

Planning Services Committee 28 June 2001

Minutes of the meeting of the **Planning Services Committee** held on **28 June 2001** when there were present:

Cllr R E Vingoe – Chairman
Cllr Mrs J M Giles – Vice Chairman

Cllr R Adams	Cllr Mrs S J Lemon
Cllr R S Allen	Cllr T Livings
Cllr C I Black	Cllr G A Mockford
Cllr P A Capon	Cllr C R Morgan
Cllr T G Cutmore	Cllr P J Morgan
Cllr Mrs J E Ford	Cllr R A Pearson
Cllr Mrs H L A Glynn	Cllr Mrs L I V Phillips
Cllr J E Grey	Cllr S P Smith
Cllr Mrs J Hall	Cllr M G B Starke
Cllr D R Helson	Cllr Mrs M J Webster
Cllr Mrs L Hungate	Cllr P F A Webster
Cllr C C Langlands	Cllr D A Weir
Cllr V H Leach	Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs R Brown, D M Ford, G Fox, A Hosking, P D Stebbing and J R F Mason.

OFFICERS PRESENT

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

203 INTERESTS

Councillor Mrs J M Giles declared a non pecuniary interest in the item “Breach of Planning Control at 2 Picton Gardens, Rayleigh” (Minute 207) by virtue of knowledge of the applicant.

204 MINUTES

The Minutes of the Meeting held on 31 May 2001 were approved as a correct record and signed by the Chairman.

205 BREACH OF PLANNING CONTROL AT GREENWAYS, HALL ROAD, ROCHFORD

The Committee noted that this item had been withdrawn from the agenda as the caravan had been removed from the site.

206 BREACH OF PLANNING CONTROL AT LAND WEST OF BOSTON AVENUE, CHEAPSIDE WEST, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the storage, without planning permission, of a boat and caravan; the construction of a boat shed and a carport, the siting of two wooden sheds, the use of the site as a base for a landscape garden business and the storage of waste and other building materials at land west of Boston Avenue/Cheapside West, Rayleigh.

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. (HPS)

207 BREACH OF PLANNING CONTROL AT 2 PICTON GARDENS, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding the retention of a conservatory in an amended form at the rear of 2 Picton Gardens, Rayleigh.

Resolved

That the applicant be informed that:-

- 1). Legal action under the terms of the Enforcement Notice be held in abeyance pending Item 2 below.
- 2). The works to the dwelling as indicated in the report (e.g. reduction in the height of the conservatory) are carried out within twelve weeks.
- 3). Following the completion of Item 2 above, the Enforcement Notice referred to will be withdrawn.
- 4). In default of Item 2 above, enforcement action as previously authorised, be continued. (HPS)

208 BREACH OF PLANNING CONTROL AT OAKWOOD, TRENDERS AVENUE, RAYLEIGH

The Committee considered the report of the Head of Planning Services regarding the stationing of caravans and associated works including the dumping of hardcore and other materials without the benefit of planning permission on land known as Oakwood, Trenders Avenue, Rayleigh.

Resolved

That the Corporate Director (Law, Planning & Administration) be authorised to take all necessary action including the issue and service of notices and action in the Courts to secure the remedying of the breach of planning control. (HPS)

209 BREACH OF PLANNING CONTROL AT CHURN WASTE, 37 STAR LANE INDUSTRIAL ESTATE, GREAT WAKERING, ESSEX

The Committee considered the report of the Head of Planning Services regarding a breach of planning control namely the non compliance with Conditions three and four of planning application reference 99/00204/FUL.

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. (HPS)

210 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the current Schedule of Planning Applications.

Para 2 - 01/00090/AUT

Proposal – Outline application for the erection of a dwelling.
(Replacement of A3 unit mobile) Willow Pond Farm, Lower Road, Hockley

Resolved

That the application be approved subject to a section 106 Agreement relating to the matters outlined in the schedule and also subject to the Condition outlined in the Schedule.

Para 3 – 01/00388/DP3

Proposal – Layout tarmac basketball court, install two basketball goals, approximately 4 metres high , Fairview Playing Field, Victoria Road, Rayleigh

Resolved

That the application be approved subject to the Condition in the Schedule

Para 4 – 01/00352/FUL – Land Rear of 83 Grove, Road, Rayleigh

Proposal – Erect two bed detached bungalow with detached garage, layout two additional car parking spaces.

Mindful of Officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that it was inappropriate backland development and would reduce the amenities enjoyed by existing neighbouring properties.

Resolved

That the application be refused for the following reason

The Local Planning Authority considers that the proposals constitute an unsatisfactory form of backland and tandem development, out of character with the surrounding area. This will result in an unacceptably poor level of amenity for the occupiers of the proposed dwelling, by virtue of overlooking leading to a lack of privacy. In addition, the proposed dwelling will have an unacceptably overdominant impact on the occupiers of the existing adjoining dwelling to the east due to the proximity of the new dwelling and changes in the level of the land between the existing and proposed dwellings. These harmful impacts are contrary to policy H20 and the supplementary guidance in Appendix 1 of the Rochford District Local Plan. (HPS)

Para 5 – 01/00345/COU – Unit 7 – 12, Eldon Way, Hockley

Proposal – Change use from light industrial (Classes B1/B2 to storage/distribution Class B8)

Resolved

That the application be approved subject to the heads of condition outlined in the Schedule.

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Para 1 – 01/00112/FUL – Kingshead Stables, Back Lane, Rochford

Proposal – Conversion of existing stables (including the provision of two storey extensions into two number dwelling and the erection of two number detached garages.

Resolved

That the application be approved subject to the Conditions outlined in the Schedule subject to the Head of Planning Services using his best endeavours to try and explore a recessed gate arrangement or double gates and an extra Condition seeking replacement trees.

The Meeting closed at 9pm.

Chairman

Date