

Planning Services Committee 27 September 2001

Minutes of the meeting of the **Planning Services Committee** held on **27 September 2001** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr C C Langlands
Cllr R S Allen	Cllr V H Leach
Cllr R A Amner	Cllr T Livings
Cllr C I Black	Cllr G A Mockford
Cllr Mrs R Brown	Cllr C R Morgan
Cllr P A Capon	Cllr P J Morgan
Cllr D F Flack	Cllr R A Pearson
Cllr Mrs J E Ford	Cllr Mrs L I V Phillips
Cllr Mrs H L A Glynn	Cllr S P Smith
Cllr J E Grey	Cllr M G B Starke
Cllr Mrs J Hall	Cllr P D Stebbing
Cllr D R Helson	Cllr Mrs W M Stevenson
Cllr Mrs J Helson	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
	Cllr D A Weir
	Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T G Cutmore, G Fox, K A Gibbs, A Hosking, Mrs S J Lemon, J R F Mason and Mrs M S Vince

OFFICERS PRESENT

S Scrutton	Head of Planning Services
A Bugeja	Head of Legal Services
J Whitlock	Planning Manager
M Mann	Team Leader (Development Control)
A Wyatt	Committee Administrator

305 DECLARATIONS OF INTEREST

Councillor Mrs R Brown declared a non-pecuniary interest in the item “Breach of Planning Control at Beechcroft, Burlington Gardens, Hullbridge” by virtue of acquaintance with the landowner.

Councillor P J Morgan declared a non-pecuniary interest in Item “Breach of planning control at Brookside. London Road, Rayleigh”.

Councillor R A Pearson declared a non-pecuniary interest in the item “Room Convention, 23-25 October 2001”.

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Members' interests relating to the Schedule of Development Applications and Recommendations were received as follows:

Item D1 – Councillor Mrs H L A Glynn declared a pecuniary interest in this item and left the Council Chamber whilst the matter was discussed.

Item 5 – Councillors Mrs H L A Glynn and M G B Starke declared non pecuniary interests by virtue of slight acquaintance with the applicant and by virtue also of buying petrol at the petrol station.

306 MINUTES

The Minutes of the meeting held on 31 August 2001 were approved as a correct record and signed by the Chairman.

307 BREACH OF PLANNING CONTROL AT 253 PLUMBEROW AVENUE, HOCKLEY

The Committee considered the report of the Head of Planning Services regarding the breach of Condition 2 of Planning Permission ROC/468/89 at the above site where extra living accommodation has been created in the roof space, contrary to the terms of the Planning Condition.

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)

308 BREACH OF PLANNING CONTROL AT 34 HILLCREST AVENUE, HULLBRIDGE

The Committee considered the report of the Head of Planning Services regarding the unauthorised change of use from residential to mixed use, including the operation of a commercial sandwich making business from the above property.

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)

**309 BREACH OF PLANNING CONTROL AT BEEHCROFT,
BURLINGTON GARDENS, HULLBRIDGE**

The Committee considered the report of the Head of Planning Services regarding the change of use to residential and the stationing of temporary buildings at the above site 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)

**310 BREACH OF PLANNING CONTROL ON LAND BETWEEN
340-370 EASTWOOD ROAD, RAYLEIGH**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the deposition of builders rubble, waste and hardcore and the burning of waste at the above site.

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)

**311 BREACH OF PLANNING CONTROL AT “BIG BOYS” CAR WASH,
BROOKSIDE, LONDON ROAD, RAYLEIGH**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the breach of two conditions attached to Planning Application, reference CU/0088/ROC at the above site.

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)

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

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the siting of metal storage containers and the over-night parking of commercial vehicles at land at the above site.

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)

313 BREACH OF PLANNING CONTROL AT GOAD'S MEADOW, MURRELLS LANE, HOCKLEY

Note: The Chairman admitted this item of urgent business due to the current proliferation of such development within the District.

The Committee considered the report of the Head of Planning Services regarding the breaches of planning control at the above site. Noting the update information in the Planning Services Addendum, namely: -

1. Operational development involving works to the stable block;
2. Change of use from stable block to residential use;
3. Change of use from stable yard to domestic garden; and
4. Stationing of a commercial vehicle.

Members concurred with Officers' recommendation that the original recommendation in the report should stand, however with the proviso that enforcement action be held in abeyance pending the determination of a retrospective planning application. It was further noted that the matter would be referred to the Building Control Section, as approval would be required under Building Regulations.

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, however that this action be held in abeyance pending consideration of a retrospective Planning Application for the Breaches of Planning Control. (HPS)

314 ROOM CONVENTION AT 23-25 OCTOBER 2001

The Committee considered the report of the Head of Planning Services seeking approval for a member of the Planning Services Committee to

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attend this year's National Council for Housing and Planning Conference (ROOM).

Resolved

That Councillor R A Pearson be nominated to attend the ROOM convention on 23-25 October 2001, to be accompanied by a Planning Officer if suitable arrangements can be made. (HPS)

315 QUARTERLY PLANNING PERFORMANCE STATISTICS

Members were pleased to note the Planning Performance Statistics on the 8 week performance for determining Planning Applications for the quarter April to June 2001 compared to the previous quarter.

All applications	January to March 2001	74%
	April to June 2001	78%
Householder	January to March 2001	86%
	April to June 2001	86%

Resolved

That the Planning Services Department be congratulated on the improved quarterly performance statistics. (HPS)

316 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee had before them the current schedule of Planning Applications for consideration.

Item D1 - 01/00621/COU – 26 Brook Road, Rayleigh

Proposal – Change of Use of Building from Office Use to Separate Free-standing Office Use.

Add condition:

3. Prior to commencement of the use hereby permitted, details shall be submitted and agreed and subsequently implemented for 10 cycle/motorcycle spaces.

Resolved

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

Item R2 - 01/00439/FUL – Greensward House, 12 Brook Road, Rayleigh

Proposal – Change of Use of Existing Building from Class B1 Use (Office/Light Industrial) to Health and Fitness Club

Amend condition 1 by deleting from line 7 to the end of the reason, i.e. “ Furthermore part...the A127”

Resolved

That the application be refused for the reasons in the Schedule, as amended above.

Item R3 - 01/00567/FUL – 27 Brays Lane, Rochford

Proposal – Demolition of Existing Dwelling and Erection of Detached 4-Bed House and Detached Garage

Resolved

That the application be approved subject to conditions in the Schedule.

Item 4 - 01/00671/FUL – 24 Main Road, Hockley

Proposal – Erect Detached 3-Bed Chalet Dwelling with Integral Double Garage. Demolish Existing Dwelling (Resubmission following refusal 01/00217/FUL)

Add condition:

The existing hedgerows to the West of the site and as indicated A-B on the Drawing No. 1423A-01 shall either be retained and supplemented by additional hedge planting or, if removed, it shall be replaced by indigenous hedge planting. Such planting to be approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. All planting comprised in the scheme shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner and any planting which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reasons:

To enhance the development and integrate it into the landscape.

Resolved

That the application be approved subject to the conditions in the Schedule, including the additional condition above.

Note

Councillor Mrs H L A Glynn wished it recorded she cast her vote against approval of this planning application.

Item 5 - 01/00353/OUT – 111 Ashingdon Road, Rochford

Proposal – Outline Application to Erect Three Storey Block of Thirteen 1 & 2 Bedroom Flats with B1 Use at Ground Floor. Layout Parking and Amenity Area (Demolish Existing Petrol Filling Station Workshop Etc)

Consideration of this application was deferred for a Members' site visit.

Resolved

That a Members' site visit be arranged. (HAMS)

Item 6 - 01/00088/FUL – Land at London Road/A130, Rayleigh

Proposal – Erection of a Restaurant (Class A3), Alterations to Access and Provision of Parking Area and the use of Land for Motor Sales and the Erection of an Office

Resolved

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

Item 7 - 01/00089/FUL – Land at London Road/A130, Rayleigh

Proposal – Erection of a Restaurant (Class A3), Alterations to Access and Provision of Parking Area and the use of Land for Motor Sales and the Erection of an Office

Resolved

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

Item 8 - 01/00680/CM – Oakwood Yard at Cottis Yard, Purdeys Industrial Estate, Purdeys Way, Rochford: Proposal – Change of Use of Land to Waste Transfer Station

Resolved

That the County Council be informed that this Council has no objections to the proposed use subject to the imposition of the conditions in the Schedule.

Item 9 - 01/00188/FUL – Crown Bingo Hall, Crown Hill, Rayleigh

Proposal – Erect 18 Self-Contained Elderly Persons Flats in 2/3 Storey Building. Layout Parking, Demolish Existing Hall Building

Members received a detailed presentation, explaining the background to the proposed application including the site layout, design of elevations, car parking and access and relationship to the surrounding area. Members were also updated on further representations received on the Planning Services Addendum. After extensive debate, Members concurred with officers recommendation, however with the following additional Conditions and informatives.

24. Deliveries of construction materials shall not take place between 7.30 to 9.30 a.m. or 4.30 to 6.30 pm Monday to Friday, nor after 1 pm Saturday, nor on Sundays or Bank Holidays.
25. Wheel washing facilities shall be provided within the site and be available for all vehicles attending the site in the construction period.
26. Construction materials to be stored on the site and not on any adjoining roads or footways.

Informative:

Construction vehicles to be parked on the site during the construction period or appropriately elsewhere and not on adjacent highways.

The front retaining wall shall be treated with an approved anti-graffiti coating.

Resolved

That the application be approved on expiry of the departure advertisement and subject to the heads of conditions in the Schedule, to include the additional conditions and informatives above.

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Item 10 - 01/00636//FUL – SMAC Group, Aviation Way, Southend Airport

Proposal – Change of Use of Building to Aircraft Painting Hangar, Addition to Roof Tail Bay Extension

Resolved

That the application be approved subject to the conditions in the Schedule.

The Meeting closed at 9.45 pm.

Chairman

Date