

## **Planning Services Committee – 24 November 2005**

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Minutes of the meeting of the **Planning Services Committee** held on **24 November 2005** when there were present:-

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

Cllr R A Amner	Cllr Mrs J A Mockford
Cllr C I Black	Cllr R A Oatham
Cllr Mrs R Brown	Cllr J M Pullen
Cllr Mrs L A Butcher	Cllr P R Robinson
Cllr R G S Choppen	Cllr P K Savill
Cllr T G Cutmore	Cllr C G Seagers
Cllr K A Gibbs	Cllr D G Stansby
Cllr J E Grey	Cllr Mrs M A Starke
Cllr Mrs S A Harper	Cllr M G B Starke
Cllr K H Hudson	Cllr J Thomass
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr Mrs L Hungate	Cllr Mrs M J Webster
Cllr C J Lumley	Cllr P F A Webster
Cllr Mrs J R Lumley	Cllr Mrs B J Wilkins
Cllr D Merrick	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs P A Capon, Mrs T J Capon, Mrs H L A Glynn, T E Goodwin, T Livings, J R F Mason and S P Smith.

### **OFFICERS PRESENT**

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

### **469 MINUTES**

The Minutes of the meeting held on 20 October were approved as a correct record and signed by the Chairman.

### **470 DECLARATIONS OF INTEREST**

Cllr C G Seagers declared a personal interest in items 2, 3 and 4 of the Schedule by virtue of his daughter working for the NHS, and declared a prejudicial interest in item 6 of the Chamber by virtue of being the applicant, and left the Chamber during discussion of that item.

Cllr P K Savill declared a personal interest in item 7 of the Schedule by virtue of using the local shop in that vicinity.

Cllr Mrs M J Webster declared a personal interest in items 2, 3 and 4 of the Schedule by virtue of representing Essex County Council on community and mental health issues.

### **471 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST**

The Committee considered the Schedule of development applications and recommendations, together with application number 05/00746/FUL, which had been referred from the Weekly List.

#### **Item R1 – 05/00746/FUL – Land Rear of 8 Woodlands Close, Rayleigh**

**Proposal** – 2 bed detached bungalow with 1 parking space. Rear of 8 Woodlands Close and fronting onto Richmond Drive.

Members noted that condition 5 related to extensions.

#### **Resolved**

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

#### **Item 2 – 05/00665/FUL – Rochford Hospital, Union Lane, Rochford**

**Proposal** – Re-provision of mental health services comprising single storey and two storey buildings and extensions and refurbishment of existing buildings, car parking and landscaping.

#### **Resolved**

That authority be delegated to the Head of Planning Services, in consultation with Ward Members, to approve the application, subject to the receipt of revised plans overcoming officers' concerns at the treatment of the proposed connecting link between the Listed former Chapel and Rochford Clinic building, subject to the conditions outlined in the Schedule and in the addendum to the Schedule, subject to the following additional heads of conditions:-

15 No movement of lorries on the access road alongside Rochford Primary School between the hours of 0830 – 0900 and 1515 – 1545 Monday to Friday during term time.

16 Wheel washing facility on site.

and subject to an informative that any facilities above ground for the storage of oils, fuels or chemicals should be sited on impervious bases and surrounded by impervious bund walls. (HPS)

### **Item 3 – 05/00664/LBC – Rochford Hospital, Union Lane, Rochford**

**Proposal** - Conversion of former chapel building to staff dining facility, new link to connect building to neighbouring Rochford Clinic building.

#### **Resolved**

That authority be delegated to the Head of Planning Services, in consultation with Ward Members, to determine the application, subject to the receipt of revised plans overcoming officers' concerns regarding the proposed link design and to the conditions set out in the Schedule and in the additional condition set out in the addendum to the Schedule. (HPS)

### **Item 4 – 05/00663/CON – Rochford Hospital, Union Lane, Rochford**

**Proposal** – Part demolition of Wallasea and Rochford Buildings to facilitate proposed extensions and conversion of chapel to staff dining area.

This item had been withdrawn by the applicant.

### **Item 5 – 05/00844/GD – MOD, Bridge Road, Foulness Island**

**Proposal** – Replacement explosive waste incinerator, in accordance with Defence Estates Circular 18/84 Consultation.

#### **Resolved**

That the applicant be advised that Rochford District Council has no objection to the proposal. (HPS)

### **Item 6 – 05/00832/COU – 2 Wedds Way, Great Wakering**

**Proposal** - Enclosure of land to form part of private residential garden of 2 Wedds Way, Great Wakering.

#### **Resolved**

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

### **Item 7 – 05/00599/REM – Former Park School, Rawreth Lane, Rayleigh**

**Proposal** – Details of retail foodstore and part two storey part three storey building comprising 4 no. A1 (retail) units and 1 no. café/restaurant to ground floor, 3 no. D1 (non residential institutions) units at first floor and 8 no. two bedroomed flats at first and second floor with access and car parking layout.

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that the proposal did not comply with the range of neighbourhood uses outlined in the outline planning application, was further incompatible with Policy SAT1 of the Local Plan and would generate traffic such that would be detrimental to highway users.

### **Resolved**

That the detailed reserved matters application be refused for the following reasons:-

1. The proposal fails to comply with the requirements of condition 4 of outline consent granted under application reference 01/00762/OUT and dated 18 June 2003, which requires the site to accommodate a range of uses valuable to the local community.
2. The results contained within the travel assessment submitted in support of the reserved matters application are considered unacceptable by the Local Planning Authority in terms of the number of traffic movements arising from the development and the capability of the highway network to absorb those movements. As such, the proposal is considered contrary to condition 13 of the outline consent and would be detrimental to highway users.
3. The proposal, by way of the floor space, size and scale of the retail store, would be likely to have an adverse impact on the vitality and viability of Rayleigh Town Centre contrary to policy SAT 1 (iii) to the Council's second deposit draft Replacement Local Plan (2004).

### **Relevant Development Plan Policies and Proposals**

- Essex and Southend-on-Sea Replacement Structure Plan (Adopted April 2001)  
BE1, CS1, CS4, TCR4.
- Rochford District Local Plan First Review (Adopted 11<sup>th</sup> April 1995)  
H11, SAT1, SAT5, SAT16
- Second Deposit Draft Rochford District Replacement Local Plan (24<sup>th</sup> May 2004)  
HP2, HP10, HP11, HP17, SAT1, SAT6, SAT7, TP4, PN4, PN7.

## Planning Services Committee – 24 November 2005

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The meeting closed at 9.25 pm.

Chairman .....

Date .....