

**Planning & Highways Committee**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE  
MEETING HELD**

**6th March 2023 at 7.30pm at Rayleigh Town Council, The Pavilion .**

Committee Members Present :- Cllr E Callis  
Cllr J Jacobs (Chairman)  
Cllr R Lambourne  
Cllr J Lumley  
Cllr C Pavelin  
Cllr B Smart

Also in Attendance :- 3 Members of public. (left at 7.52pm)

Miss K Gaiger - Deputy Town Clerk  
Mr J Broome - Administration Assistant

**PH112/23 APOLOGIES FOR ABSENCE**

Members received and accepted apologies from Cllrs D Belton, S Belton, D Mercer, C Callis, J Waigh, R Dowell.

**PH113/23 DECLARATIONS OF INTEREST**

Cllrs R Lambourne and J Lumley declared a non-pecuniary interest as a member 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.

Cllr J Lumley declared a non-pecuniary interest as a member of Essex County Council.

Cllr B Smart declared non-pecuniary interest in application 23/00047/FUL as the applicant is known to him.

**PH114/23 PUBLIC FORUM**

3 members of public were present and 2 spoke in relation to application 23/00012/OUT

**PH115/23 SUBSTITUTES**

None present

**PH116/23 NON COMMITTEE MEMBERS ATTENDING**

None Present

**PH117/23 MINUTES OF THE MEETING HELD ON 6TH FEBRUARY 2023**

RESOLVED that the minutes of the Planning Committee meeting held on 6th February 2023 be duly signed as a correct record.

## **PH118/23 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.

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PH118/23- 1	22/01211/OUT	Plot Ref :-	Type :-	OUT
	Applicant Name :-	Mr Dennis Cardoso	Date Received :-	31/01/2023
	Location :-	Land Adjacent 10 Disraeli Road Rayleigh	Date Returned :-	06/03/2023
	Proposal :	Outline application all matters reserved except layout for construction of 2 no four bedroomed chalet bungalows (revised application following refusal of application 22/00207/out		
	Observations :	Based on the information provided to this Planning Committee The Town Council objects to this application due to the land being on greenbelt.		

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PH118/23- 2	23/00012/OUT	Plot Ref :-	Type :-	OUT
	Applicant Name :-	Hamlin Estates Ltd	Date Received :-	06/03/2023
	Location :-	270 Eastwood road Eastwood Road Rayleigh SS6	Date Returned :-	07/03/2023
	Proposal :	Demolition of existing house and non-residential structures, creation of improved access and erection of Care Home and Later living residential dwellings and associated works		
	Observations :	Based on the information provided to this Planning Committee the Town Council objects to this application due to the site being located on green belt land and the overdevelopment of site to create a Care Home.		
		There are major concerns that the site will only have one access for residents, visitors, employees and deliveries.		
		This site is located on a busy highway and residential area, adjacent a major junction on a bus route. The access will cause an impact to the nearby bus stop and vehicle layby.		
		The Town Council would further highlight that the creation of such a facility will have serious impact on the local infrastructure and on the availability of access to public health services in the immediate vicinity.		

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PH118/23- 3	23/00047/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr B Bines	Date Received :-	27/02/2023
	Location :-	94 Eastwood Rise Eastwood Rise Rayleigh SS9 5BU	Date Returned :-	07/03/2023

Proposal : Proposed entrance boundary wall

Observations : Based on the information provided to this Planning Committee the Town Council has no objection.

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PH118/23- 4 23/00123/LBC Plot Ref :- Type :- LBC  
Applicant Name :- Lloyds Banking Group Date Received :- 23/02/2023  
Location :- 78 High Street Date Returned :- 06/03/2023  
High Street  
Rayleigh  
SS6

Proposal : Lighting upgrade to remove the current tungstend and flourescent lighting out of the property and replce with modern energy efficient LED lighting

Observations : Based on the infomation provided to this Planning Committee the Town Council has no objection to this application, however there is a concern about the potential amount of light pollution being emmitted by the new LED lighting

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### **PH119/23 AMENDED PLANNING APPLICATIONS**

None Recieved

### **PH120/23 APPEALS**

None Recieved

### **PH121/23 Rochford District Council Development Committee**

Members dicussed the motion proposed by Cllr B Smart, however it could not be supported as the Town Council cannot insist that all Rayleigh Town Council rejected plans be referred to a Development Control Meeting.

The Committee Chairman informed members that if an application needs to be referred by an RDC Councillor and they are not getting the appropriate response, please forward the details to him and he will chase the matter.

The Town Council office going forward will email the RDC Weekly Decsion list to all councillors when sending the Parish Weekly List.

RECOMMENDED that the above be noted.

The Meeting closed at : 8.21pm

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Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Rayleigh Town Council