

Planning Services Committee – 19 February 2004

Minutes of the meeting of the **Planning Services Committee** held on **19 February 2004** when there were present:-

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

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

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T E Goodwin, C C Langlands, Mrs J R Lumley, J R F Mason and Mrs M D McCarthy,.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
J Whitlock	- Planning Manager
C Nicholson	- Solicitor
S Worthington	- Committee Administrator

85 MINUTES

The Minutes of the meeting held on 22 January 2004 were agreed as a correct record and signed by the Chairman.

86 DECLARATIONS OF INTEREST

Cllr Mrs R Brown declared a personal interest in Schedule Item 2 by virtue of having conducted business with the applicants.

Cllr M G B Starke declared a personal interest in Schedule Items 3, 4 and 10 by virtue of being a Member of the Supporting People Community Body.

Cllr Mrs M J Webster declared a personal interest in Schedule Items 9 and 10 by virtue of being the County Council Deputy Portfolio Holder for Community Care.

Cllr Mrs H L A Glynn declared a personal interest in Schedule Items 5, 6 and 7 by virtue of being a Member of Rochford Parish Council.

Cllr C G Seagers declared a personal interest in Schedule Item R11 by virtue of being a representative of the Crouch Harbour Authority and a user of the Essex Marina.

87 DEVELOPMENT CONTROL USER SATISFACTION SURVEY

The Committee considered the report of the Head of Planning Services summarising the results of the latest Development Control User Satisfaction Survey.

Officers noted a Member request that the acknowledgement letter referred to in paragraph 4.3 of the report could be more informative on timescales or procedures for determining the application.

Members congratulated the Planning Department on its strong performance with respect to the 2003 Development Control Satisfaction Survey.

Resolved

That the results of the 2003 Development Control Satisfaction Survey be noted. (HPS)

88 ARTICLE FOUR DIRECTIONS REMOVING PERMITTED DEVELOPMENT RIGHTS (TO ERECT MEANS OF ENCLOSURE AND TO SITE CARAVANS) ON LAND SOUTH OF ASHINGDON RIDING CENTRE, CANEWDON ROAD, ASHINGDON, ROCHFORD, ESSEX

The Committee considered the report of the Head of Planning Services on the apprehended breach of planning control on land to the south of Ashingdon Riding Centre, Canewdon, Road, Ashingdon, Essex.

Resolved

That the Head of Planning Services be authorised to make arrangements for Article 4(1) and 4(2) Directions to be served on the land in question, under the General Permitted Order (1995) (as amended), to secure the remedying of the apprehended breach of planning control now reported. (HPS)

89 BREACH OF PLANNING CONTROL AT LAND REAR OF 53 BRANKSOME AVENUE, HOCKLEY, ESSEX

The Committee considered the report of the Head of Planning Services on a

breach of planning control, namely the use of the land for the storage of building materials, machinery and equipment, the burning of waste at land rear of 53 Branksome Avenue, Hockley, Essex.

Resolved

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

90 BREACH OF PLANNING CONTROL AT 'CHARCOAL GRILL', 32 SPA ROAD, HOCKLEY, ESSEX

The Committee considered the report of the Head of Planning Services regarding a breach of planning control, namely the sale of food from premises, outside the hours specified within Condition 5 of approved application, CU/0387/95/ROC.

Resolved

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

91 BREACH OF PLANNING CONTROL AT 'HOMELEIGH', WELLINGTON AVENUE, HULLBRIDGE, ESSEX

Resolved

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

92 SCHEDULE OF PLANNING APPLICATIONS

The Committee considered the Schedule of Planning Applications.

Item 1 – 03/01115/FUL – Baltic Wharf, Wallasea Island, Creeksea Ferry Road

Proposal – Non compliance with Condition 2 of Planning Permission T/ROC/100/67 (Limiting use of yard to storage of timber).

Resolved

That the application be approved, subject to the following conditions:-

- 1 No materials, items or products shall be stored anywhere on the application site to a height greater than 3.6m above the natural surrounding ground levels.
- 2 The site shall only be used for the wholesale storage and distribution of

paving products transported by ship through the wharf complex (from the sea) and there shall not be any retailing direct to the public from any part of the site.

- 3 There shall be no activity (specifically vehicle movements) in connection with the distribution of materials, stock, or merchandise off site outside the following times: 0730 – 1630 Monday to Friday and not at all on Saturdays and Sundays.
- 4 Informative – Requesting the applicant to display a sign informing the public that business is wholesale only. (HPS)

Item 2 – 03/00948/OUT – Riverside Nurseries, Lower Road, Hockley

Proposal – Erection of agricultural workers bungalow (outline application).

Resolved

That the application be approved, subject to the conditions set out in the Schedule and subject to the following additional conditions:-

- 8 The curtilage of the dwelling hereby permitted shall be restricted to the site area indicated on the submitted drawing No. IME/JG 1AA October 2003 and annotated A-B, B-C, C-D and D-E.
- 9 Notwithstanding the provisions of Article 3, Schedule 2 Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order with or without modification) no building or enclosure other than that shown on the submitted drawing No. IME/JG/ 1AA October 2003 shall be erected, or otherwise provided, on any part of the site. (HPS)

Item 3 – 03/01112/FUL – Former Playing Field, Tendring Avenue, Rayleigh

Proposal – Construction of 5 no. 1-bed flats and neighbourhood office with new vehicular access.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and the additional conditions 10 - 13 and standard informative SI16 set out in the Addendum to the Schedule. In addition to the conditions, the future use and occupation of the site would be subject to control through appropriate covenants and restrictions imposed on the transfer of the land to the Housing Association. (HPS)

Item 4 – 03/01119/FUL – Land Adjacent 49 Bardfield Way, Rayleigh

Proposal – Construction of 1 no. 4-bed flat, 2 no. 2-bed flats.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and the additional conditions 10 -12 and standard informative SI16 set out in the Addendum to the Schedule and subject to additional condition SC50 relating to means of enclosure for the site. In addition to the conditions, the future use and occupation of the site would be subject to control through appropriate covenants and restrictions imposed on the transfer of the land to the Housing Association. (HPS)

Item 5 – 03/01080/CON – Public Conveniences, Old Ship Lane, Rochford

Proposal – Demolition of existing public toilet building

Resolved

That the Secretary of State be notified of this Committee's recommendation to approve the application, subject to the conditions set out in the Schedule. (HPS)

Item 6 – 03/01081/FUL – Public Conveniences, Old Ship Lane, Rochford

Proposal – Extension of public car park (demolition of toilet block).

Resolved

That the Secretary of State be notified of this Committee's recommendation to approve the application, subject to the conditions set out in the Schedule and subject to an informative requiring the layout of the car park to include space for secure anchorage for motor cycle parking. (HPS)

Item 7 – 03/01116/FUL – Land Adjacent to 43 Warwick Drive, Rochford

Proposal – Erect a two storey building to accommodate 2 no. 1-bed flats with car parking and amenity space.

It was noted that, following concerns raised by local residents at a public meeting, the Ward Members consulted closely on this application and worked together to address residents' concerns.

Resolved

That the application be approved, subject to the conditions set out in the Schedule and the additional condition set out in the Addendum to the Schedule and the following additional informatives:-

- That construction vehicles be parked in the amenity area rather than the road.
- Standard Informative SI16 (Control of Nuisances) – Hours of work restricted outside the hours of 7am and 6pm Monday to Friday and 7am to 2pm Saturdays. No work on Sundays and Bank Holidays. (HPS)

Item 8 – 03/01117/FUL – Land Adjacent to 14 Hambro Close, Rayleigh

Proposal – Erection of two storey building to accommodate 4 no. 1-bed flats.

Mindful of officers' recommendation for approval, Members considered nevertheless that, by virtue of the fact that local residents currently enjoy the amenity and make use of the land within the application site, the development would result in a loss of amenity to residents and that furthermore there would be sub standard amenity space for residents of the proposed new flats.

Resolved

That the application be refused for the following reasons:-

- 1 The proposed loss of the parcel of informal open space in this prominent townscape location would be harmful to the character and amenity of the area.
- 2 The proposals make insufficient provision for amenity spaces to be provided at the site for each of the units proposed and so would be detrimental to the amenities enjoyed by prospective occupants of this development. (HPS)

Item 9 – 03/01089/FUL – Hardwick House, Hardwick Close, Rayleigh

Proposal – Alterations to existing building to create 8 no. 2-bed self contained flats and 14 no. 1-bed self contained flats and modification to car park and boundary treatment.

Resolved

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

Item 10 – 03/01024/FUL – Land at the end of Dobsons Close, Rayleigh

Proposal – Proposed new two storey 30 no. flats for frail elderly sheltered housing unit with parking and amenity areas.

Resolved

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

Item R11 – 03/00970/COU – Essex Marina, Creeksea Ferry Road, Canewdon

Proposal – Use of part of ground floor as chandlery. Relaxation of Condition 3 imposed on permission ref. 01/00727/FUL to allow roof void of approved pitched roof to be used as part of hotel suites.

Resolved

That the application be approved, subject to the following conditions:-

- 1 SC4 Time Limits Full – Standard.
- 2 The use of the roof space shall be restricted to the use of the building as part of hotel suites(Class C1 use).
- 3 The extent of the ground floor hatched on plan 846-1-10A and labelled “Chandlery” shall be used for that purpose and for no other purpose or use (including any other purpose or use within Class A1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, re-enacting or amending that Order)

The meeting closed at 9.20 pm.

Chairman

Date