

Planning Services Committee - 17 December 2002

Minutes of the meeting of the **Planning Services Committee** held on **17 December 2002** when there were present:

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

Cllr R S Allen	Cllr Mrs J R Lumley
Cllr Mrs L Barber	Cllr J R F Mason
Cllr C I Black	Cllr Mrs M D McCarthy
Cllr Mrs R Brown	Cllr G A Mockford
Cllr P A Capon	Cllr C R Morgan
Cllr Mrs T J Capon	Cllr R A Oatham
Cllr R G S Choppen	Cllr J M Pullen
Cllr T G Cutmore	Cllr P K Savill
Cllr D F Flack	Cllr C G Seagers
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr T E Goodwin	Cllr M G B Starke
Cllr J E Grey	Cllr J Thomass
Cllr A J Humphries	Cllr Mrs M S Vince
Cllr C C Langlands	Cllr Mrs M J Webster
Cllr T Livings	Cllr P F A Webster
Cllr C J Lumley	Cllr Mrs M A Weir
	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, C A Hungate, Mrs L Hungate and Mrs E Marlow.

OFFICERS PRESENT

R J Honey	- Corporate Director (Law, Planning and Administration)
S Scrutton	- Head of Planning Services
K Steptoe	- Team Leader
P Whitehead	- Team Leader
J Bostock	- Principal Committee Administrator

626 MINUTES

The minutes of the meeting held on 21 November 2002 were agreed as a correct record and signed by the Chairman.

627 DECLARATIONS OF INTEREST

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

Cllr Mrs H L A Glynn declared a personal interest in items relating to Hawkwell and Rochford by virtue of her role as a Parish Councillor.

Cllrs P A Capon and Mrs T J Capon each declared personal interests in Item 4 by virtue of the involvement of a neighbour.

Cllr T G Cutmore declared a personal interest in items 2 and 3 by virtue of his role as an executive member of the Rochford Hundred Amenities Society.

628 BREACH OF PLANNING CONTROL ON LAND NORTH OF RICKING HALL, NEW HALL ROAD, HOCKLEY

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the siting of two "lorry back" containers, the construction of a stable building and the construction of a hard standing, driveway and fencing on land north of Ricking Hall, New Hall Road, Hockley, Essex.

Resolved

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

629 BREACH OF PLANNING CONTROL AT BROOKSIDE, LONDON ROAD, RAYLEIGH

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the regular stationing and operation of a mobile fast food trailer/van on land at Brookside, London Road, Rayleigh.

Resolved

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

630 BREACH OF PLANNING CONTROL AT 13 RONALD DRIVE, RAYLEIGH

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the operation of a gym and swimming pool for commercial clients at 13 Ronald Drive, Rayleigh.

Resolved

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

**631 BREACH OF PLANNING CONTROL AT LAND OPPOSITE
WITHERDENS FARM, CHELMSFORD ROAD, RAWRETH**

The Committee considered the report of the Head of Planning Services on breaches of planning control, namely the siting of caravans, constructions of hard standings, out buildings, etc. on land opposite Whetherdens Farm, A130 Chelmsford Road, Rawreth.

Resolved

That the detail of actions taken to date be noted and that the Head of Planning Services be authorised to continue to take all necessary action to secure the remedying of this breach. (HPS)

**632 BREACH OF PLANNING CONTROL ON LAND AT CROWN BINGO
HALL, CROWN HILL, RAYLEIGH**

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the non-compliance with Condition 4 attached to Planning Permission Reference 01/00898/FUL, and works in breach of a Tree Preservation Order.

Resolved

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

**633 SCHEDULE OF DEVELOPMENT APPLICATIONS AND
RECOMMENDATIONS**

The Committee considered the Schedule of Development Applications and Recommendations.

**Item R1 – 02/00819/FUL – Land Rear of Timberwharfe Cottages,
Beeches Road, Rawreth**

Proposal – Erection of Three Storey Dwelling House to serve Agricultural Workers together with Agricultural Building.

Resolved

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

Item 2 – 02/00813/FUL – 50 to 54 West Street, Rochford

Proposal - Demolition and Replacement of 50 – 52 West Street with 3 No. Dwellings; Conversion of 54 West Street and Attached Outbuildings to 2 No. Dwellings; together with erection of 3 No. Dwellings to the Rear.

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:-

In the opinion of the Local Planning Authority, the applicants have failed to demonstrate that Nos.50-52 West Street are beyond repair and have not fully explored the possibility of restoring the building. In the absence of compelling evidence that the building is structurally and/or economically beyond repair, the building's demolition and the site's redevelopment is considered contrary to Policies UC5 and UC7 of the Rochford District Local Plan First Review and the guidance of Planning Policy Guidance Note 15: Planning and the Historic Environment.

(Note: Councillor Mrs H L A Glynn wished it to be recorded that she had voted against the above decision. Cllrs D F Flack, J Thomass and Mrs M J Webster wished it to be recorded that they had voted in favour).

It was further:-

Resolved

That authority be delegated to the Head of Planning Services, in conjunction with specialist advisers, to issue Urgent Works Notices in respect of 50 - 54 West Street, Rochford (HPS)

Item 3 – 02/00812/CON – 50 to 54 West Street, Rochford

Proposal - Application for Conservation Area Consent for the complete demolition of 50 and 52 West Street together with the partial demolition of 54 West Street.

Resolved

That the application be refused for the same reason for refusal of Application No. 02/00813/FUL. (HPS)

Item 4 – 02/00786/COU – Land at Pelhams Farm, South of Hall Road, West of Cherry Orchard Way, Rochford

Proposal - Change of Use of Agricultural Land to Football and Cricket Pitch Use (Re-submission following 02/00296/COU)

Resolved

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

Item 5 – 02/00617/FUL – Land opposite Rayleigh Cemetery, Hockley Road, Rayleigh

Proposal – Erect Two Storey Building comprising 76 Bed Elderly Residential Care Home, Layout Access and Parking.

Mindful of officers recommendation for refusal , Members considered nevertheless that the application should be deferred and it was:-

Resolved

That the application be deferred pending the production of an adequate survey of reptiles on the site and to allow the other reasons for refusal to be addressed. (HPS)

The Meeting closed at 8.54pm

Chairman: _____

Date: _____