

# Planning Services Committee 30 August 2001

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Minutes of the meeting of the **Planning Services Committee** held on **30 August 2001** when there were present:

Cllr Mrs J M Giles – Vice Chairman (in the Chair)

Cllr R Adams	Cllr V H Leach
Cllr R S Allen	Cllr T Livings
Cllr P A Capon	Cllr J R F Mason
Cllr T G Cutmore	Cllr C R Morgan
Cllr D F Flack	Cllr P J Morgan
Cllr Mrs J E Ford	Cllr R A Pearson
Cllr Mrs H L A Glynn	Cllr S P Smith
Cllr Mrs J Hall	Cllr M G B Starke
Cllr D R Helson	Cllr Mrs W M Stevenson
Cllr A Hosking	Cllr Mrs M J Webster
Cllr Mrs L Hungate	

## **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. R A Amner, Mrs R Brown, G Fox, J E Grey, Mrs J Helson, C C Langlands, Mrs S J Lemon, Mrs L I V Phillips, P D Stebbing, R E Vingoe (Chairman) P F A Webster, D A Weir and Mrs M A Weir.

## **OFFICERS PRESENT**

S Scrutton	-	Head of Planning Services
A Bugeja	-	Head of Legal Services
J Whitlock	-	Planning Manager
K Steptoe	-	Team Leader (Planning)
M Mann	-	Team Leader (Planning)
A Wyatt	-	Committee Administrator

## **292 DECLARATIONS OF INTEREST**

Members interests relating to the Schedule of Development applications and recommendations were received as follows:-

Item 3 – Councillors Mrs J M Giles and D R Helson declared non-pecuniary interests by virtue of being acquainted with taxi operators.

Item 7 – Councillor Mrs HLA Glynn declared a non pecuniary interest by virtue of her daughter's employment with the applicant

### 293 MINUTES

The Minutes of the meeting held on 26 July 2001 were agreed as a correct record and signed by the Chairman.

### 294 TELEPHONE KIOSK GLASS ADVERTISING – DTLR CONSULTATION PAPER

The Committee considered the report of the Head of Planning Services concerning a consultation paper from the DTLR seeking views on modifications to the Town & Country Planning (Control of Advertisement) Regulations 1992 in respect of the new phenomenon of telephone kiosk glass advertising.

Noting Officers recommendation in the report related to Option 2 – to allow telephone kiosk glass advertisements to benefit from deemed consent, subject to certain limitations and conditions, Members considered nevertheless that Option 3 should be this Authority's preferred choice and that the DTLR should be notified accordingly.

#### **Resolved**

That the DTLR be advised that this Council supports Option 3 as outlined in the consultation paper, in that advertisements on telephone kiosks require express consent from the Local Planning Authority in response to the consultation paper on telephone kiosk glass advertising. (HPS)

### 295 ETHELDORE DEVELOPMENT – TREE ISSUES

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the non-compliance with condition 5 of Planning Permission 98/00108/FUL together with a breach of the Tree Preservation Order Nos. 1/85, 15/95, 16/95, 18/95 and 6/99 as a result of damage to a number of protected trees within the development site.

Noting the addendum information provided by Officers, Members considered that the recommendation should be agreed, however, it should be further strengthened and also that a report should be brought back to an appropriate Committee regarding Tree Preservation Orders and also the monitoring which had been undertaken on the Etheldore Development site.

#### **Resolved**

- (1) That the Corporate Director (Law, Planning & Administration) be authorised to serve a Breach of Condition Notice and to follow this by legal action through the Courts if Countryside Residential

do not comply with the matters specified in the Notice. The Breach of Condition Notice to specify the actions to be taken to remedy the situation, together with additional measures to mitigate and compensate for damage that has occurred to trees within the development site.

- (2) That the developer be informed that further breaches will be met with the most vigorous action from the Local Planning Authority including any necessary action in the Courts.
- (3) That a report be brought back to an appropriate Committee on the Tree Preservation Order matters and the monitoring undertaken in respect of the Etheldore Development site. (HPS)(CD(FES))

### **296 BREACH OF PLANNING CONTROL AT FAIRWAYS GARDEN CENTRE, HULLBRIDGE ROAD, RAYLEIGH**

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the change of use of land from a garden centre to mixed use for the operation of a scaffolding business with scaffolding/vehicle storage and a garden centre.

#### **Resolved**

That the Corporate Director (Law, Planning and 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. (HPS)

### **297 UNTIDY SITE AT 1 ROPERS FARM COTTAGES, MUCKING HALL ROAD, GREAT WAKERING**

The Committee considered the report of the Head of Planning Services regarding the untidy nature of a domestic property and its curtilage at 1 Ropers Farm Cottages, Mucking Hall Road, Great Wakering.

#### **Resolved**

That the Corporate Director (Law, Planning and 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. (HPS)

**298 UNTIDY SITE AT 2 ROPERS FARM COTTAGES, MUCKING HALL ROAD, GREAT WAKERING**

The Committee considered the report of the Head of Planning Services regarding the untidy nature of a domestic property and adjacent land at 2 Ropers Farm Cottages, Mucking Hall Road, Great Wakering.

**Resolved**

That the Corporate Director (Law, Planning and 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. (HPS)

**299 STATIONING OF A CARAVAN ON LAND ADJACENT TO ROUNCEFALL, THE CHASE, ASHINGDON**

The Committee considered the report of the Head of Planning Services regarding the stationing of a caravan outside the curtilage of the above property.

**Resolved**

That the Corporate Director (Law, Planning and 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. (HPS)

**300 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Committee considered the current schedule of Planning Applications.

**Item R1 – 01/00383/LBC – 15 West Street, Rochford**

**Proposal – install projecting globe sign**

**Resolved**

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

### **Item 2 – 01/00269/FUL – 79 Ashingdon Road, Rochford**

#### **Proposal – erection of a part 3 storey, part 2 storey block of 10(No.) elderly persons, flats with communal facilities**

Mindful of Officers recommendation for approval, Members considered nonetheless that the submitted scheme was unacceptable in visual terms and also gave greater weight to the views of the Woodlands and Environmental Specialist and it was

#### **Resolved**

That the application be refused for the following reasons:-

- 1) The proposal by reason of its height, bulk and the prominence of the site is considered incompatible with the prevailing character and pattern of development in the locality and is therefore contrary to Policy H 17 of the Council's Local Plan.
  
- 2) The proposed access, parking and manoeuvring areas will have a significant and adverse impact on the three preserved trees on the site and this would result in a serious loss of amenity, contrary to the advice in PPG1, PPG3 and Local Plan Policy H24.

### **Item 3 - 01/00240/FUL – Land rear 4/6 Eastwood Road, Rayleigh**

#### **Proposal – erect 2 storey office building, layout area for deliveries and taxi storage**

Noting the detail in the schedule item and also the updated information on the main and supplementary addenda and that the crux of the matter related to pedestrian safety, Members considered the application should be approved subject to the legal agreement as offered by the applicants and set out in or on the main addendum together with the revised conditions reported thereon.

#### **Resolved**

That the application be approved subject to the legal agreement on the main addendum, together with the revised conditions reported thereon.

### **Item 4 - 01/00639/PD – heavy lift hanger, London Southend Airport**

#### **Proposal – “Nosebay” roof extension to existing hanger building**

### **Resolved**

That subject to the completion of the consultation period, authority be delegated to the Head of Planning Services to notify the applicant that it has no objection to the proposed building extension.

### **Item 5 - 01/00256/OUT – 72/74 The Approach, Rayleigh**

**Proposal – Outline application for the erection of a block of 10 flats**

### **Resolved**

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

### **Item 6 - 01/00480/COU – Hanover Golf Club, Hullbridge Road, Rayleigh**

**Proposal – Change of Use of land to form addition to existing golf course**

Condition 2 to read “there shall be no access to the site from Kingsway whether vehicular or pedestrian”.

Add informative drawing the applicant’s attention to his responsibility should unforeseen problems arise due to golf balls being hit into gardens.

### **Resolved**

That the application be approved subject to the conditions in the schedule as amended above to include the informative also outlined above.

### **Item 7 - 01/00621/COU – 26 Brook Road, Rayleigh**

**Proposal – Change of Use of building from office use ancillary to former on site manufacturing use to separate freestanding office use**

It was considered that this application should be deferred to the next meeting of the Planning Services Committee when all consultation responses would be available.

### **Resolved**

That the application be deferred to the next meeting of the Planning Services Committee.

**Item 8 - 01/00529/GD1 – Foulness Voluntary Primary School,  
Church End, Foulness Island**

**Proposal – convert former school to conservation centre**

**Resolved**

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

**Item 9 - 01/00562/CM – Rayleigh County Junior and Infant School,  
Love Lane, Rayleigh**

**Proposal -** Erection of school hall and conversion of existing hall into 2(No.) classrooms.

Concurring with Officers' recommendations for approval, Members agreed that the County Council be informed that no working should take place outside the hours of 8.00am to 6.00pm Monday to Friday, 8.00am to 1.00pm Saturday with no working on Sundays or Bank Holidays. It was also considered that the County Council should also be requested to condition that no delivery is to take place during school start and finish times, that is 8.00am to 9 am and 3.00 pm to 4 pm Mondays to Fridays.

**Resolved**

That the County Council be informed that this Council has no objections subject to the condition in the schedule and also the two matters outlined above.

**Item 10 - 01/00514/FUL – Cherry Orchard Nursery, Cherry Orchard Lane, Rochford**

**Proposal – erect 2 bedroom detached bungalow with basement as agricultural Manager's dwelling**

**Resolved**

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

**Item 11 - 01/00586/COU – 1 Fleet Hall Road, Rochford**

**Proposal – Change of Use from general industrial use (Class B2) to warehouse and distribution Class B8**

**Resolved**

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That the application be delegated to the Head of Planning Services to approve after the expiry of the consultation period to include the heads of condition in the schedule and also the head of condition in the Planning Services Committee main Addendum sheet.

### **Item 12 - 01/00128/FUL – Land at Creeksea Ferry Road, Canewdon**

#### **Proposal – formation and layout of a novice 4x4 track (to be used on no more than 14 days per annum)**

Noting the details in the report and also the information provided in the Planning Services Committee Addendum sheet, it was

#### **Resolved**

That the application be delegated to the Head of Planning Services to approve on receipt of written confirmation that the track is limited to the flat plateau area and subject to the heads of condition in the Planning Services Committee Addendum sheet.

### **Item 13 - 01/00540/FUL – 8 East Street, Rochford**

#### **Proposal – variation of Condition 4 attached to permission CU/0040/94 to allow operation of a home delivery service (renewal of 00/00385/FUL)**

#### **Resolved**

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

### **Item R14 – 01/00481/FUL – 48 Clifton Road, Rochford**

#### **Proposals – alterations to roof including raising ridge 2 storey rear side extension and garage extension**

#### **Resolved**

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

The meeting closed at 10.45pm.

Chairman \_\_\_\_\_

Date: \_\_\_\_\_