

Planning Services Committee – 16 December 2003

Minutes of the meeting of the **Planning Services Committee** held on **16 December 2003** when there were present:-

Cllr S P Smith (Chairman)
Cllr A J Humphries (Vice-Chairman)

Cllr R A Amner	Cllr C J Lumley
Cllr Mrs R Brown	Cllr G A Mockford
Cllr Mrs L A Butcher	Cllr C R Morgan
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr J M Pullen
Cllr R G S Choppen	Cllr P K Savill
Cllr T G Cutmore	Cllr C G Seagers
Cllr K A Gibbs	Cllr D G Stansby
Cllr Mrs H L A Glynn	Cllr Mrs M A Starke
Cllr T E Goodwin	Cllr M G B Starke
Cllr S A Harper	Cllr Mrs M S Vince
Cllr K H Hudson	Cllr Mrs M J Webster
Cllr C A Hungate	Cllr P F A Webster
Cllr Mrs L Hungate	Cllr D A Weir
Cllr C C Langlands	Cllr Mrs B J Wilkins
Cllr T Livings	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, J E Grey, Mrs J R Lumley, J R F Mason and J Thomass.

OFFICERS PRESENT

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

588 MINUTES

The Minutes of the meeting held on 27 November 2003 were approved as a correct record and signed by the Chairman.

Note: Minute 540, Schedule Item 4 has been deferred because of a procedural issue relating to declarations of interest. It is therefore necessary for the application to be considered afresh.

589 DECLARATIONS OF INTEREST

Cllrs C J Lumley, J M Pullen and Mrs M J Webster declared a personal interest in item 1 of the Schedule by virtue of being Members of the National Trust Rayleigh Mount Local Committee.

Cllrs R G S Choppen, Mrs M A Starke, M G B Starke and P F A Webster declared a personal interest in Item 1 of the Schedule by virtue of membership of the National Trust.

Cllrs R A Amner and K A Gibbs declared a personal interest in Item 1 of the Schedule by virtue of membership of the National Trust and the Woodlands Trust.

On the advice of officers, Cllrs Mrs M J Webster and P F A Webster declared a prejudicial interest in Item 1 of the Schedule by virtue of the close proximity of their property to the application site and left the Chamber during discussion of this item.

590 BREACH OF PLANNING CONTROL AT LAND ADJOINING 'HILLSIDE', NEW PARK ROAD, ASHINGDON

The Committee considered the report of the Head of Planning Services on breaches of planning control, namely the stationing of a mobile home and caravans for residential and storage purposes on the above land within the Metropolitan Green Belt.

Resolved

That the action detailed in the report be noted and endorsed. (HPS)

591 BREACH OF PLANNING CONTROL AT 'WOODSIDE', GRANVILLE ROAD, HOCKLEY, ESSEX

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the erection of a building, within the curtilage of the domestic dwelling, 'Woodside', Granville Road, Hockley, within the Metropolitan Green Belt in excess of Permitted Development Criteria, without Planning permission.

Resolved

That the Head of Planning Services be authorised to take all necessary action to secure the remedying of the breach now reported. (HPS)

592 BREACH OF PLANNING CONTROL AT LAND BETWEEN 283 AND 289 PLUMBEROW AVENUE, HOCKLEY

The Committee considered the report of the Head of Planning Services on breaches of planning control, namely the stationing of a mobile home and caravans for residential and storage purposes on the above land, within the Metropolitan Green Belt.

Resolved

That the action detailed in the report be noted and endorsed. (HPS)

593 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS/ITEMS REFERRED FROM WEEKLY LIST

The Committee considered the Schedule of development applications and recommendations.

Item 1 – 03/00720/OUT – Land adjacent to 4 The Bailey, Rayleigh

Proposal – Outline application for one 2 bed bungalow (siting to be considered now).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the application would have a negative impact on the amenities of properties in Mount Close, and particularly No. 9 The Bailey; that the removal of vegetation on the application site close to the boundary would result in the large flank wall of No. 4 The Bailey becoming a dominant feature for properties in the surrounding area; that the restricted natural light to and outlook from rooms close to the two storey flank wall of the neighbouring house would produce an unsatisfactory living environment for any occupiers of the bungalow, and that the building works necessary for the application would disrupt and threaten protected species in the vicinity.

Resolved

That the application be refused for the following reasons:-

- (1) That the proposed bungalow would have a negative impact on the amenities enjoyed by occupiers of nearby dwellings to the North West, notably 9 Mount Close, being a dominant and intrusive feature due to the relationship and impact of a bungalow in this position.
- (2) That the removal of vegetation on the application site close to the boundary would result in the large flank wall of No. 4 The Bailey becoming a dominant feature for properties in the surrounding area.

- (3) That the restricted natural light to and outlook from rooms close to the two storey flank wall of No. 4 The Bailey would produce an unsatisfactory living environment for any occupiers of the bungalow.
- (4) That the bungalow constituted a threat to the protected species in the area. (HPS)

Item 2 – 03/00979/COU – 45 Eastwood Road, Rayleigh

Proposal – Change of use from Retail to A3 (Restaurant/Takeaway)

Resolved

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

The meeting closed at 8.35 pm.

Chairman

Date