

Council – 19 December 2000

Minutes of the meeting of the **Planning Services Committee** held on **23 November 2000** when there were present:

Cllr R E Vingoe – Chairman

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

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs D M Ford, Mrs L I V Phillips and P F A Webster.

395 MINUTES

The Minutes of the Meeting held on 26 October 2000 were approved as a correct record subject to

- (1) It being noted that Councillors P A Capon, Mrs J M Giles and M G B Starke wished it recorded that they had cast their votes against refusal of item D2 as printed in the Minutes.
- (2) a short minute recognising and passing congratulations to Mr Shaun Scrutton, (Head of Planning Services) who was attending his first Meeting of the Planning Services Committee since his appointment.

396 DECLARATIONS OF INTEREST

Members interests relating to the schedule of development applications and recommendations were received as follows :-

Para D2

Councillor J E Grey declared an interest by virtue of living in close proximity to the site and left the Meeting whilst the matter was discussed.

Item 4

Councillor Mrs J Helson declared a non-pecuniary interest by virtue of being a Member of Rayleigh Town Council, Councillors C C Langlands and Mrs M J Webster each declared non-pecuniary interests by virtue of being this Authority's representative on the Rayleigh Mount Local Committee.

Item 5

Councillor Mrs J M Giles declared a non-pecuniary interest by virtue of knowledge of the applicant and left the Meeting whilst the matter was discussed. Councillors C C Langlands and Mrs M J Webster declared non-pecuniary interests by virtue of being this Authority's representative on The Rayleigh Mount Local Committee.

Item 8

Councillor P D Stebbing declared a non-pecuniary interest by virtue of a member of his family living in close proximity to the site and left the Meeting whilst the matter was discussed.

397 BREACH OF PLANNING CONTROL AT 2 PICTON GARDENS, RAYLEIGH

The Committee considered the report of the Head of Planning Services concerning the erection of a conservatory at the above address without the benefit of planning permission.

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)

398 BREACH OF PLANNING CONTROL ON LAND NORTH OF ANNWOOD LODGE (Michelin Farm), JUNCTION OF A130 and A127, SOUTHEND ARTERIAL ROAD, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services concerning additional breaches of planning control at the above site, in

the form of the storage of tyres, vehicle containers and waste materials, storage repair and sale of motor vehicles and the siting of caravans and mobile buildings at the above site without the benefit of planning permission.

Noting the update information provided in the Planning Services Committee Addendum Sheet, namely, further objection from the County Surveyor, it was

Resolved

That the matter be delegated to Officers to include the outcome of the County Surveyor's further consideration of the matter, and 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 breaches of planning control. (HPS)

399 BREACH OF PLANNING CONTROL AT MADRAS AND SPICE, 200 MAIN ROAD, HAWKWELL

The Committee considered the report of the Head of Planning Services concerning the construction of an exterior stairway and a change of use on the first floor to a residential use without the benefit of planning permission at the above site.

Members noted and concurred with the Officer's suggestion that enforcement action should only be taken in relation to the erection of the exterior stairway.

Resolved

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

400 BREACH OF PLANNING CONTROL AT LAND ADJACENT TO 60, HIGH STREET, GREAT WAKERING

The Committee considered the report of the Head of Planning Services concerning an untidy site on land adjacent to 60 High Street, Great Waking on the corner of High Street and Whitehall Road.

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)

401 BREACH OF PLANNING CONTROL FORMERLY KNOWN AS MARIGOLDS, ULVERSTON ROAD, FAMBRIDGE

The Committee considered the report of the Head of Planning Services concerning the construction of a hardstanding, the erection of a new pre-fabricated dwelling and sheds and the erection of fencing over 1 metre in height adjoining the highway without the benefit of planning permission.

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)

402 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee had before them the current schedule of planning applications for consideration.

Item D1 – 00/00664/FUL – 59 Hullbridge Road, Rayleigh

Proposal – Extension at Rear to Provide Hot Food Take-away (Class A3)

Add condition limiting the use of the storage area within the existing shop, which is to serve the new take-away and has to be used as such and not as an extension to the kitchen.

Resolved

That the application be approved, subject to the conditions in the schedule, including the additional condition above

Item D2 – 00/0058/FUL – 113 – 115 (Rayleigh Garage), High Road, Rayleigh

Proposal – Installation of LPG Storage Tank within walled fence compound

Mindful of Officers recommendation for approval, Members considered nevertheless that the proposal would be detrimental to residential amenity, particularly visual amenities.

Resolved

That the application be refused for the following reason.

The proposed LPG storage tank installation and walled/fenced compound would be an incongruous proposal in the street scene and in close proximity to surrounding residential properties to the detriment of the residential amenity of the area, particularly its visual amenities

Para R3 – 00/00657/ADV – Land at Junction of Bull Lane, Websters Way, Rayleigh, Essex

Proposal – Instal two internally illuminated poster panels, each 1760mm x 1160mm size (end of shelter)

Resolved

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

Item 4 – 99/00682/FUL – Land Adjacent Rayleigh Windmill, Bellingham Lane, Rayleigh

Proposal – Erect Educational and Environmental Centre building comprising single storey building with pitched roof.

Resolved

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

Item 5 – 99/00683/CON – Land Adjacent Rayleigh Windmill, Bellingham Lane, Rayleigh

Proposal – Demolition and Removal of brick wall and paved landscaped area.

Resolved

That Conservation Area Consent be granted subject to the conditions in the schedule.

Item 6 – 00/00540/OUT – Cherry Orchard Nursery, Cherry Orchard Lane, Rochford

Proposal – Outline application for agricultural manager's dwelling.

Consideration of this application was deferred for a Members' site visit and for a further report to Committee expanding on the financial viability of the horticultural unit.

Resolved

- (1) That the matter be deferred to allow further consideration of the financial viability of the horticultural
- (2) That a Members' site visit be arranged. (HAMS)

Item 7 – 00/00547/OUT – Land Rear of 83 Grove Road, Rayleigh

Proposal – Outline application to erect detached bungalow with detached garage.

Resolved

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

Item 8 – 00/00672/DP3 – Between 10 Glebe Close and 17 Morrins Close, Great Wakering

Proposal – Set out Junior/Infant Play area and 1.2m fence.

Resolved

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

Item 9 – 00/00673/DP3 – Land Rear (South of 9 – 12 Morrins Close, Great Wakering

Proposal – Set out Junior/Senior Play area with Basketball Court, Five –a –side pitch and 2m fencing.

Resolved

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

Item 10 – 00/00406/OUT – 232 Eastwood Road, Rayleigh

Proposal – Outline application to demolish existing bungalow and erect 5 detached 4 bed houses.

Consideration of this application was deferred for a Members' site visit.

Resolved

That a Members' site visit be arranged. (HAMS)

Item 11 – 00/00588/OUT – Willow Pond Farm, Lower Road, Hockley, Essex

Proposal – Outline application for the erection of a dwelling (Replacement of a 3 unit mobile)

Mindful of Officers recommendation for approval, Members considered nevertheless the application to be contrary to policies GB1, RC7 and RC9 of the Rochford District Local Plan (First Review)

Resolved

That the application be refused for the following reasons:-

Reason 1 - RFR 8 (customised)

The Rochford District Local Plan, First Review, shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy S9 of the Essex Structure Plan. Within the Green Belt, as defined in these policies, Planning Permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions as defined in Policies GB2 and GB7), or for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, institutions in large grounds, Cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting that the appearance of the countryside is not impaired. The proposal for development of this site does not fall into any of the above categories and it is the opinion of the Local Planning Authority that it does not constitute very special circumstances to justify overriding the strong presumptions against the construction of new dwellings in the Green Belt.

Furthermore, the outline application for a dwelling of unknown height, size and scale in this prominent commanding skyline location could

adversely affect the openness and appearance of this site and the countryside.

Reason 2

The site is located in a Special Landscape Area and Coastal Protection Belt to which Local Plan Policies RC7 and RC9 apply as well as Approved Essex Structure Plan Second Alteration Policy NR18. Most stringent restrictions on the rural and undeveloped coastline applies, as well as a presumption against development, unless its location, siting, design, materials and landscaping accords with the character of the area. The development could adversely affect the open character of this particular area contrary to these policies, given the prominent commanding skyline location of the proposed site for the dwelling. The scale of the dwelling and its location on the site could result in an incongruous development, detrimental to the appearance and openness of the countryside.

Note: Councillors R S Allen, C I Black, K A Gibbs, Mrs J M Giles, Mrs H L A Glynn, Mrs J Hall, D R Helson, Mrs J Helson, V H Leach, Mrs S J Lemon, J R F Mason and R A Pearson wished it recorded that they had cast their vote against refusal of this application.

Item 12 – 00/00359/COU – Cottis House, Locks Hill, Rochford

Proposal – Change of Use of Offices (Class B1 to drop-in Centre).

Resolved

That the application be approved subject to the conditions in the schedule, including the additional condition as per the Addendum:-

Club to close each evening no later than 22:00 hours.

The Meeting closed at 9.30pm.

Chairman

Date