

## **Planning Services Committee – 21 October 2004**

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Minutes of the meeting of the **Planning Services Committee** held on **21 October 2004** when there were present:-

Cllr A J Humphries (Chairman)  
Cllr K H Hudson (Vice-Chairman)

Cllr Mrs R Brown  
Cllr P A Capon  
Cllr Mrs T J Capon  
Cllr T G Cutmore  
Cllr Mrs H L A Glynn  
Cllr K J Gordon  
Cllr J E Grey  
Cllr Mrs S A Harper  
Cllr C A Hungate  
Cllr Mrs L Hungate  
Cllr D Merrick  
Cllr G A Mockford  
Cllr R A Oatham

Cllr J M Pullen  
Cllr P R Robinson  
Cllr C G Seagers  
Cllr S P Smith  
Cllr D G Stansby  
Cllr Mrs M A Starke  
Cllr M G B Starke  
Cllr J Thomass  
Cllr Mrs M S Vince  
Cllr Mrs M J Webster  
Cllr P F A Webster  
Cllr Mrs B J Wilkins

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs C I Black, Mrs L A Butcher, R G S Choppen, T E Goodwin, T Livings, C J Lumley, Mrs J R Lumley, J R F Mason, P K Savill and Mrs C A Weston.

### **OFFICERS PRESENT**

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

### **REPRESENTING HOCKLEY PARISH COUNCIL**

Cllr R E Vingoe

### **447 MINUTES**

The Minutes of the meeting held on 23 September 2004 were approved as a correct record and signed by the Chairman, subject to the following amendment on page 3:

The words “and foul water” to be inserted before “drainage” in the penultimate line of item 3.

### 448 DECLARATIONS OF INTEREST

Cllrs M G B Starke and D G Stansby declared a personal interest in item 4 of the Schedule by virtue of being a Member of and substitute of, respectively, the London Southend Airport Consultative Committee.

Cllr Mrs M S Vince declared a personal interest in item 3 of the Schedule by virtue of living at the far end of Doggetts Close and being a Member of Rochford Parish Council.

Cllrs Mrs H L A Glynn and Mrs S A Harper each declared a personal interest in item 3 of the Schedule by virtue of membership of Rochford Parish Council.

### 449 BREACH OF PLANNING CONTROL ON LAND AT REAR OF 53 BRANKSOME AVENUE, HOCKLEY

The Committee considered the report of the Head of Planning Services on a breach of planning control, namely the use of land for the parking of vehicles, trailers, etc and the laying of hardstanding on land at rear of 53 Branksome Avenue, Hockley.

#### **Resolved**

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

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

The Committee considered the Schedule of Development Applications and Recommendations.

#### **Item 1 – 04/00597/OUT – 40 Spa Road, Hockley**

**Proposal** – Demolish existing shop and redevelop site to provide 4 shops and 6 (1-bedroom) flats (design, siting and means of access to be considered as part of this application).

Mindful of officers' recommendation for approval, Members considered nevertheless that the application should be refused on the grounds that the proposal, by virtue of its scale, bulk and height would result in a loss of outlook and amenities to the occupiers of the neighbouring bungalows to the rear in Meadow Way, and the site layout does not allow sufficient space to accommodate parking and turning of vehicles.

#### **Resolved**

That the application be refused, for the following reasons:

1. The proposal, by virtue of its scale, bulk and height would result in a loss of outlook and amenities to the occupiers of the neighbouring bungalows to the rear in Meadow Way.
2. The proposed layout does not include sufficient space for all vehicles using the parking spaces to turn on site so as to be able to enter and leave the site in forward gear. Given that the access to the site is within the town centre and immediately adjacent to the zebra crossing, any reversing movements across the pavement onto the highway would give rise to an unacceptable degree of hazard to pedestrians and road users. (HPS)

### **Item 2 – 04/00749/FUL – Land at Junction Spa Road/Station Approach, Hockley**

**Proposal** – Construct 14 self contained flats (12 X 2-bed and 2 X 1-bed) with off street car parking for 14 vehicles and communal amenity.

#### **Resolved**

That the application be delegated to the Head of Planning Services to approve, subject to resolving the issues arising from the Highways Authority response and subject to a Legal Agreement, or appropriate mechanism, covering an educational contribution of £11696, and subject to the heads of conditions set out in the Schedule. (HPS)

### **Item 3 – 04/00732/FUL – Albert Jones Court, Doggetts Close, Rochford**

**Proposal** – Demolition of existing building; erection of 16 dwellings (6 X 3-bed, 9 X 4-bed and 1 X 1-bed) self contained flats, 27 car parking spaces, all to be accessed off Stilwells.

#### **Resolved**

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

### **Item 4 – 04/00639/REM – London Southend Airport, Rochford**

**Proposal** – Replacement air terminal with integrated rail station, visitor centre, access road and associated car parking. (Reserved matters following outline approval 97/00526/OUT)

This item would be deferred until the next Committee meeting to allow time for further discussions with the applicant.

### **Item 5 – 04/00677/REM – Park School, Rawreth Lane, Rayleigh**

**Proposal** – Details of two storey building to provide sports and leisure centre with outside playing areas, skateboard park, access and parking areas.

### **Resolved**

That the reserved matters be approved, subject to the conditions set out in the Schedule and the additional heads of conditions set out in the addendum to the Schedule. (HPS)

The meeting closed at 8.36 pm.

Chairman .....

Date .....