

Planning Services Committee 9 March 2000

Minutes of the meeting of the **Planning Services Committee** held on **9 March 2000** when there were present:

Cllr R E Vingoe – Chairman

Cllr T G Cutmore

Cllr J M Dickson

Cllr D M Ford

Cllr Mrs J E Ford

Cllr J M Giles

Cllr J E Grey

Cllr Mrs H L A Glynn

Cllr Mrs J Hall

Cllr D R Helson

Cllr A Hosking

Cllr C C Langlands

Cllr R A Pearson

Cllr Mrs M S Vince

Cllr Mrs M J Webster

Cllr P F A Webster

Cllr D A Weir

Cllr Mrs M Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Adams, D E Barnes, G Fox, Mrs E M Hart, Mrs J Helson, Mrs A R Hutchings, V D Hutchings, T Livings and G A Mockford.

OFFICERS PRESENT

S Heading – Head of Planning Services

A Bugeja - Head of Legal Services

M Mann - Team Leader

K Steptoe - K Steptoe – Team Leader

J Bostock - Principal Committee Administrator

86. MINUTES

The Minutes of the Meeting held on 10 February 2000 were approved as a correct record and signed by the Chairman, subject to the inclusion of Councillor Mrs H L A Glynn in the list of Members present.

87. MEMBERS' INTERESTS

Councillor Mrs J M Giles declared a non-pecuniary interest in Schedule items D1 and D2 by virtue of her son's employment and left the Meeting whilst that item was considered.

Councillors Mrs H L A Glynn and V H Leach each declared an interest in items in the vicinity of Hawkwell by virtue of membership of Hawkwell Parish Council.

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Councillor J M Dixon declared a non pecuniary interest in Items 5 and 6 and Schedule items D1, D2 and D3 by virtue of his role as a Parish Councillor and left the Meeting whilst Item 6 was considered.

Councillors D A Weir and Mrs M A Weir each declared a non pecuniary interest in Item 6 by virtue of membership of Hawkwell Parish Council.

Councillors D M Ford and Mrs J E Ford each declared a non pecuniary interest in Item 6 and Schedule item 10 by virtue of membership of Hawkwell Parish Council and Councillor D M Ford's employment respectively.

Councillor R A Pearson declared an interest in Schedule item 11 and left the Meeting whilst that item was considered.

Councillor T G Cutmore declared an interest in Schedule item 8 by virtue of his son's employment and left the Meeting whilst that item was considered.

88 BREACH OF PLANNING CONTROL AT THE GREAT WALL RESTAURANT, 6 EAST STREET, ROCHFORD, ESSEX

The Committee considered the report of the Head of Planning Services on enforcement action for the use of the Great Wall Restaurant, 6 East Street, Rochford for the sale of food for consumption off the premises in breach of Condition 6 of approved application CU/0586/96/ROC.

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 Court, to secure the remedying of the breach of planning control set out in the report of Head of Planning Services. (HPS)

89 BREACH OF PLANNING CONTROL AT THE INDIAN DINER, 8 EAST STREET, ROCHFORD, ESSEX

The Committee considered the report of the Head of Planning Services on enforcement action for the use of the Indian Diner, 8 East Street, Rochford for the sale of food for consumption off the premises in breach of Condition 4 of approved application CU/0040/94/ROC.

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 Court, to secure the remedying of the breach of

planning control set out in the report of the Head of Planning Services. (HPS)

90 BREACH OF PLANNING CONTROL AT THE NEST, DURHAM ROAD, ROCHFORD, ESSEX

The Committee considered the report of the Head of Planning Services on enforcement action for the stationing of two static caravans used for business purposes within the curtilage of a mixed business and residential unit at The Nest, Durham Road, Rochford without the benefit of planning permission.

The Committee noted the update information provided by the Head of Planning Services that one of the caravans had been removed and the remaining caravan was being used for storage as opposed to business use, which did not require planning permission. Whilst no breach of planning control existed at present it would be prudent to grant authorisation to undertake enforcement action and to monitor the situation.

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 Court to secure the remedying of the breach of planning control set out in the report of the Head of Planning Services. (HPS)

91 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Head of Planning Services submitted a schedule of development applications and a list of building regulation applications decided under delegation since 10 February 2000.

Para D1 – 99/00573/FUL – Rochford Railway Station, West Street, Rochford

Proposal – Erection of a 15m high monopole telecommunications mast and associated equipment and antennae.

Resolved

That this application be deferred for a Member site visit. (HAMS)

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Para D2 – 99/00679/FUL – Rochford Railway Station, West Street, Rochford

Proposal – Replacement of telecommunication monopole mast (15m high) and associated equipment.

Resolved

That the application be deferred for a site visit. (HAMS)

Para D3 – 99/00389/OUT – Land adjacent 63 Hawkwell Park Drive, Hockley

Proposal – Erect one detached dwelling and garage.

Resolved

That the application be approved subject to the conditions outlined in the schedule and:

- (1) The splitting of Condition 7 so that a Condition 8 commences “Prior to the commencement of the development” and renumbering of the remaining conditions.
- (2) The following additional informative:-
 1. The attention of the applicant is drawn to the need for additional car parking (Condition 7), a need for good quality boundary treatment adjoining the public footpath and a well designed in detail garage if it is to be close to the public footpath

Para D4 – 99/00647/FUL – Guide Woods, Bullwood Approach, Hockley

Proposal – Girl Guide holiday accommodation unit within integral kitchen, hall and store, associated access and car parking.

The Committee noted the update information provided by the Head of Planning Services that comments of English Nature had now been received and did not adversely affect proposals except that the report recommendation should be changed to granted subject to the conditions as indicated in the report.

It was noted that, since there were no permitted development rights relating to the proposed use, any further extension to the proposed

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building (if granted consent) would require a further planning application.

Resolved

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

- 8 The use of the premises and site shall be for the Girl Guide Organisation.

Reason: To ensure that the premises and site are only used by an organisation which requires such a site within the Metropolitan Green Belt.

- 9 There shall be no residential occupation of the premises or site at any time.

Reason: Residential use of the premises is not acceptable within the Metropolitan Green Belt.

Para D5 – 99/00791/OUT – Land Adjacent 200 Ashingdon Road, Rochford

Proposal – Outline application for residential development together with the provision of 4 (no.) public parking spaces.

Resolved

That the application be approved subject to the conditions outlined in the schedule. (HPS)

Para 6 – 00/00034/FUL – Magnolia Park Nature Reserve, Magnolia Road, Rochford.

Proposal – Garage/Storage Building (10 metres x 12 metres)

Note: Councillors J M Dickson, Mrs H L A Glynn, Mrs M S Vince, D M Ford, Mrs J M Ford, D A Weir and Mrs M A Weir left the meeting during consideration of this item.

Resolved

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

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Para 7 – 00/00020/FUL – Briarley, Lark Hill Road, Canewdon

Proposal – Demolition of existing bungalow and erection of a two-storey dwelling and detached garage.

Resolved

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

Para 8 – 99/00535/FUL – 428 Ashingdon Road, Rochford

Proposal – Retrospective application to retain roller shutters to shop front and condenser unit to side.

Resolved

That the application be refused on the basis set out in the Schedule. (HPS)

Para 9 – 99/00747/COU – New House Farm, Poynters Lane, Great Wakering

Proposal – Change of Use of existing building from agricultural to B1 (Craft Units) use.

Resolved

That this application be deferred for a site visit. (HAMS)

Para 10 – 00/00085/GD – Land at Landwick Gate, Foulness Island, Southend-on-Sea

Proposal – Consultation relating to proposed Portakabin for MOD staff accommodation.

Resolved

That the Defence Estates East be advised that no objection is raised by this Council to the application. (HPS)

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**Para 11 – 00/00010/FUL – 121 Shoebury Road, Great Wakering,
Essex**

Proposal – Room in roof with rear facing dormer.

Resolved

That the application be refused on the basis set out in the Schedule.
(HPS)

The Meeting closed at 8.32pm.

Chairman

Date