

Planning Services Committee - 23 January 2003

Minutes of the meeting of the **Planning Services Committee** held on **23 January 2003** when there were present:

Cllr S P Smith (Chairman)

Cllr R A Amner
Cllr Mrs R Brown
Cllr P A Capon
Cllr Mrs T J Capon
Cllr R G S Choppen
Cllr T E Goodwin
Cllr J E Grey
Cllr A J Humphries
Cllr C A Hungate
Cllr Mrs L Hungate
Cllr T Livings
Cllr C J Lumley
Cllr Mrs J R Lumley

Cllr Mrs M D McCarthy
Cllr G A Mockford
Cllr C R Morgan
Cllr R A Oatham
Cllr J M Pullen
Cllr C G Seagers
Cllr Mrs M A Starke
Cllr M G B Starke
Cllr Mrs M S Vince
Cllr Mrs M J Webster
Cllr P F A Webster
Cllr Mrs M A Weir
Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs L Barber, C I Black, T G Cutmore, Mrs H L A Glynn, C C Langlands, Mrs E Marlow, J R F Mason, P K Savill and J Thomass.

OFFICERS PRESENT

S Scrutton	Head of Planning Services
J Whitlock	Planning Manager
K Steptoe	Team Leader
P Whitehead	Team Leader
Mrs S Whitehead	Solicitor
J Bostock	Principal Committee Administrator

30 MINUTES

The Minutes of the meeting held on 17 December 2002 were agreed as a correct record and signed by the Chairman.

31 DECLARATIONS OF INTEREST

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

Councillors C J Lumley, Mrs J R Lumley, R A Oatham and J M Pullen each declared a personal interest in Item R9 by virtue of being Rayleigh Town Councillors.

Councillor Mrs M J Webster declared a personal interest in Item 1 by virtue of her role as a Deputy County Portfolio holder.

Officer interests relating to the Schedule of Development Applications and Recommendations were received as follows :-

K. Steptoe declared a personal interest in Schedule Item 5 by virtue of being the officer who was primarily involved with the application and a user of the Leisure Centre.

32 BREACH OF PLANNING CONTROL ON LAND AT 34-36 HIGH STREET, GREAT WAKERING, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the non compliance with conditions attached to planning permission reference 02/00218/COU.

It was noted that enforcement action now only needed to be applied to a breach of conditions 2 and 3.

Resolved

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

33 BREACH OF PLANNING CONTROL AT FAIRWAYS GARDEN CENTRE, HULLBRIDGE ROAD, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the use of the site for general storage purposes, the parking of commercial vehicles, the storage of a skip, wooden pallets, timber waste, builders/building equipment (including vehicle), the use of the site for the storage and display of stone ornaments and for the siting of "lorry back" containers on land at the Fairways Garden Centre, Hullbridge Road, Rayleigh, 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)

34 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEM REFERRED FROM WEEKLY LIST.

The Committee considered the Schedule of Development Applications and recommendations together with application number 02/01088/FUL which has been referred from the Weekly List.

The Head of Planning Services confirmed that the Code of Conduct for Planning Matters had been appended to the Schedule to accord with one of the outcomes of the Development Control Best Value Review.

Item R9 (referred from weekly list) - 02/01088/FUL - King George Playing Field, Eastwood Road, Rayleigh

Proposal - Install concrete hard standing

Resolved

That the application be refused for the reason set out in the report.
(HPS)

Item 1 - 02/01114/FUL - Rochford Hospital, Ashingdon Road/ Union Lane, Rochford

Proposal – Re-provision of mental health services comprising erection of single and two storey buildings, extension/conversion of existing buildings, together with car parking and associated facilities.

Resolved

That, in addition to issues raised in the report, the following be further explored:-

- Assessment of adequate car parking;
- Examination of entrances and exits to the site;
- Consideration of a one-way system through the site for traffic;
- Relationship to surrounding properties;
- New buildings to be of good quality, particularly given part of site lies within the Rochford conservation area. New buildings need to sit comfortably with existing buildings.;
- Link to Chapel (listed building) to be of good design quality.

Item 2 - 02/00455/REM - Westview, Church Road, Hockley

Proposal - Erect six 3-bed semi-detached dwellings, layout access and parking areas (reserved matters following outline permission OL/490/98)

Resolved

That the application be deferred to allow the proposed amendments to be fully considered by officers. (HPS)

Item 3 - 02/00453/REM - Westview, Church Road, Hockley

Proposal - Erect 5/6-bed dwellings (two storey with rooms in the roof space), detached or integral garages, layout parking and access.

Resolved

That authority be delegated to the Head of Planning Services to present the following as the position of the Local Planning Authority to the planning Inquiry in relation to the non determination of this application:

That, if this Authority had the jurisdiction to determine this application it would have REFUSED planning permission on the basis that:

- part of the application site and development is located in the Green Belt. It constitutes a form of inappropriate development for which no very special reasons are being advanced in justification;
- the density of development is low in relation to government guidance and the comments of the Inspector who dealt with the most recent appeals in relation to this site;
- the development proposed is unacceptably out of scale and character with the existing development in the area, representing a high proportion of built development to undeveloped space and presenting a harsh and dominant edge to what would become the visual boundary of the Green Belt. This is exacerbated by the high specification of the roadway which may need to be further enhanced if it is to be to adoptable standard.

Item 4 - 02/01035/OUT - Westview, Church Road, Hockley

Proposal - Outline application for residential development.

Resolved

That this application be subject to a split decision as follows:-

- 1) approval to be granted for that part of the site within the residential zone of Hockley on the basis of the heads of condition set out in the schedule.
- 2) permission to be refused for that part of the site within the Metropolitan Green Belt for the reasons set out in the schedule. (HPS)

Item 5 - 02/00758/FUL - Clements Hall Leisure Centre, Clements Hall Way, Hawkwell

Proposal - Extensions to existing leisure centre to provide new entrance area, bar, operational rooms and sun canopies as part of refurbishment throughout. Redesign car park and access layout. Set out external seating area.

Resolved

That the application be approved subject to the heads of condition set out in the schedule. (HPS)

Item 6 - 02/00976/FUL - Land rear of 23A Southend Road, Hockley

Proposal - Erect two storey block of twenty seven 2-bed and two 1 - bed sheltered housing units, with communal facilities, layout parking (revised layout following permission 01/00791/FUL)

Resolved

That the application be approved subject to the heads of condition set out in the schedule. (HPS)

Item 7 - 01/00650/OUT - 30 Crown Hill, Rayleigh

Proposal - Outline application to erect block of 12 flats, layout access and provide car port parking (demolish existing building).

Resolved

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

Item 8 - 02/00798/FUL – 72 to 74 The Approach, Rayleigh

Proposal - Erect two storey building comprising 8 No. flats (demolish existing dwelling).

Resolved

That the application be deferred pending a site visit. (HPS)

The meeting closed at 8.15pm

Chairman:

Date: