

12th December 2016

Dear Sir/Madam

I hereby summons you to the Planning Committee meeting to be held on Monday 19th December 2016 at 7.30pm at the Pavilion, King George V Playing Field, Bull Lane, Rayleigh (entrance via Websters Way car park) when the under mentioned business is proposed to be transacted.

The following agenda and attachments are issued for the Council to take decisions as required. You are expected to consider this agenda and any related documents in advance of this meeting and, if you feel that additional information to aid your decision making process is required, you must inform the Clerk in order to allow time for this to be provided before the meeting is scheduled to commence.

Yours faithfully,

**Mrs K Cumberland
Town Clerk**

Committee Members :

- Cllr J Burton
- Cllr Mrs C Callis (ex officio)
- Cllr R Dowell
- Cllr E Dray
- Cllr Mrs D Mercer (Chairman)
- Cllr J Newport
- Cllr R Oatham
- Cllr Mrs C Pavelin (ex officio)
- Cllr R Shorter
- Cllr T Wallis

01 **DECLARATIONS OF INTEREST**

Declaration of Interests by members for any items on this agenda.

02 **PUBLIC FORUM**

The meeting shall be adjourned for a maximum of 15 minutes to allow any Members of the Public present to speak on matters relating to this agenda only. Each Member of the Public shall speak for two minutes only.

The meeting will recommence after the Public Forum.

03 **APOLOGIES FOR ABSENCE**

To be advised to the Town Clerk prior to the meeting.

04 **SUBSTITUTES**

To be advised to the Town Clerk prior to the meeting.

05 **NON COMMITTEE MEMBERS ATTENDING**

06 **MINUTES OF THE MEETING HELD ON 7th November 2016**

To sign the Minutes of the Planning Committee meeting held on 28th November 2016 (previously circulated)

Members to note a change in wording on minute 132.10 of the Planning committee meeting held on 7th November 2016 to read proposal rather than proposed.

07 **PLANNING APPLICATIONS**

Planning Applications received by the Town Council between 8th November and 19th December 2016. Further applications may be received up until the date of the meeting. Plans to be viewed if received from Rochford District Council. To nominate a member to attend the Rochford District Council Development Committee meeting if an application is subsequently called in.

07 . 1	16/01060/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Mehmet Sahan		Date Received :- 02/12/2016
	Parish :- Wheatley		Date Returned :-
	Location :- 74 High Street	Agent	
		High Street	
		Rayleigh	
	Proposals :- Proposed Single Storey Rear Extension and Relocation of Existing Staircase Access to First Floor		
	Observations :-		

07 . 2	16/01071/OUT	Plot Ref :-	Type :- OUT
	Applicant Name :- Mr and Mrs Cardosi		Date Received :- 09/12/2016
	Parish :- Lodge		Date Returned :-
	Location :- 89 Rayleigh Avenue	Agent	
	Rayleigh Avenue		
	Leigh on Sea		
	Proposals :- Outline application to demolish existing dwelling and outbuilding and construct 2 No. four bedroom dwellings, 1 No. five bedroomed dwelling and 1 No. six bedroomed dwelling, all with garages and amenity areas		
	Observations :-		
07 . 3	16/01097/COU	Plot Ref :-	Type :- COU
	Applicant Name :- Ascension Legal Support		Date Received :- 02/12/2016
	Parish :- Wheatley		Date Returned :-
	Location :- 105a High Street	Agent	
	High Street		
	Rayleigh		
	Proposals :- Change of use from B1 offices to A2 offices		
	Observations :-		
07 . 4	16/01122/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Steve Swindell		Date Received :- 02/12/2016
	Parish :- Wheatley		Date Returned :-
	Location :- 53 Daws Heath Road	Agent	
	Daws Heath Road		
	Rayleigh		
	Proposals :- Proposed Vehicular Crossover on to Daws Heath Road		
	Observations :-		
07 . 5	16/01136/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr C Pettitt		Date Received :- 30/11/2016
	Parish :- Trinity		Date Returned :-
	Location :- 43 The Paddocks	Agent	
	The Paddocks		
	Rayleigh		
	Proposals :- Single Storey Flat Roof Rear Extension with Roof Lantern		
	Observations :-		

07 . 6 **16/01148/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Keary Ebner Date Received :- 07/12/2016
Parish :- Whitehouse Date Returned :-
Location :- 3 Wyburns Avenue East Agent
Rayleigh
Essex
Proposals :- Single storey pitched roof front extension
Observations :-

07 . 7 **16/01153/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Andrews Date Received :- 05/12/2016
Parish :- Wheatley Date Returned :-
Location :- 5 Great Wheatley Road Agent
Great Wheatley Road
Rayleigh
Proposals :- Relocate Existing outbuildings construct single storey pitched
roofed rear extension
Observations :-

07 . 8 **16/01159/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Sanctuary Group Date Received :- 02/12/2016
Parish :- Lodge Date Returned :-
Location :- Frances Cottee Lodge Agent
Clarence Road
Rayleigh
Proposals :- Proposed Minor Internal and external alterations to existing
sheltered housing complex. provision of additional car parking
spaces and landscaping to entrance of site
Observations :-

07 . 9 **16/01160/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Sactuary Group Date Received :- 02/12/2016
Parish :- Lodge Date Returned :-
Location :- Street Record Agent
Clarence Road
Rayleigh
Proposals :- Erection of porches to three flat blocks
Observations :-

07 . 10	16/01162/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr I Watkins		Date Received :- 02/12/2016
	Parish :- Lodge		Date Returned :-
	Location :- 5 Rayleigh Avenue	Agent	
	Eastwood		
	Leigh on Sea		
	Proposals :-	Pitched roof single storey front porch extension, flat roof single storey rear extension with roof lantern and replace attached garage.	
	Observations :-		
07 . 11	16/01166/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr and Mrs Coker		Date Received :- 02/12/2016
	Parish :- Swyene Park		Date Returned :-
	Location :- 118 Downhall Park Way	Agent	
	Downhall Park Way		
	Rayleigh		
	Proposals :-	Two Storey Rear Extension	
	Observations :-		
07 . 12	16/01167/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Miss D Russell		Date Received :- 05/12/2016
	Parish :- Trinity		Date Returned :-
	Location :- 10 Grove Road	Agent	
	Grove Road		
	Rayleigh		
	Proposals :-	Revised application for first floor and single storey rear extensions	
	Observations :-		
07 . 13	16/01185/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Ms M Madden		Date Received :- 09/12/2016
	Parish :- Grange		Date Returned :-
	Location :- 18 Kenilworth Gardens	Agent	
	Kenilworth Gardens		
	Rayleigh		
	Proposals :-	Loft conversion incorporating hip to gable roof extension and flat roofed rear dormer. First floor pitched roofed front extension. Single storey pitched roofed rear extension	
	Observations :-		

07 . 14 **16/01199/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs J Berry Date Received :- 19/12/2016
Parish :- Lodge Date Returned :-
Location :- 91 Grove Road Agent
Grove Road
Rayleigh
Proposals :- Two Storey Side extension and first floor extension.
Observations :-

07 . 15 **16/01204/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Land rear of 59 Date Received :- 13/12/2016
Parish :- Sweyne Park Date Returned :-
Location :- Rawreth Lane Agent
Rayleigh
Essex
Proposals :- REvised application to demolish detached garage to rear, sub-
divide plot and construct detached three bedroomed bungalow
with front facing roof lights/windows.
Observations :-

07 . 16 **16/01206/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Bradley Cain Date Received :- 19/12/2016
Parish :- Grange Date Returned :-
Location :- 6 Hatfield Road Agent
Hatfield Road
Rayleigh
Proposals :- Front and rear Flat roof dormers.
Observations :-

08 AMENDED PLANNING APPLICATIONS

Amended Planning Applications received by the Town Council between 8th November and 19th December 2016. Further applications may be received up until the date of the meeting.

09 APPEALS

Appeals received by the Town Council between 8th November and 19th December 2016. Further appeals may be received up until the date of the meeting.

09 . 1 **16/00570/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Steve/Peter Mitchell/Spicer Date Received :- 13/12/2016
Parish :- Lodge Date Returned :- 15/08/2016
Location :- Land opposite 1 - 10 Agent
Disraeli
Disraeli Road
Rayleigh
Proposals :- Proposed construction of two detached passivhauses

Members to note that an appeal has been made to the Secretary of State and is to be decided by the written representations and a site visit by an Inspector. All representations must be received by 16th January 2017.

Observations :- Based on the information seen by this Planning Committee the Town Council objects to this application as there are conditional Tree Preservation orders on some of the trees in place. It is on Metropolitan Green Belt land, there is insufficient drainage which could cause flooding, access difficulties, it is detrimental to neighbouring property and there is protected wildlife. The application is not in keeping with the street scene, the proposed three storey development is too high, will overlook neighbouring properties and the design is uncharacteristic.

09 . 2 **16/00778/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr T&M Withrington Date Received :- 14/12/2016
Parish :- Date Returned :- 06/09/2016
Location :- 77 Louis Drive Agent
Louis Drive
Rayleigh, Essex.
Proposals :- Demolish Existing Dwelling and construct two 4-bed houses and two 3-bed bungalows (amended proposal)

Members to note that an Appeal has been made to the Secretary of State and is to be decided by the written representations procedure and a site visit by an Inspector. Any representation or comments must be received by 16th January 2017.

Observations :- Based on the information provided to this Planning Committee the Town Council objects to this application due to the overdevelopment of site, concerns over access for emergency services and refuse collections and would be detrimental to the amenities of the neighbouring properties.

10

RDC DECISIONS

Members to receive a List of Decisions from Rochford District Council if available.

11 **BUS TIMETABLE - RAYLEIGH HIGH STREET**

Members to receive and discuss correspondence regarding the electronic bus timetable installation in Rayleigh High Street.

12 **ECC - Flood Alleviation Scheme**

Members to note that planning application CC/ROC/49/16 has been withdrawn and CC/ROC/50/16 has been granted.