

Planning Services Committee 25 October 2001

Minutes of the meeting of the **Planning Services Committee** held on **25 October 2001** when there were present:

Cllr R E Vingoe – Chairman

Cllr R Adams
Cllr R A Amner
Cllr Mrs R Brown
Cllr T G Cutmore
Cllr Mrs H L A Glynn
Cllr J E Grey
Cllr Mrs J Helson
Cllr A Hosking
Cllr Mrs L Hungate
Cllr V H Leach

Cllr T Livings
Cllr C R Morgan
Cllr P J Morgan
Cllr S P Smith
Cllr M G B Starke
Cllr Mrs M S Vince
Cllr Mrs M J Webster
Cllr D A Weir
Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R S Allen, P A Capon, Mrs J E Ford, K A Gibbs, D R Helson, C C Langlands, Mrs S J Lemon, J R F Mason, G A Mockford, R A Pearson, Mrs L I V Phillips, Mrs W M Stevenson and P F A Webster.

OFFICERS PRESENT

K Steptoe - Team Leader (Development Control South Team))
N Barnes - Team Leader (Enforcement)
M T Goodman - Principal Solicitor
F Laycock – Senior Environmental Health Officer
A Wyatt - Committee Administrator

390 DECLARATIONS OF INTEREST

Councillor V H Leach declared a pecuniary interest in the item “Breach of Listed Building Control at the Old Ship Public House, North Street, Rochford” by virtue of his daughter’s employment at the Public House.

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

Item D3 – Councillors Mrs H L A Glynn, P J Morgan, M G B Starke and R E Vingoe declared non pecuniary interests by virtue of a slight acquaintance with the applicant. It was further noted that the agent in respect of this planning application was a former employee of Rochford District Council.

391 MINUTES

The minutes of the meeting held on 27 September 2001 were approved as a correct record and signed by the Chairman, subject to it being noted that Councillor P J Morgan's interest declared at the previous meeting related to schedule item 5 and not Agenda item 5 as stated.

392 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL (CPT(582/01/FUL))

The Committee considered the report of the Head of Planning Services on a consultation from the above Council on an application to erect two timber buildings to form a wendy house and childrens garden toy store.

Resolved

That Castle Point Borough Council be informed that this Council has no objections to the erection of a timber wendy house and childrens garden toy store at Little Havens Hospice, Thundersley. (HPS)

393 BREACH OF LISTED BUILDING CONTROL AT OLD SHIP PUBLIC HOUSE, NORTH STREET, ROCHFORD

It was noted that the breach had now been remedied and this item was therefore withdrawn.

394 BREACH OF PLANNING CONTROL AT 52 HIGHAMS ROAD, HOCKLEY

The Committee considered the report of the Head of Planning Services regarding the breach of planning control, by virtue of failing to comply with condition 1 of Planning Permission 01/00226/FUL at the above property.

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 now reported. (HPS)

395 BREACH OF PLANNING CONTROL AT THE CONIFERS, ROSILIAN DRIVE, LOWER ROAD, HOCKLEY

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the change of use from residential to a mixed use for residential purposes and vehicle repairs and storage beyond that normally found at a domestic property.

Further to the detail in the report, Members noted the Lawful Development Certification application had been lodged with the Authority although this would not change Officers' recommendation and it was:-

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)

396 BREACH OF PLANNING CONTROL AT THE VICTORIA AVENUE RESIDENTIAL DEVELOPMENT SITE, RAYLEIGH, ESSEX

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the non compliance of Condition 5 of the Planning Consent F/0357/97/ROC and Condition 6 of the Planning Consent F/0473/96/ROC, requiring that details of a nuisance attenuation barrier to be submitted to and approved in writing by the Local Planning Authority and that such barrier should be provided prior to the occupation of the houses.

It was noted that the development was indeed on Victoria Avenue and not Victoria Road and it was:-

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)

397 BARLING LANDFILL SITE

Members noted that Essex County Council had consulted Rochford District Council on proposals to open the landfill site at Barling on the 3 and 4 November 2001 due to the closure of Pitsea Hall Lane site. Following discussions with the Chairman and Vice Chairman of Transportation and Environmental Services and Local Ward Members the Committee concurred that the response from this Authority should be that no objections are raised to the proposal.

398 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

Members had before them the current schedule of development applications.

Para 1 – 01/00163/FUL – Pudsey Hall Cottage, Pudsey Hall Lane, Canewdon, Rochford

Proposal – replacement of fire damaged dwelling (revised scheme).

Mindful of Officers recommendation for approval and also the update information provided in the Planning Services addendum, Members considered that the application should be deferred for further investigation of the impact of the proposed revised location in relation to the Green Belt and the planning history of the site given the reasonable doubts about this expressed by consultees.

Resolved

That the application be deferred for further investigation of the above items.

Item 2 – 01/00496/DP3 – Land adjacent 9 Highfield Crescent, Rayleigh

Proposal – outline application to erect 1 dwelling (demolition of garage to existing dwelling and provision of shared driveway)

Resolved

That the Planning application be approved subject to the conditions set out in the schedule and subject to the referral of the matter to the Government Office for the East of England.

Item D3 – 01/00353/OUT – 111 Ashingdon Road, Rochford

Proposal – Outline application to erect 2 storey block of fourteen and 1 and 2 bedroom flats

Layout, parking and amenity areas (demolish existing petrol filling station, workshop etc.)

Noting the amendments to the original report made since the site visit, it was considered that the application should be approved. However, as the commercial element of the scheme had been removed, it was considered that the application should be delegated to the Head of Planning Services to approve subject to the conditions in the schedule as amended by the Planning Services addendum at the expiry of the departure advertisement.

Resolved

That Authority be delegated to the Head of Planning Services to approve the application, subject to the conditions in the schedule as amended by the Planning Services Addendum at the expiry of the departure advertisement (HPS)

Item 4 – 01/00054/FUL – land at Brandy Hole located east of Hullbridge, Kingsmans Farm Road, Hullbridge

Proposal – improvements to the tidal defences at Brandy Hole, habitat creation, amend footpath number 9, temporary access to the works

Resolved

That authority be delegated to the Corporate Director (Law Planning and Administration) to enter into a legal agreement under Section 106 of the Town and Country Planning Act to require the provision of appropriate compensatory habitat measures required as a result of the development proposals.

The meeting closed at 8.25pm.

Chairman _____

Date _____