

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

Cllr R E Vingoe – Chairman

Cllr R Adams
Cllr R S Allen
Cllr R A Amner
Cllr Mrs R Brown
Cllr P A Capon
Cllr T G Cutmore
Cllr D M Ford
Cllr Mrs J E Ford
Cllr G Fox
Cllr Mrs J M Giles
Cllr J E Grey
Cllr Mrs J Hall
Cllr Mrs J Helson
Cllr A Hosking
Cllr C C Langlands

Cllr V H Leach
Cllr Mrs S J Lemon
Cllr T Livings
Cllr J R F Mason
Cllr G A Mockford
Cllr C R Morgan
Cllr P J Morgan
Cllr R A Pearson
Cllr Mrs L I V Phillips
Cllr M G B Starke
Cllr P D Stebbing
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 C I Black, K A Gibbs, Mrs H L A Glynn, D R Helson, Mrs L Hungate and S P Smith.

OFFICERS PRESENT

R J Honey	- Corporate Director (Law, Planning & Administration)
J Whitlock	- Planning Manager
M Goodman	- Solicitor
N A C Barnes	- Chief Assistant (Enforcement)
M Mann	- Team Leader (Area Team North)
A Wyatt	- Committee Administrator

262 MINUTES

The Minutes of the Meeting held on 29 June 2000 were approved as a correct record and signed by the Chairman.

263 DECLARATIONS OF INTEREST

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

Item 6 – Councillor M G B Starke declared a non-pecuniary interest by virtue of acquaintance with the applicant. Councillor A Hosking declared a non-pecuniary interest.

Item 7 – Councillor M G B Starke declared a possible pecuniary interest by virtue of use of a shared accessway referred to in the application and left the meeting whilst the matter was discussed.

264 BREACH OF PLANNING CONTROL AT 23-27 SPA ROAD, HOCKLEY, ESSEX

The acting Head of Planning Services reported a breach of planning control by virtue of failure to comply with conditions 3 and 4 of planning permission F/0446/90/ROC (decision notice dated 27/7/90), regarding car parking provision at the above site.

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. (AHPS)

265 BREACH OF PLANNING CONTROL AT CREEKVIEW, BECKNEY AVENUE, HOCKLEY, ESSEX

The acting Head of Planning Services reported the unauthorised change of use of the above land for the siting of camper vans, caravans, other habitable accommodation and associated materials and a material change of use of the land to that of residential.

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. (AHPS)

266 BREACHES OF PLANNING CONTROL AT HIGH HOUSE FARM, BARLING MAGNA, ESSEX

The Committee considered the report of the Acting Head of Planning Services concerning the breach of conditions 7 and 9 of planning permission CU/0150/91/ROC relating to the provision of car parking spaces and hours of operation at the above site.

Noting the details of the report and the update information provided by Officers, Members considered it prudent to agree the revised recommendation as detailed in the Planning Services Committee Addendum sheet and it was

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 breaches of planning control, subject to the following qualifications:-

- (a) Any enforcement action on the breach of condition 7 above be withheld for a period of 21 days from the date of this meeting or the determination of a planning application received within that time, whichever occurs last;
- (b) the decision to take enforcement action on the breach of condition 9 referred to above is delegated to the Acting Head of Planning Services on the completion of additional investigations. (AHPS)

**267 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL –
THAMES ESTUARY PLASTICS, ARTERIAL ROAD, BENFLEET**

The Committee considered the report of the Acting Head of Planning Services regarding consultation received from Castle Point Borough Council in relation to a planning application seeking to extend the existing Mezzanine floor and revised car parking layout at the above site.

Resolved

That Castle Point Borough Council be informed that this Authority has no comments to make on the proposals, as set out in the report, other than to indicate that, in the consideration of the application, an appropriate level of car parking provision should be made available on the site. (AHPS)

**268 SCHEDULE OF DEVELOPMENT APPLICATIONS AND
RECOMMENDATIONS**

The Acting Head of Planning Services submitted a schedule of development applications and a list of planning applications and building regulation applications decided under delegation since 29 June 2000.

Item R1 - 00/00337/FUL – The Grange, Ironwell Lane, Hockley**Proposal – Erect 3 bed detached house with integral garage**

During consideration of this item, Members considered that, because of the nature of the lane serving the site, the application should be delegated to the Acting Head of Planning Services to approve, subject to the completion of a Section 106 Legal Agreement, requiring all construction plant, materials and machinery and vehicles to not be stored or parked park in Ironwell Lane and all construction traffic to enter the lane only from the Rectory Road junction, and the provision of a third parking space on the site being required by condition.

Resolved

That the application be delegated to the Acting Head of Planning Services to approve subject to the conditions in the schedule, including the items outlined above.

Item R2 – 00/00362/FUL – Land Adjoining 407 Little Wakering Road, Great Wakering**Proposal – erection of 2(No) detached houses with integral garages**

Amend Condition 9, first line, to read

- 9 any vehicle access to be constructed to a minimum width of 3.5 metres with a suitable ...

Resolved

That the application be approved subject to the conditions in the schedule, as amended above.

Item 3 – 00/00381/FUL – 35 Eastwood Road, Rayleigh**Proposal – retrospective application to retain security roller shutters to front, side and rear of retail unit.****Resolved**

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

Item 4 – 00/00391/FUL – Land north of Marylands Avenue, Hockley**Proposal – erection of a 1.8m high close boarded timber fence.**

In concurring with Officers recommendation for approval, Members considered that Officers should undertake negotiations with the applicant to seek alternative forms of fencing, which may be acceptable.

Resolved

That the application be approved subject to the conditions in the schedule, and that Officers discuss other alternative fencing with the applicant.

Item 5 – 00/00480.CPO – Hullbridge Recreation Ground, Pooles Lane, Hullbridge**Proposal – erection of flood warning siren mounted on top of a pair of 8m high timber posts****Resolved**

That the application be delegated to the Corporate Director (Law, Planning & Administration) to respond as detailed in the schedule upon expiry of the consultation period.

Item 6 – 00/00357/OUT – Land adjacent Scotts Hall Farm, Scotts Hall Road, Canewdon**Proposal – erection of an agricultural workers dwelling (outline) revised location**

In considering the report in the schedule, and the update provided by Officers on the Planning Services Committee Addendum sheet, Members concurred with the Officers revised recommendation and it was

Resolved

That in light of the points raised in the Planning Services Committee Addendum sheet and in particular the inaccuracies in the agricultural justification, to avoid any doubt being cast over the basis of this decision, that the application be **WITHDRAWN** from the Meeting for further consideration by Officers and represented at a future meeting.

Item 7 – 00/00385/FUL – 8 East Street, Rochford**Proposal – variation of Condition 4 attached to permission CU/0040/94/ROC to allow operation of home delivery service**

In considering this application and concurring in the main with Officers recommendation for approval, Members considered that a temporary one year permission would be appropriate for this application in order for possible impacts of such a service to be reviewed, in particular, highway safety matters.

Resolved

That the application be approved subject to the conditions in the schedule, subject to Condition 1 being for a temporary period of one year And Conditions 3 & 4 being as per the Addendum Sheet.

Item 8 – ROC/00/00221/FUL – Former Boiler House, Dalys Road, Rochford**Proposal – alterations to approve the flat conversion including glazed second floor extension to create for additional units****Resolved**

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

Item 9 – ROC/00/00222/LBC – Former Boiler House, Dalys Road, Rochford**Proposal – alterations to approved flat conversion including glazed second floor extension to create for additional units****Resolved**

That the Committee grants consent for this application subject to the conditions in the schedule.

Item 10 – 00/00223/REM – Land to the Rear of 10/12 Pollards Court, Pollards Close, Rochford

Proposal – erection of 3 terraced dwellings (reserved matters)

Resolved

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

The Meeting closed at 9.00pm

Chairman.....

Date