

## **Planning Services Committee – 23 October 2003**

---

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

Cllr A J Humphries (Vice-Chairman)

Cllr C I Black  
Cllr Mrs R Brown  
Cllr Mrs L A Butcher  
Cllr P A Capon  
Cllr Mrs T J Capon  
Cllr T G Cutmore  
Cllr Mrs H L A Glynn  
Cllr J E Grey  
Cllr S A Harper  
Cllr C A Hungate  
Cllr R A Oatham

Cllr J M Pullen  
Cllr P K Savill  
Cllr C G Seagers  
Cllr D G Stansby  
Cllr Mrs M A Starke  
Cllr M G B Starke  
Cllr Mrs M S Vince  
Cllr Mrs M J Webster  
Cllr D A Weir  
Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs R G S Choppen, K H Hudson, C J Lumley, Mrs J R Lumley, M R F Mason, Cllr Mrs M D McCarthy, G A Mockford, C R Morgan and S P Smith.

### **REPRESENTING ASHINGDON PARISH COUNCIL**

Cllr Mrs P Lonergan

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader, Area Team South
P Whitehead	- Team Leader, Area Team North
S Worthington	- Committee Administrator

### **475 MINUTES**

The Minutes of the meeting held on 25 September 2003 were agreed as a correct record and signed by the Chairman.

### **476 DECLARATIONS OF INTEREST**

Cllr T G Cutmore declared a personal interest in agenda item 4 by virtue of being a Member of Ashingdon Parish Council.

**477 ARTICLE FOUR DIRECTIONS REMOVING PERMITTED DEVELOPMENT RIGHTS (TO ERECT MEANS OF ENCLOSURE AND TO SITE CARAVANS) ON LAND NORTH OF ULVERSTON ROAD, ASHINGDON**

The Committee considered the report of the Head of Planning Services on an apprehended breach of planning control on land to the north of Ulverston Road, Ashingdon, Hockley.

**Resolved**

That the Head of Planning Services be authorised to make arrangements for the service of Article 4(1) and 4(2) Directions under the General Permitted Development Order (1995) (as amended) on the land in question, as set out in the report and addendum, should the need arise. (HPS)

**478 BREACH OF PLANNING CONTROL AT 6 CHURCH STREET, RAYLEIGH**

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the erection of a non-illuminated fascia display at 6 Church Street, Rayleigh – a listed building.

**Resolved**

That the Head of Planning Services be authorised to take all necessary action, including the issue of Notices and action in the Courts, to secure the remedying of the breach now reported. (HPS)

**479 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 03/00410/FUL which had been referred from the Weekly List.

**Item 1 – 03/00651/FUL – The Anchor, Fambridge Road, Ashingdon**

**Proposal** – Erection of two and three storey building containing 11 no. flats, erection of 3 no. houses, associated car parking. Demolition of existing hotel (resubmission following withdrawal of application 03/00422/FUL).

**(Note:** Parish Cllr Mrs P Lonergan declared a personal interest in this item by virtue of being a Member of Ashingdon Parish Council).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds of the scale of development being out of character with the village, contravening the village plan which restricts the number of housing units in the village to 61, and by reason of its scale, visual bulk and design it is considered out of scale and character with the existing village.

### Resolved

That the application be refused for the following reasons:-

- (1) The proposed flatted accommodation, by reason of its scale, visual bulk and design, is considered out of scale and character with the existing village: a modest settlement of houses, lacking any other purpose built flatted accommodation, and adjacent to open countryside forming part of the Green Belt. Whilst the flats would replace the Anchor Hotel, itself a three storey building, the flats would be substantially larger and more prominently sited than this building. In addition, the design and detailing of the building is considered unsympathetic to the more traditional design and appearance of the buildings it would be sited amongst.
- (2) The application proposes to increase the number of housing units in South Fambridge by fourteen (14), an increase of nearly 25% above the existing number of housing units in the village, calculated to be sixty one (61) units. This is contrary to the Village Plan Brief, which seeks to limit housing units to sixty one (61) units to preserve the character of the village. In the opinion of the Local Planning Authority the substantial increase in housing units proposed in this application would demonstrably change and adversely affect the character of the village, contrary to the intent of the Village Plan Brief. (HPS)

### Item 2 – 02/01054/FUL - 61 Rayleigh Avenue, Rayleigh

**Proposal** – Amendment to existing permission 01/00033 to provide two detached dwellings with detached garages in place of plat 4. Amend approved dwelling to plat 2 (with triple garage) and 6 (previously plot 5). Provide separate access (to north side of site) and relocate garage to plot 1. Amend access road and plot boundaries.

### Resolved

That, subject to all parties entering a satisfactory Legal Agreement in relation to financial contributions towards highways improvements, the application be approved, subject to the conditions set out in the Schedule. (HPS)

### Item 3 – 03/00632/FUL – Land r/o 26 High Road, Hockley

**Proposal** – detached bungalow with attached and detached garages (revised application following 03/00005/FUL to include single storey rear extension) and front porch.

**Resolved**

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

**Item 4 – 03/00772/FUL – 33 Pulpits Close, Hockley**

**Proposal** – Two storey rear extension

**Resolved**

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

**Item R5 – 03/00410/FUL – 49 Rawreth Lane, Rayleigh**

**Proposal** – First floor side extension to existing doctors surgery.

**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)

The meeting closed at 9.37 pm.

Chairman .....

Date .....