

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3rd July 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr Mrs C Callis
Cllr R Dowell (arrived at 7.45pm)
Cllr J Lawmon (ex officio)
Cllr C Lumley
Cllr Mrs D Mercer (Chairman)
Cllr Mrs C Pavelin (ex officio)
Cllr B Smart
Cllr C Stanley

Also in Attendance :- Committee Clerk - Mrs P Allard

031 DECLARATIONS OF INTEREST

Cllr C Stanley declared a non-pecuniary interest as 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 B Smart declared a non pecuniary interest in application 17/00528/FUL

032 PUBLIC FORUM

There were no members of public present.

033 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R Oatham, T Wallis, E Dray, R Shorter and J Burton.

034 SUBSTITUTES

Cllr C Lumley substituted Cllr E Dray, Cllr Mrs C Callis substituted Cllr R Shorter, Cllr C Stanley substituted Cllr R Oatham.

035 NON COMMITTEE MEMBERS ATTENDING

Cllr B Smart attended as a non-committee member.

036 MINUTES OF THE MEETING HELD ON 12th June 2017

RESOLVED that the minutes of the Planning Committee meeting held on the 12th June 2017 be duly signed as a correct record.

037 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 13th June and 3rd 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.

037- 1 17/00422/FUL Plot Ref :- Type :- FUL
Applicant Name :- Colin Keys Date Received :- 19/06/2017
Location :- 98 Warwick Road Date Returned :- 03/07/2017
Warwick Road
Rayleigh
SS6 8TF
Proposal : Change of Use of Verge Area to Garden and Enclose with 1.8m High Fence
Observations : The Town Council object to this application as it imbalances the entrance to the road, obstructs drivers' sight line and visibility, has a detrimental effect on the streetscene and is a loss of public land amenity.

037- 2 17/00453/OUT Plot Ref :- Type :- OUT
Applicant Name :- Mr D Dowling Date Received :- 23/06/2017
Location :- Builders Yard & Store 1 Date Returned :- 03/07/2017
Websters Way
Rayleigh
Proposal : Outline application for proposed two storey extension to existing building and Change of Use from storage to one bedroomed detached house. Construction of two storey building to provide 2 x two bedroomed flats. Create parking and amenity area to serve new dwellings.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

037- 3 17/00528/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Blackmore Date Received :- 19/06/2017
Location :- 26 Trinity Road Date Returned :- 03/07/2017
Trinity Road
Rayleigh
SS6 8QD
Proposal : Part Two Storey/Part Single Storey Rear Extension with Roof Lantern, Pitched Roof Front Dormer and Flat Roof Rear Dormer
Observations : The Town Council objects to this application because it is not in keeping with the street scene , is an over development of the site, have concerns on the 45 degree angle at the lower level and there are not enough parking spaces for a 4 bedroom dwelling.

037- 4 17/00567/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Wilson Date Received :- 13/06/2017
Location :- 196 London Road Date Returned :- 03/07/2017
London Road
Rayleigh
SS6 9DT
Proposal : Single Storey Rear Extension (Conservatory)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

037- 5 17/00570/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Chittock & Mrs Smith Date Received :- 16/06/2017
Location :- 4 Kendal Close Date Returned :- 03/07/2017
Kendal Close
Rayleigh
SS6 8LF
Proposal : Construct Vehicle Crossover
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

037- 6 17/00578/REM Plot Ref :- Type :- REM
Applicant Name :- Countryside Properties Date Received :- 27/06/2017
Location :- Land North of London Road Date Returned :- 04/07/2017
South of Rawreth Lane
West of Rawreth Ind. Est
Proposal : Reserved Matters Application for 192 Residential Units with Associated Access, Parking, Servicing, Landscaping and Utilities
Observations : The Town Council, in principal, do not object to the reserved matters application for 192 Residential Units with associated access, parking, servicing, landscaping and utilities, however, there were concerns on who would be maintaining the landscape, when will the roads and lighting be adopted by Essex County Council and issues with construction traffic accessing the site during rush hour as well as restricting the parking of such vehicles to the site and not on Rawreth Lane and the surrounding roads.

037- 7 17/00587/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Andrew Osborne Date Received :- 19/06/2017
Location :- 33 Caversham Park Avenue Date Returned :- 03/07/2017
Caversham Park Avenue
Rayleigh
SS6 9QA
Proposal : Construct Part Two Storey, Part Single Storey Side Extension and Single Storey Rear Extension. New Window To First Floor Side Elevation
Observations : The Town Council object to this application as there are concerns over access for construction traffic being detrimental to neighbouring properties, creates a dominant feel over the other dwellings and contravenes parking regulations.

037- 8 17/00596/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Nathan Pavitt Date Received :- 20/06/2017
Location :- 58 The Chase Date Returned :- 03/07/2017
The Chase
Rayleigh
SS6 8RW
Proposal : Alterations to Existing Porch, Bay Window to Front With Extended Roof Over Bay Window
Observations : Based on the information provided to this Planning Committee the Town Council

has no objection to this application.

038 AMENDED PLANNING APPLICATIONS

Amended planning applications received by the Town Council between 13th June and 3rd July 2017.

038- 1 17/00437/FUL Plot Ref :- Type :- FUL
Applicant Name :- South East Grid Storage Two Date Received :- 16/06/2017
Location :- Rayleigh Transforming Station Date Returned :- 04/07/2017
High Mead
Rayleigh
Proposal : Development of a 10.8MW battery storage facility, access track and associated infrastructure. Advised/Additional details have now been received (Tree Survey)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

039 APPEALS

No appeals were received.

040 RDC DECISIONS

Members received the List of Decisions and noted their contents.

Members noted that further to min. no. 27 from the Planning Committee meeting held on 12th June 2017, regarding application 15/00317/FUL, the District Council has not responded to date.

The Committee Chairman raised a concern regarding application 17/00372/ADV, 99 High Street and the size of the signage. The Chairman requested that the officer for the District Council confirm the approved size of the sign, as two sizes appear to have been approved.

RECOMMENDED i) to send a letter to Rochford District Council regarding application 17/00372/ADV, 99 High Street requesting the confirmation of the approved size.

041 ADVERTISING SIGNS/HOARDINGS

Members noted that further to min.no 219 of the Planning meeting held on 24th April 2017 the enforcement case on application 17/00031/ADV was still pending consideration.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.34pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council