

**Rayleigh Town Council**  
**Planning & Highways Committee**

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

**4th September 2023 at 7.30pm at Rayleigh Town Council, The Pavilion .**

Committee Members Present :- Cllr S Belton  
Cllr C Callis  
Cllr R Dowell (Vice Chairman)  
Cllr R Lambourne  
Cllr J Lumley  
Cllr C Pavelin  
Cllr B Smart

Also in Attendance :- 2 Members of public

Mrs K Hardy - Deputy Town Clerk

**P28/23 APOLOGIES FOR ABSENCE**

Members received apologies from Cllrs J Jacobs and E Callis.

**P29/23 DECLARATIONS OF INTEREST**

Cllrs R Lambourne 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 C Callis non-pecuniary interest in application 22/002861/FUL.

**P30/23 PUBLIC FORUM**

The meeting was attended by two members of public who spoke on application 23/00286/FUL and raised their objections to the proposal.

**P31/23 SUBSTITUTES**

There were no substitutes.

**P32/23 NON COMMITTEE MEMBERS ATTENDING**

There were no non committee members present.

**P33/23 MINUTES OF THE MEETING HELD ON 31st July 2023**

RESOLVED that the minutes of the Planning Committee meeting held on 31st July 2023 be duly signed as a correct record.

**P34/23 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.

P34/23- 1 23/00286/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Paul Seager Designs Ltd Date Received :- 11/08/2023  
Location :- 9 Benleigh House Date Returned :- 04/09/2023  
Down Hall Road  
Rayleigh  
SS6

Proposal : Conversion of loft to creat 2 x residential flats

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the proposal not being in keeping with the streetscene and overdevelopment of site. The Town Council has concerns for the impact this development would have in an already busy location due to its close proximity to the railway station and there not being sufficient parking and amienty space.

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P34/23- 2 23/00371/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Michael Talbot Date Received :- 11/08/2023  
Location :- Pearsons Meadow Date Returned :- 04/09/2023  
70D Cheapside West  
Rayleigh  
SS6

Proposal : Proposed siting of a caravan for use as a separate residential dwelling

Observations : Based on the information provided to this planning application the Town Council objects to this application due to the lack of information provided for this proposal and no specification of size of the proposed caravan. The Town Council has concerns for siting a caravan in a residential area.

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P34/23- 3 23/00672/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr E Neocleous Date Received :- 18/08/2023  
Location :- Kennels 256 Daws Heath Date Returned :- 04/09/2023  
Daws Heath Road  
Rayleigh  
SS6

Proposal : Retrospective planning application for the erection of a cattery/office/storage building and dog exercise area including covered shaded area. Revised application following refused application 22/00204/FUL

Observations : Based on the information provided to this planning committee the Town Council has no objection to this application providing it addresses the points as detailed in the refusal of application 22/00204/FUL. Cllr Lambourne wished it to be noted that he objects to this application.

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### **P35/23 AMENDED PLANNING APPLICATIONS**

None received.

### **P36/23 APPEALS**

None received.

The Meeting closed at : 8.06pm

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

On behalf of :- Rayleigh Town Council