

## **Planning Services Committee – 25 September 2003**

---

Minutes of the meeting of the **Planning Services Committee** held on **25 September 2003** when there were present:-

Cllr S P Smith (Chairman)  
Cllr A J Humphries (Vice-Chairman)

Cllr R A Amner	Cllr Mrs J R Lumley
Cllr C I Black	Cllr J R F Mason
Cllr Mrs R Brown	Cllr G A Mockford
Cllr Mrs L A Butcher	Cllr R A Oatham
Cllr P A Capon	Cllr P K Savill
Cllr Mrs T J Capon	Cllr C G Seagers
Cllr T G Cutmore	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr T E Goodwin	Cllr M G B Starke
Cllr J E Grey	Cllr J Thomass
Cllr S A Harper	Cllr Mrs M S Vince
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr C A Hungate	Cllr P F A Webster
Cllr Mrs L Hungate	Cllr D A Weir
Cllr C C Langlands	Cllr Mrs B J Wilkins
Cllr C J Lumley	

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R G S Choppen, K A Gibbs, T Livings, C R Morgan, Mrs M D McCarthy and J M Pullen.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader, Area Team South
P Whitehead	- Team Leader, Area Team North
C Nicholson	- Trainee Solicitor
S Worthington	- Committee Administrator

### **421 MINUTES**

The Minutes of the meeting held on 28 August 2003 were agreed as a correct record and signed by the Chairman.

### **422 DECLARATIONS OF INTEREST**

Cllr J R F Mason declared a personal interest in Schedule Item 6 by virtue of his association with Hawkwell Residents and membership of Hawkwell Parish Council.

Cllr P K Savill declared a personal interest in Item 4 of the Schedule by virtue of living in Rawreth opposite the site.

Cllr Mrs H L A Glynn declared a personal interest in Schedule Item 6 by virtue of being a member of Hawkwell Parish Council.

Cllr K H Hudson declared a personal interest in Schedule Item 2 by virtue of being a neighbour and in Schedule Item R8 by virtue of being acquainted with the applicant through a club association.

Cllr Mrs B J Wilkins declared a personal interest in Schedule Item R8 by virtue of being a member of the same Parish Council as the applicant some years ago.

### **423 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 03/00181/COU which had been referred from the Weekly List.

#### **Item R1 – 03/00496/REM – Rochford Business Park, Cherry Orchard Way, Rochford**

**Proposal** – Details following outline approval (00/0005/OUT) Conditions 1 (Part) soft landscaping. Condition 6 boundary treatment, condition 17 buffer strip.

#### **Resolved**

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

#### **Item R8 – 03/00181/COU – Land adjacent 57 St Johns Road, Great Wakering**

**Proposal** – Change of use of grass verge into domestic curtilage and the erection of 0.9 m high boundary fence.

#### **Resolved**

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

#### **Item 2 – 03/00038/COU – The Dome, Lower Road, Hockley**

**Proposal** – Use of land for parking/storage of touring caravans.

### **Resolved**

That the application be refused for the reasons outlined in the Schedule and the informative set out in the addendum to the Schedule. (HPS)

### **Item 3 – 03/00551/FUL – 8 West Street, Rochford**

**Proposal** – Change of use of premises from Class A1 (Shop) to nail bar (manicurists) and nail product retail outlet.

### **Resolved**

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

### **Item 4 – 03/00468/FUL – Land at Reads Nursery, Rawreth Lane, Rayleigh**

**Proposal** – To erect 33 no. 2 and 3 storey houses, together with 48 no. 3 storey flats (including 27 no. affordable flats), garaging and road layout.

Mindful of Officers' recommendation for approval, Members considered nevertheless that the application should be refused on grounds of being an over-development of the site without regard to quality of urban life, and of the development being of unsatisfactory layout and design, of the lack of phasing for educational and health provision and of the application being premature, given the lack of an archaeological survey.

### **Resolved**

That the application be refused for the following reasons:-

- (1) The proposed flats are not provided with outdoor communal garden areas or space to dry washing, to serve the reasonable amenities of the flats' occupants. It is considered that the lack of such demonstrates that the functional density of the site has been exceeded; the density being proposed at the expense of the quality of urban living. The proposal thereby constitutes an over-development of the site.
- (2) The proposed flats, by reason of their standardised and utilitarian design, lack of visual quality and local character, are considered unacceptable, being detrimental to the character and appearance of the development in which they would be situated, and those of the broader area of which they would form part.
- (3) The proposed development of the site without adequate provision of

phasing of necessary education and health care facilities is considered contrary to Policy H4 of the Replacement Southend-on-Sea and Essex Structure Plan.

- (4) Archaeological investigations on adjoining land have discovered an Anglo-Saxon burial ground. The County Council's Archaeologist advises that such burial grounds are normally associated with settlements, and notes that remains of such could be located within the application site. Mindful of this, in the opinion of the local planning authority, approval of any development on the application site is considered premature ahead of a proper archaeological investigation of the site and the evaluation of the importance of any findings.

### **Item 5 – 03/00706/CM – Land West of Brickworks, Star Lane, Great Wakering**

**Proposal – A)** Extension of time period within which the development must be begun to 2 August 2008 without compliance with condition 1 (which requires development to begin by 2 August 2003 attached to planning permission ROC/9/91)

**Proposal B)** Vary condition 01 (10 year time limit expiring 2 August 2003) on planning permission SOS/1421/90, to allow the winning, working and stockpiling of brickearth and ancillary matters to commence within a further 10 years.

### **Resolved**

That Essex County Council and Southend on Sea Borough Council be informed that Rochford District Council raises no objections to the proposals, subject to the understanding that the other planning conditions attached to both applications remain in force and valid and subject to the informative set out in the addendum to the Schedule. (HPS)

### **Item 6 – 03/00301/COU – Park Drive Nurseries, Windsor Gardens, Hawkwell**

**Proposal –** Change of use of existing building (no. 16) from mushroom production to class B1 (light industrial).

### **Resolved**

That the application be approved, subject to the conditions set out in the Schedule and the additional condition set out in the addendum to the Schedule. (HPS)

### **EXCLUSION OF THE PRESS AND PUBLIC**

#### **Resolved**

That the press and public be excluded from the meeting for the remaining business on the grounds that exempt information as defined in paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972 would be disclosed.

#### **Item 7 – 03/00762/GDP&C – Havengore Bridge and A5, Foulness Island**

**Proposal** – To erect three 6m high poles for security cameras.

#### **Resolved**

That no objections be raised to the proposals. (HPS)

The meeting closed at 9.50 pm.

Chairman .....

Date .....