

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24th July 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton
Cllr R Dowell
Cllr E Dray
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin (ex officio)
Cllr R Shorter
Cllr C Stanley (non-committee member)

Also in Attendance :- Miss K Gaiger - Committee Clerk

042 DECLARATIONS OF INTEREST

Cllr C Stanley, R Oatham and J Burton 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.

043 PUBLIC FORUM

There were no members of public present.

044 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis and J Lawmon.

045 NON COMMITTEE MEMBERS ATTENDING

Cllr C Stanley attended as a non committee member.

046 MINUTES OF THE MEETING HELD ON 3rd July 2017

Members noted that the incorrect application number was stated on minute no 040 of the Planning Committee meeting held on 3rd July 2017. The application number under query is 17/00372/ADV - 99 High Street..

RESOLVED that the minutes of the Planning Committee meeting held on 3rd July 2017 be duly signed as a correct record.

047 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 4th and 24th July 2017. Members noted that if an application is objected to by the Town Council and called in by a Rochford District Councillor to the Development Control meeting, the Committee Chairman and Vice Chairman would be notified and would prepare a speech if it is necessary to comment at the meeting.

047- 1	17/00575/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Howard Levene	Date Received :-	07/07/2017
	Location :-	10 Mortimer Road Mortimer Road Rayleigh SS6 9NX	Date Returned :-	25/07/2017

Proposal : Construction of first floor rear extension

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but do have concerns regarding the loss of light to the property at number 12.

047- 2 17/00591/FUL Plot Ref :- Type :- FUL
Applicant Name :- Ms Rachel Jordan Date Received :- 04/07/2017
Location :- 8 Graysons Close Date Returned :- 03/07/2017
Graysons Close
Rayleigh
SS6 8LJ
Proposal : Two storey side extension, single-storey rear extension with roof lights and new ramped access to front.
Observations : Members voted in favour of approving this application with two against and five in favour.
Based on the information provided to this Planning Committee the Town Council has no objection to this application.

047- 3 17/00605/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Nitin Khandhia Date Received :- 04/07/2017
Location :- 33 Teignmouth Drive Date Returned :- 03/07/2017
Teignmouth Drive
Rayleigh
SS6 9PE
Proposal : Two storey rear/side extension. Reposition pergola structure
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

047- 4 17/00607/FUL Plot Ref :- Type :- FUL
Applicant Name :- Ms Mia Gardner Date Received :- 04/07/2017
Location :- 17 Warren Close Date Returned :- 03/07/2017
Warren Close
Rayleigh
SS6 7BD
Proposal : Construct two storey front extension. Changes to fenestration
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

047- 5 17/00617/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Maynard Date Received :- 04/07/2017
Location :- 23 Temple Way Date Returned :- 03/07/2017
Temple Way
Rayleigh
SS6 9PP
Proposal : Side extension to create link between garage and dwelling and convert garage

to habitable accommodation.

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

047- 6 17/00626/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Rider Date Received :- 04/07/2017
Location :- 5 Warren Close Date Returned :- 03/07/2017
Warren Close
Rayleigh
SS6 7BD

Proposal : First floor/part two storey side extensions incorporating pitched roof front and rear dormers. Front porch extension with canopy roof over.

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

047- 7 17/00631/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Dennis Himpfen Date Received :- 11/07/2017
Location :- 10 Malvern Close Date Returned :- 03/07/2017
Malvern Close
Rayleigh
SS6 8AP

Proposal : Single storey flat roofed rear infill extension with additional roof lights to existing roof

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

047- 8 17/00640/FUL Plot Ref :- Type :- FUL
Applicant Name :- Miss Lysanne Eddy Date Received :- 10/07/2017
Location :- 327 Eastwood Road Date Returned :- 03/07/2017
Eastwood Road
Rayleigh
SS6 7LH

Proposal : Demolish existing extension and construct single storey rear extension

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

047- 9 17/00651/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Damon Jackson Date Received :- 11/07/2017
Location :- 36 Cheapside West Date Returned :- 03/07/2017
Cheapside West
Rayleigh
SS6 9DE

Proposal : Construct two storey side extension and single storey rear extension

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to insufficient parking.

047- 10 17/00654/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Lee Curtis Date Received :- 13/07/2017
Location :- 41 Downhall Park Way Date Returned :- 03/07/2017
Downhall Park Way
Rayleigh
SS6 9QP
Proposal : Loft conversion incorporating flat roofed rear dormer and rooflights to front
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to it not conforming to SPD.2.8.2 in relation to rear dormers.

047- 11 17/00656/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Sarah Rabey Date Received :- 11/07/2017
Location :- 79 Clarence Road Date Returned :- 03/07/2017
Clarence Road
Rayleigh
SS6 8TB
Proposal : Part two/part single storey side and rear extension with roof lights to rear element. Garage to be demolished
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to insufficient parking.

047- 12 17/00664/FUL Plot Ref :- Type :- FUL
Applicant Name :- The FitzWimarc School Date Received :- 14/07/2017
Location :- 72 Hockley Road Date Returned :- 03/07/2017
Hockley Road
Rayleigh
SS6 8EB
Proposal : Demolish existing dilapidated classroom and construct single storey modular building.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

047- 13 17/00680/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Fay Vincent Date Received :- 17/07/2017
Location :- 7 Disraeli Road Date Returned :- 03/07/2017
Disraeli Road
Rayleigh
SS6 8XP
Proposal : Single storey rear extension.
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to overdevelopment of Green Belt land.

047- 14 17/00684/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr West Date Received :- 14/07/2017
Location :- 11 Willingale Avenue Date Returned :- 03/07/2017
Willingale Avenue
Rayleigh
SS6 9HD

Proposal : Demolish existing garage and construct two storey side extension

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to it being inappropriate and out of character with the street scene, overdevelopment of site and insufficient parking space.

047- 15 17/00697/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Paul Marchant Date Received :- 17/07/2017
Location :- 49 Victoria Avenue Date Returned :- 03/07/2017
Victoria Avenue
Rayleigh
SS6 9DB

Proposal : Extend existing side dormer

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

047- 16 17/00707/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Brian Robertson Date Received :- 17/07/2017
Location :- 45 Victoria Avenue Date Returned :- 03/07/2017
Victoria Avenue
Rayleigh
SS6 9DB

Proposal : Extend existing side dormer

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

048 AMENDED PLANNING APPLICATIONS

None received.

049 APPEALS

None received.

050 RDC DECISIONS

Members received the List of Decisions and noted their contents.

RECOMMENDED that the above information be noted.

051 15/00317/FUL - 4 High Street

Members noted that a response had been received from Rochford District Council in relation to application 15/00317/FUL 4 High Street and removal of the entire brick wall. This matter has been passed on to the enforcement team and the Town Council office will continue to chase for a reply.

Members noted that the incorrect application number was stated on minute no 040 of the Planning Committee meeting held on 3rd July 2017. The application number under query is

17/00372/ADV - 99 High Street. A response in relation to the approval of the size of the signage will be pursued for the next Planning Committee Meeting.

RECOMMENDED that i) Town Council office to chase for a reply from Rochford District Council enforcement team in relation to the removal of the entire brick wall, application number 15/00317/FUL 4 High Street and ii) to pursue Rochford District Council for a response regarding the approved size of the signage in relation to application no 17/00372/ADV 99 High Street for the next Planning Committee meeting.

052 ADVERTISING SIGNS/HOARDINGS

Members noted that further to minute no 219 of the Planning Committee meeting held on 29th April 2017 Rochford District Council's enforcement case on application 17/00031/ADV is still pending consideration. The Town Council office will continue to chase for a response.

RECOMMENDED that the Town Council office continue to chase Rochford District Council's enforcement case on application 17/00031/ADV.

053 REMOVAL OF HIGHWAY RIGHTS 3 WIER GARDENS

Members noted that Essex County Council Highways have advised that they have rejected the application in relation to the removal of highway rights, 3 Weir Gardens.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.08pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council