

## **Planning Services Committee 27 April 2000**

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Minutes of the meeting of the **Planning Services Committee** held on **27 April 2000** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams	Cllr V H Leach
Cllr R S Allen	Cllr Mrs S J Lemon
Cllr D E Barnes	Cllr T Livings
Cllr P A Beckers	Cllr G A Mockford
Cllr J M Dickson	Cllr C R Morgan
Cllr D F Flack	Cllr R A Pearson
Cllr D M Ford	Cllr P D Stebbing
Cllr Mrs J E Ford	Cllr Mrs M S Vince
Cllr G Fox	Cllr R E Vingoe
Cllr Mrs J M Giles	Cllr Mrs M J Webster
Cllr J E Grey	Cllr P F A Webster
Cllr Mrs H L A Glynn	Cllr D A Weir
Cllr Mrs J Helson	Cllr Mrs M A Weir
Cllr Mrs A R Hutchings	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs K A Gibbs, Mrs J Hall, D R Helson, A Hosking, V D Hutchings, C C Langlands and Mrs W M Stevenson.

The Committee extended its best wishes to Councillor V D Hutchings for a speedy recovery from current illness.

### **OFFICERS PRESENT**

A Bugeja – Head of Legal Services  
K Steptoe – Team Leader  
N Barnes – Team Leader  
J Bostock – Principal Committee Administrator

### **150 MINUTES**

The Minutes of the Meeting held on 6 April 2000 were approved as a correct record and signed by the Chairman.

### **151 DECLARATIONS OF INTEREST**

Councillor Mrs J M Giles declared a non-pecuniary interest in Schedule Item 3 by virtue of her son's employment.

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Councillor G Fox declared an interest in Schedule Item 7 by virtue of knowledge of the applicant and left the Meeting during its consideration.

Councillor Mrs D M Ford declared an interest in Schedule Item 7 by virtue of being Chairman of Rochford Parish Council.

Councillor R S Allen declared an interest in Schedule Item 6 by virtue of being the applicant and left the Meeting during its consideration.

Councillor V H Leach declared an interest in referred item R11 by virtue of being a member of Hawkwell Parish Council.

Councillor Mrs M J Webster declared an interest in Schedule Item 4 by virtue of involvement with the National Trust Local Committee and the vicinity of her own property.

Councillor R E Vingoe declared an interest in referred item R11 by virtue of knowledge of the applicant via school governance work and did not participate in the debate thereon.

### **152 BREACH OF PLANNING CONTROL AT REAR OF 326 PLUMBEROW AVENUE, HOCKLEY**

The Committee considered the report of the Acting Head of Planning Services on the use of land at the rear of 326 Plumberow Avenue, Hockley, for unauthorised storage of the remains of a caravan and the storage, cutting and distribution of logs and timber in connection with an arboricultural business.

#### **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 now reported. (AHPS)

### **153 BREACH OF PLANNING CONTROL AT MACE STORES, 428 ASHINGDON ROAD, ROCHFORD**

The Committee considered the report of the Acting Head of Planning Services on the installation of metal roller shutters at Mace Stores, 428 Ashingdon Road, Rochford 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 now reported. (AHPS)

### **154 BREACH OF PLANNING CONTROL AT LAND NORTH OF MARYLANDS AVENUE, HOCKLEY**

The Committee considered the report of the Acting Head of Planning Services on a fence and gate erected at land north of Marylands Avenue, Hockley without the benefit of planning permission.

#### **Resolved**

That the Corporate Director (Law, Planning & 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 now reported. (AHPS)

### **155 CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - CONTINUE TO STORE 103.2 TONS (MAXIMUM) NATURAL GAS AT SHOEBURYNESSE GAS HOLDER STATION, ELM ROAD, SHOEBURYNESSE**

The Committee considered the report of the Acting Head of Planning Services on consultation from Southend-on-Sea Borough Council regarding the Shoeburyness gas holder station.

#### **Resolved**

That Southend-on-Sea Borough Council be informed that this Council has no objections to the continued use of the gas holder facility at Elm Road, Shoeburyness for the storage of natural gas. (AHPS)

### **156 SCHEDULE OF DEVELOPMENT APPLICATIONS**

The Acting Head of Planning Services submitted a schedule of development applications and a list of building regulation applications decided under delegation since 9 March 2000.

#### **Item 1 - 00/00174/COU – 111 Southend Road, Rochford**

**Proposal** – Change of use of existing Class A1 Retail unit to Class A3 (Food and Drink)

Mindful of the Officer's recommendation for refusal, Members discussed the issues relating to amenity and the provision of an additional facility for local residents that the proposed use would constitute. Bearing in mind those issues, and others pertinent to the application, it was considered that the application should be approved subject to appropriate conditions, specifically relating to opening times.

### **Resolved**

That authority be delegated to the Corporate Director (Law, Planning and Administration) to approve the application, subject to appropriate conditions (specifically that opening times be Monday to Saturday 11.00am – 11.30pm, Sunday 11.00am – 11.00pm).

### **Item 2 - 00/00107/COU – 125 Southend Road, Rochford**

**Proposal** – Change of use of existing Class A1 retail unit (Ground Floor) to residential (1 bed flat)

Mindful of the Officer's recommendation for approval, Members considered that issues surrounding the proposals which included the loss of an additional commercial unit in this location and the lack of parking provision. With those in mind, and all other relevant and pertinent issues, it was considered that the application should be refused.

### **Resolved**

That the application be refused for the following reasons:-

- (1) The change of use from retail to residential, if allowed, will exacerbate an excessive concentration of non-retail uses in this location, leading to the virtual loss of retail floor space and creating "dead" frontage on this parade. This would further fragment and detract from the retail character of this parade leading to the erosion of the retail function resulting in the loss of convenient and important facilities for the neighbourhood.
- (2) The proposal does not provide for any on-site parking and this will lead to vehicles being parked on the highway thereby creating conditions of danger and obstruction to other road users to the detriment of general highway safety. Furthermore, any parking within the lay-by provided for short term parking for shop customers may well lead to customer vehicles being parked on Southend Road, thereby creating conditions of danger and obstruction to other road users and general highway safety. (AHPS)

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### **Item 3 - 00/00157/FUL – Rochford Railway Station, West Street, Rochford**

**Proposal** – Erection of a 15 metre high monopole telecommunications mast and associated equipment antennae

#### **Resolved**

That the application be refused on the basis set out in the schedule.  
(AHPS)

### **Item 4 – 00/00240/FUL – Land Adjacent 4 The Bailey, Rayleigh**

**Proposal** – Erect split level 3 bed detached bungalow .

#### **Resolved**

That, on the basis that further consultations raise no new issues, authority be delegated to the Acting Head of Planning Services to refuse the application for the reasons set out in the Schedule. (AHPS)

### **Item 5 – 00/002008/FUL – Land Rear of 2 Thorpe Road, Hawkwell**

**Proposal** – Erect 3 bed detached chalet bungalow (with rear facing first floor dormer window) and detached double garage.

#### **Resolved**

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

### **Item 6 – 00/00143/FUL – 387 Little Wakering Road, Great Wakering**

**Proposal** – Single Storey front and side extension.

#### **Resolved**

That the application be approved subject to the Heads of Conditions set out in the Schedule. (AHPS)

### **Item 7 – 99/00690/OUT – Crouch Valley Fish Farm and Fishery, McAlmont Drive, Rayleigh**

**Proposal** – Erection of an agricultural worker's dwelling.

**Resolved**

That the outline application be approved subject to the conditions set out in the Schedule. (AHPS)

**Item 8 – 99/00659/FUL – Land Adjacent to Grested Court, Millview Meadows, Rochford**

**Proposal** – Detached 3 bed house with attached garage.

**Resolved**

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

**Item 9 – 00/00168/COU – 221 London Road, Rayleigh**

**Proposal** – Change of Use of Shop to hot food takeaway (A3)

Mindful of the Officers recommendation for approval, Members considered the relevant issues including the proliferation of food and drink uses and the parking provision. Members also considered the benefits of the proposal and all other relevant issues but it was considered that the application should be refused on the basis of amenity and highway grounds.

**Resolved**

That the application be refused for the following reasons:-

The site is within a small parade of shop units which are located in a predominantly residential area. The proposed development would, if permitted, result in an additional hot food takeaway unit sited close to existing dwellings to the detriment of the amenity which neighbouring residential occupiers would reasonably expect to enjoy by virtue of an increase in noise, smells, nuisance and disturbance from callers to the site.

The site is serviced by an access service roadway which is narrow in construction and which serves, as well as access to the site, as access and parking for neighbouring residential units. Allowing the

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development would, in the view of the Local Planning Authority, unacceptably exacerbate existing traffic, parking and vehicle manoeuvring problems in the area caused by the narrow alignment of the road and the limited existing parking provision. (AHPS)

### **Item 10 99/00726/OUT – 79 Ashingdon Road, Rochford**

**Proposal** – Erect 2 and 3 storey block containing 14 elderly persons flats, wardens office, lounge and car parking together with demolition of existing house.

#### **Resolved**

That had this Council been in a position to determine the application it would have been refused for the reasons set out in the Schedule with the addition of the following to reason no3.

#### **Additional to reason no3**

In addition the Local Planning Authority is of the view that the proximity of the proposed access to the existing roundabout junction to the east is such that there is potential for vehicle conflicts to the detriment of road and pedestrian safety. This potential for vehicle conflict is demonstrated by the on street parking regulations in force and to be introduced in the area. (AHPS)

### **Item R11 – 00/00093/COU – Second Floor, Warren House, 10 – 20 Main Road, Hockley**

**Proposal** – Change of Use of Second Floor from Office to Child Care Day Centre

**Note** – The Chairman admitted this item of business as urgent as it had been referred from weekly list 519 by a Councillor.

Whilst Members were mindful of the recommendation contained in the report they considered the impact of the proposed use in relation to amenity, potential for disturbance and parking provision. All the relevant and pertinent issues were taken into account and it was considered, as a result, that permission should be refused on the basis of amenity issues, parking issues and the suitability of the building.

#### **Resolved**

That this application be refused for the following reasons :-

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In the view of the Local Planning Authority, the proposed use has the potential to create an unacceptable level of noise and disturbance by virtue of its second floor location and the use of the stairway access. Such noise and disturbance will be detrimental to and have an unacceptable impact on the amenity that the other occupiers of the building can reasonably expect to enjoy.

The site is to be serviced by a car parking area located to the rear of the premises. Within the car parking area, the majority of spaces are not dedicated, but jointly shared between the occupiers of the building. There is no designated vehicle turning area for the drop off/pick-up of children. The Local Planning Authority is of the view that the proposed use, if implemented, will be inadequately served by the existing parking provision. In addition, it is the view of the Local Planning Authority that the dropping off and collection of children will either exacerbate the difficulties of a poor parking situation in the car park, by significant numbers of vehicles entering, manoeuvring and leaving at the same time, or will result in traffic problems on the Main Road frontage by virtue of vehicles stopping there to drop off/pick up children.

The view of the Local Planning Authority is that the proposed building is unsuitable, in terms of its characteristics, for the use proposed. In its view there is inadequate scope for the full range of activities desirable in such a use to be carried out safely or without impact on amenity, at the site proposed. (AHPS)

The Meeting closed at 9.14pm

Chairman

Date