

Planning Services Committee – 26 May 2005

Minutes of the meeting of the **Planning Services Committee** held on **26 May 2005** when there were present:-

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

Cllr C I Black	Cllr D Merrick
Cllr Mrs R Brown	Cllr R A Oatham
Cllr Mrs L A Butcher	Cllr P K Savill
Cllr P A Capon	Cllr C G Seagers
Cllr Mrs T J Capon	Cllr S P Smith
Cllr R G S Choppen	Cllr D G Stansby
Cllr T G Cutmore	Cllr Mrs M A Starke
Cllr Mrs H L A Glynn	Cllr M G B Starke
Cllr J E Grey	Cllr J Thomass
Cllr Mrs S A Harper	Cllr Mrs M J Webster
Cllr C A Hungate	Cllr P F A Webster
Cllr Mrs L Hungate	Cllr Mrs C A Weston
Cllr J R F Mason	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T E Goodwin, K H Hudson, T Livings, C J Lumley, Mrs J R Lumley, J M Pullen, P R Robinson and Mrs M S Vince.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
M Stranks	- Team Leader (North)
A Bugeja	- Head of Legal Services
S Worthington	- Committee Administrator

208 MINUTES

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

209 DECLARATIONS OF INTEREST

Cllr Mrs H L A Glynn declared a personal interest in item R8 of the Schedule by virtue of being a member of Hawkwell Parish Council.

Cllr C G Seagers declared a personal interest in item R9 of the Schedule by virtue of being the Council's representative on the Crouch Harbour Authority.

Cllr Mrs R Brown declared a personal interest in item R9 of the Schedule by

virtue of being acquainted with the applicant.

Cllr K J Gordon declared a prejudicial interest in item 6 of the Schedule by virtue of his employment and left the Chamber during discussion of this item.

210 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 04/01131/FUL, 05/00260/FUL and 05/00292/FUL, which had been referred from the Weekly List.

Item R1 – 04/01131/FUL – Quest End 37 Rawreth Lane Rayleigh

Proposal – Demolish existing dwelling and industrial units and construct one detached and thirteen terraced houses, one flat, garages and access road with 2.2m high fence along rear boundary of plots 6 – 10.

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the proposal constituted an over-development of the site.

Resolved

That the application be refused, for the following reasons:-

1. The proposal would constitute an over-development of the site generally and would result, in the case of the dwelling to plot 4, in a dwelling with insufficient private amenity space to the detriment of the reasonable expectations of future occupiers and Plots 1-4 sited forward of the building line to the detriment of the character and appearance of the street.
2. The proposed first floor flat above the garage block to plot 5 would, by reason of the overlooking and loss of privacy to properties adjoining the site, have a serious and adverse effect on the amenity enjoyed by occupants of those neighbouring properties. (HPS)

Item 2 – 05/00217/ADV – Riverside Industrial Estate, South Street, Rochford

Proposal – Free standing non-illuminated industrial estate sign.

Resolved

That the application be approved for the reasons outlined in the Schedule and subject to the conditions set out in the Schedule and the extra condition

referred to in the Addendum, namely:

Condition No. 5: Notwithstanding the submitted plans, the sign shall only be displayed with a black metal border 15mm x 15mm “L” shape fixed to all edges or such other detail as previously agreed in writing by the LPA and the sign shall thereafter be retained in this form. (HPS)

Item 3 – 05/00237/ADV – 3 – 15 South Street, Rochford

Proposal – Externally illuminated sign and non illuminated directional sign and coat of arms located at open archway to front of building

Members agreed to defer this item in order for the applicants to address concerns relating to the capitalisation of words on the signage.

Resolved

That the application be deferred in order to allow the applicants to address concerns relating to the capitalisation of the first letter of each word on the signage. (HPS)

Item 4 – 05/00238/LBC – 3 – 15 South Street, Rochford

Proposal – Externally illuminated sign and non illuminated directional sign and coat of arms located at open archway to front of building

Members agreed to defer this item in order for the applicants to address concerns relating to the capitalisation of words on the signage.

Resolved

That the application be deferred in order to allow the applicants to address concerns relating to the capitalisation of the first letter of each word on the signage. (HPS)

Item 5 – 05/00188/GDPNC – MOD, Bridge Road, Foulness Island

Proposal – Proposed hardening of grass area

Resolved

That the applicant be informed that this Council wishes to raise no objections to the proposed development. (HPS)

Item 6 – 05/00255/REM – Park School, Rawreth Lane, Rayleigh

Proposal – Details of 128 dwellings comprising 38 no. four-bedroomed houses, 33 no. three-bedroomed houses, 11 no. two-bedroomed houses, 4 no. two-bedroomed apartments and 29 no. two-bedroomed apartments and 13 no. one-bedroomed apartments for key workers in a mixed development of two, two and a half and three storey form with estate roads.

Resolved

That, subject to a legal agreement and heads of condition as outlined in the Schedule and the heads of condition and informatives recommended by County Highways, as outlined in the addendum to the Schedule, and the following additional head of condition:

13) Provision of cycle parking

authority be delegated to the Head of Planning Services, in consultation with the Ward Members, to agree the response of Essex County Council Highways with regard to highway aspects and any conditions arising therefrom. (HPS)

(Note: Cllrs C I Black and R A Oatham wished it to be recorded that they had voted against the above decision.)

Item 7 – 05/00251/DP4 – Land adjacent to Rayleigh Windmill, Bellingham Lane, Rayleigh

Proposal – Proposed sensory garden (creation of an enclosed garden and landscape that will offer a wide range of sensory experiences especially for people with disabilities)

Resolved

That the application be approved for the reasons outlined in the Schedule and subject to the condition set out in the Schedule and support given by Members for the inclusion of a Braille map of the history of the castle. (HPS)

Item R8 – 05/00260/FUL – Land at Lincoln Road, Rochford

Proposal – Remove existing 15 metre high mast and construct 18 metre high monopole mast with relocated antenna and dish and 3 no. additional antennas and 2 no. additional dishes and extension to equipment compound.

Resolved

That the application be approved for the reasons outlined in the Schedule and

subject to the conditions set out in the Schedule and subject to the following additional Informatives :

- 1) In the interests of Conservation the applicants' attention is drawn to the desirability to avoid use of the Green Lane extent of Lincoln Road and for the construction access route to be extended further south across adjoining land to meet Lincoln Road at the existing trafficked extent of the surface which terminates outside the property known as "Threesons."
- 2) In the interests of Conservation the applicants' attention is drawn to the need for vehicles associated with routine maintenance access to the facility to park at the trafficked extent of Lincoln Road as far as "Threesons" and that access from this point will need to be undertaken on foot along the remainder of the Green Lane. (HPS)

(Note: Cllrs P A Capon, Mrs M A Starke and M G B Starke wished it to be recorded that they had voted against the above decision.)

Item R9 – 05/00292/FUL – Plot 16, Kingsmans Farm Road, Hullbridge

Proposal – Install floating pontoon with access over seawall for berthing of private yacht.

Resolved

That the application be approved for the reasons outlined in the Schedule and subject to the conditions set out in the Schedule and in the addendum to the Schedule. (HPS)

The meeting closed at 9.10 pm.

Chairman

Date