish existing dwelling and construct two detached 4-bedroomed houses with semi-integral garages.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and the following additional conditions:-

8 SC17 PD Restricted - Extensions.

9 The dwellings hereby permitted shall be set out on the site in strict accordance with the details indicated on the 1:200 scale additional plan, drawing No.4061-4.

Item R5 – 05/00278/FUL – Rochford Primary School, Ashingdon Road, Rochford

Proposal – Ground floor extensions to form practical areas to 4 no. classrooms, enlarge nursery, enlarge main hall, construct changing rooms, foyer and reception area, form staff room within first floor roofspace.

Resolved

That the application be deferred to allow further negotiation with the applicant with respect to the specific concerns raised by the Historic Buildings Adviser. (HPS)

Item R6 – 05/00584/OUT – Land adjacent to Meadway, Wendon Close, Rochford

Proposal – Erection of two semi-detached chalet style bungalows.

Resolved

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

The meeting closed at 9.09 pm.

Chairman

Date