

Planning Services Committee – 20 December 2005

Minutes of the meeting of the **Planning Services Committee** held on **20 December 2005** when there were present:-

Chairman: Cllr A J Humphries
Vice-Chairman: Cllr K J Gordon

Cllr R A Amner	Cllr R A Oatham
Cllr C I Black	Cllr J M Pullen
Cllr Mrs L A Butcher	Cllr P K Savill
Cllr T G Cutmore	Cllr C G Seagers
Cllr K A Gibbs	Cllr S P Smith
Cllr J E Grey	Cllr Mrs M A Starke
Cllr Mrs S A Harper	Cllr M G B Starke
Cllr K H Hudson	Cllr J Thomass
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr Mrs L Hungate	Cllr Mrs M J Webster
Cllr J R F Mason	Cllr P F A Webster
Cllr D Merrick	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, P A Capon, Mrs T J Capon, R G S Choppen, H L A Glynn, T E Goodwin, T Livings, Mrs J A Mockford, D G Stansby, and P R Robinson.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
N Khan	- Solicitor
J Bradley	- Trainee Solicitor
M Martin	- Committee Administrator

521 MINUTES

The Minutes of the meeting held on 24 November 2005 were approved as a correct record and signed by the Chairman.

522 SCHEDULE OF DEVELOPMENT APPLICATIONS

The Committee considered the Schedule of development applications and recommendations.

Item R6 – 05/00869/COU - 1 Lansdowne Road

The Chairman advised the Committee that this item was no longer for consideration as the Member who referred it had withdrawn the request.

Item 1 - 05/00514/FUL - 154 Eastwood Road Rayleigh

Proposal – Re-development of the site to provide 6 detached two storey dwellings, with access onto Whitehouse Chase.

Members commended the significant improvement on the application now before them, particularly in respect of the revisions to the building line, but still expressed some concern about the proximity to the listed buildings and the comments from the County Urban Designer.

A Motion moved by Cllr P F A Webster and seconded by Cllr S P Smith that the application be refused was lost on a show of hands.

Resolved

That the application be approved, subject to a Legal Agreement, as outlined in the Schedule, and subject to the heads of conditions, as set out in the Schedule. (HPS)

Item 2 – 05/00522/FUL – Land East of 154 Eastwood Road, Rayleigh

Proposal – Demolition of existing barn/cartlodge and greenhouses and the re-development into 16 flats and two detached bungalows. Access from Eastwood Road.

Members were concerned that:-

- whilst there had been a significant improvement in respect of the boundary treatment, further enhancement was still needed.
- more consideration had not been given to the safety aspect of the farmyard pond.

Resolved

That the application be delegated to the Head of Planning Services to determine on expiry of the consultation period, subject to a Legal Agreement, as outlined in the Schedule (note that the reference at paragraph 2.28 should be 05/00514/FUL), and subject to the heads of conditions, as set out in the Schedule and the Addendum.

Additionally: -

- condition 10 shall require along the length of the Eastwood Road site frontage, save for the access road, enclosure by railings supplemented by a native hedgerow in accordance with details to be submitted to and agreed in writing by the Local Planning Authority unless otherwise agreed. The condition to include the normal re-planting and timing requirements.

- an informative to draw to the applicant's attention the public safety implications of the pond feature within the development. (HPS)

Item 3 – 05/00933/FUL – 30 Holt Farm Way, Rochford

Proposal – Demolish existing garage and sub-divide plot and erect detached two-bedroomed chalet with integral garage.

Resolved

That the application be refused for the reason set out in the Schedule as expanded in the Addendum. (HPS)

Item 4 – 05/00899/FUL – 156 – 158 High Street, Rayleigh

Proposal – Demolition of existing A1 unit and stores, erection of A1 and A3 unit at ground floor with 9 no. flats above and car parking to the rear.

Mindful of officers' recommendation for approval and on a Motion moved by Cllr M G B Starke and seconded by Cllr S P Smith, Members agreed that the application be deferred in order that an amended application be brought back to deal with their concerns.

Resolved

That the application be deferred to allow further negotiation with the applicant in respect of:-

- the removal of the 'Juliet' balconies
- re-design of the windows on the upper storeys including window hierarchy
- a more traditional shop front design, eg smaller proportions and stallrisers
- the detailed design of the penthouse flat.

and the subsequent report to detail the method statement requirements of condition 8 as to how this will minimise the disruption caused by the construction in this location. (HPS)

Item 5 – 05/00887/FUL – 2 Sycamore Way, Canewdon

Proposal – Single storey pitched roofed front extension to form annex, single storey sloped roofed rear extension and install front window to lounge.

Resolved

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

The meeting closed at 8.47 pm.

Chairman

Date