

Rayleigh Town Council

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD

on

7th March 2022 at Rayleigh Town Council, The Pavilion .

Committee Members Present :- Cllr S Belton
Cllr D Belton
Cllr C Callis
Cllr E Callis
Cllr R Dowell
Cllr R Lambourne
Cllr D Mercer (ex officio) (Chairman)
Cllr R Milne (ex officio)
Cllr J Waight

Also in Attendance :- Miss K Gaiger - Deputy Town Clerk

2 Members of Public

P&H12/22 APOLOGIES FOR ABSENCE

Members received apologies from Cllrs J Lumley, B Smart and C Pavilin. Cllr J Jacobs was absent.

The Council accepts the above.

P&H13/22 DECLARATIONS OF INTEREST

Cllr R Milne declared a non-pecuniary interest as members of Rochford District Council and made the following statement.

Although being a party to decisions made by this Committee, I reserve the right, when presented with further information at the District Council Development Committee to come to a different decision.

Cllrs S Belton & D Belton declared a non-pecuniary interest in application 21/00656/FUL

Cllr R Dowell declared a non-pecuniary interest in application 22/00076/FUL

P&H14/22 PUBLIC FORUM

There were two members of public present, One member spoke on their behalf in relation to their objection of application 21/01379/FUL - 4 Mortimer Road.

P&H15/22 SUBSTITUTES

Cllr D Belton substituted for Cllr C Pavelin

P&H16/22 NON COMMITTEE MEMBERS ATTENDING

None present.

P&H17/22 MINUTES OF THE MEETING HELD ON 24th January 2022

RESOLVED that the minutes of the Planning Committee meeting held on 24th January 2022 be duly signed as a correct record.

P&H18/22 PLANNING APPLICATIONS

Planning applications received by the Town Council. Members noted that if an application is objected to by the Town Council and called in by a Rochford District Councillor to the

Development Committee meeting, the Committee Chairman and Vice Chairman would be notified and would prepare a speech if it is necessary to comment at the meeting.

RECOMMENDED that the above information be noted.

P&H18/22- 1 21/00656/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steve Scarrott Date Received :- 04/02/2022
Location :- Midhurst, The Drive Date Returned :- 07/03/2022
The Drive
Rayleigh
SS6 8XQ
Proposal : Demolition of existing workshops and construction of 1 no 3-bed bungalow and detached garage and create new access and driveway
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to inappropriate and overdevelopment of Greenbelt land. The development would have an adverse affect on the Greenbelt land and there are no special circumstances to permit this application.

P&H18/22- 2 21/01235/DPDP3J Plot Ref :- Type :- DPDP
Applicant Name :- Essex Tile Design Mr Brown Date Received :- 21/02/2022
Location :- 152-154 High Street Date Returned :- 07/03/2022
High Street
Rayleigh
SS6 7BS
Proposal : Application for prior approval for proposed: New dwellinghouses on detached building in commercial or mixed use under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development Order 2015 (as amended) - to create two storey additional storeys to form 2no appartments.
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it is out of character with the street scene and the location borders the Conservation area. The design is not sympathetic to the building and its surroundings. The proposal will be dominate, overbearing and will be an overdevelopment of site. There are also major concerns for parking as well as traffic congrestion, at a busy junctions near a church and a primary school.

P&H18/22- 3 21/01316/LDC Plot Ref :- Type :- LDC
Applicant Name :- Mr M Talbot Pearsons Meadow Date Received :- 10/02/2022
Location :- 70 Cheapside West Date Returned :- 07/03/2022
Cheapside West
Rayleigh
SS6
Proposal : Application for Lawful Devolpment Certificate for an existing use of a double garage as a dwelling house.
Observations : Based on the information provided to this planning committee the Town Council objects to this application due to it being undesirable blackland development.

P&H18/22- 4 21/01351/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr John Gladwin Date Received :- 09/02/2022
Location :- Chadwell Eastwood Rise Date Returned :- 07/03/2022
Eastwood Rise
Eastwood
SS9 5DE
Proposal : Demolish existing dwellinghouse known as "Homestead" and existing outbuildings, subdivide plot and construct three bedroom chalet style bungalow with shared driveway.
Observations : Based on the information provided to the Planning Committee the Town Council has no objection to this planning application.

P&H18/22- 5 21/01379/FUL Plot Ref :- Type :- FUL
Applicant Name :- Miss C Hartshorn Date Received :- 07/02/2022
Location :- 4 Mortimer Road Date Returned :- 07/03/2022
Mortimer Road
Rayleigh
SS69 NX
Proposal : Demolition of existing garage and subdivision of existing plot to provide new single storey dwelling to rear with separate parking provision. Extend drive way to front to serve existing dwelling
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the access and pollution, not in keeping with the street scene and it is undesirable backland development.

P&H18/22- 6 22/00006/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Kevin Tuck Date Received :- 14/02/2022
Location :- Grovewood Primary School Date Returned :- 07/03/2022
Grove Road
Rayleigh
SS6 8UA
Proposal : Construct artificial grass sports pitch with enclosing boundary fencing and form bund (from removed topsoil)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application however there are concerns regarding the area being hired out for commercial reasons.

P&H18/22- 7 22/00076/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Alex Cheung Date Received :- 04/02/2022
Location :- 71 Alexandra Road Date Returned :- 07/03/2022
Alexandra Road
Rayleigh
SS6 8HT
Proposal : Proposed Two Storey Side Extension and Loft Conversion with Rear Dormer
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it is not in keeping with the streetscene and is

overdevelopment of the site.

P&H18/22- 8	22/00151/REM	Plot Ref :-	Type :-	REM
	Applicant Name :-	Bloor Homes MS Lord	Date Received :-	25/02/2022
	Location :-	Land North of London Road South of Rawreth Lane & West Rawreth Industrial Estate SS6	Date Returned :-	07/03/2022

Proposal : Application for reserved matters (including full details of the layout, scale, appearance, access and landscaping) in relation to the construction of 91 dwellings, internal roads, parking and other associated infrastructure relating to outline planning consent reference 20/00940/OUT

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the design not providing sufficient parking for the number of properties, in order to alleviate off street parking. The design lacks visitor parking space. The design should consider less properties and pay more attention to the requirements for access including that of emergency vehicles. There are concerns for public safety, due to lack of pathways within the development. The green space and play area provided does not appear to be sufficient for the number of residents and there are concerns on who will manage this area in the future.

P&H19/22 AMENDED PLANNING APPLICATIONS

None received.

P&H20/22 APPEALS

None received

P&H21/22 SITE VISITS

Members notes that Rochford District Council have organised three site visits for Saturday 19th March 2022.

Rayleigh Town Council have been invited to send two representatives to each visit. The Committee Chairman is unable to attend due to a prior engagement, The site visits will be attended by the following members

Civic Suite - Cllrs C Callis and J Waight
Eastwood Road - Cllrs R Lambourne and E Callis
Hillside Road - Cllrs R Lambourne and S Belton

RESOLVED that the above information be noted.

P&H22/22 DEVELOPMENT CONTROL MEETING

Members noted that the Civic Suite applications will be discussed at the Rochford District Council, Development Control meeting to be held on 22nd March 2022. The Town Council have requested that the Planning Committee Chairman speak at the meeting, however this cannot be arranged until after the agenda has been published. All Committee members received a copy of the report that the Chairman will give at the meeting and agreed to add about the removal of the trees in this area.

RESOLVED that the above information be noted.

The Meeting closed at : 9.20pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council