

## **Planning Services Committee – 26 January 2006**

---

Minutes of the meeting of the **Planning Services Committee** held on **26 January 2006** when there were present:-

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

Cllr R A Amner	Cllr Mrs J A Mockford
Cllr C I Black	Cllr R A Oatham
Cllr Mrs R Brown	Cllr J M Pullen
Cllr Mrs L A Butcher	Cllr P R Robinson
Cllr Mrs T J Capon	Cllr P K Savill
Cllr T G Cutmore	Cllr C G Seagers
Cllr T E Goodwin	Cllr S P Smith
Cllr J E Grey	Cllr D G Stansby
Cllr Mrs S A Harper	Cllr Mrs M A Starke
Cllr K H Hudson	Cllr M G B Starke
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr Mrs L Hungate	Cllr Mrs M J Webster
Cllr T Livings	Cllr P F A Webster
Cllr J R F Mason	Cllr Mrs C A Weston
Cllr D Merrick	Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs P A Capon, R G S Choppen, Mrs H L A Glynn, C J Lumley, Mrs J R Lumley and J Thomass.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
M Stranks	- Team Leader (North)
S Worthington	- Committee Administrator

### **21 MINUTES**

The Minutes of the meeting held on 20 December 2005 were approved as a correct record and signed by the Chairman.

### **22 DECLARATIONS OF INTEREST**

Cllr D G Stansby declared a personal interest in item R5 of the Schedule by virtue of the applicant having carried out work on trees at his property in the past.

### **23 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST**

The Committee considered the Schedule of development applications and recommendations, together with application numbers 05/00964/FUL and 05/00523/FUL, which had been referred from the Weekly List.

#### **Item 1 – 05/00984/FUL – 13 Pulpits Close, Hockley**

**Proposal** – Two storey pitched roofed side extension.

#### **Resolved**

That planning permission be granted, subject to the conditions set out in the Schedule. (HPS)

#### **Item 2 – 05/00992/FUL – Land east side junction of Twyford Avenue and Mercer Avenue, Great Wakering**

**Proposal** – Erect a pair of 1 x bed semi detached bungalows with off street parking.

#### **Resolved**

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

#### **Item 3 – 05/00995/FUL – Former recreation ground, Tylney Avenue, Rochford**

**Proposal** – 2 no. semi detached bungalows and two storey building comprising 6 no. 1-bedroomed flats and 2 no. 2-bedroomed flats with parking and amenity areas and revised neighbourhood parking.

#### **Resolved**

That planning permission be granted for the proposed development, subject to the heads of conditions, as outlined in the Schedule, and subject to the following additional heads of conditions:-

- 12 SC40 – Hours of construction to be restricted to the hours of 0700 – 1900, Monday to Friday and 0700 – 1300 on Saturdays, with no construction taking place on Sundays or Bank Holidays.

- 13 Compound for storage of building materials to be provided on site and parking provision made available for workers on site.

and subject to condition 9 being amended such that the boarded fence extends behind the properties in Percy Cottis Road and along the whole of the boundary with the properties in Rochford Garden Way, and subject to the following informatives:-

- The site to be subject to secure by design certification.
- Pursuant to condition 8, the final surface treatment of the parking areas to be varied to break up the overall extent.
- Applicant to consider boundary delineation definition or surface treatment to improve security for the 2 proposed new bungalows where they back onto the footpath.
- SI16 Control of Nuisances.
- The applicant is encouraged to use contractors registered with the considerate contractors scheme. (HPS)

### **Item R4 – 05/00964/FUL – Land adjacent to Recreation Ground, Rawreth Lane, Rayleigh**

**Proposal** – Temporary use of cricket pavilion for use as a children's pre-school.

Mindful of officers' recommendation for refusal, Members nevertheless considered that the application should be approved, given that it was for a temporary use only, and in light of the special circumstances of the applicant.

### **Resolved**

That the application be approved subject to the following condition:-

- The use hereby permitted shall be carried out for a limited period, expiring on 31 March 2006.

In the interest of highway safety, the use hereby permitted is restricted to this short timeframe (HPS).

### **REASON FOR DECISION**

The proposal is considered not to have a materially greater impact on the openness of the Green Belt than the existing use. Although the proposal does conflict with sustainability policies and Highway advice, it is only for a limited, temporary period and therefore can be justified.

**Item R5 – 05/00523/FUL – Land rear of Timberwharf Cottages, Beeches Road, Battlesbridge**

**Proposal** – Use of land as a trade only nursery and for the supply of specimen trees and shrubs, close existing access and form new access and construct two poly tunnels, storage bays, car parking area for existing stables and recycling of timber waste product associated with arboricultural business.

**Resolved**

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

The meeting commenced at 7.35 pm and closed at 8.58 pm.

Chairman .....

Date .....