

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON 13th June 2016 at 7.30pm.
The Pavilion, King George V Playing Field, Rayleigh**

Committee Members Present :- Cllr J Burton
Cllr E Dray
Cllr Mrs D Mercer (Chairman)
Cllr J Newport
Cllr Mrs C Pavelin (ex officio)
Cllr R Shorter
Cllr C Stanley
Cllr T Wallis (arrived 7.35pm)

Also in Attendance :- Miss K Gaiger - Committee Clerk

017 DECLARATIONS OF INTEREST

Cllrs C Stanley, J Burton and J Newport 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.

Cllrs Mrs D Mercer, R Shorter and E Dray declared a non-pecuniary interest in application 16/00462/FUL.

018 PUBLIC FORUM

There were no members present.

019 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs C Callis and R Oatham.

020 SUBSTITUTES

Cllr C Stanley substituted for Cllr R Oatham.

021 NON COMMITTEE MEMBERS ATTENDING

There were no Non Committee members attending.

022 MINUTES OF THE MEETING HELD ON 23rd May 2016

RESOLVED that the minutes of the Planning Committee meeting held on the 23rd May 2016 be duly signed as a correct record.

023 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 24th May and 13th June 2016. Members agreed 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.

023- 1 16/00297/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr R Machin Date Received :- 02/06/2016
Location :- 20 Western Road Date Returned :- 23/05/2016
Western Road
Rayleigh
SS6 7AX
20 Western Road
Western Road
Rayleigh
SS6 7AX
Proposal : Proposed garden log cabin for additional residential space
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

023- 2 16/00333/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Lauren Baker Date Received :- 24/05/2016
Location :- 103 Down Hall Road Date Returned :- 23/05/2016
Down Hall Road
Rayleigh
SS6 9LN
Proposal : Construct one vehicular crossover
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

023- 3 16/00375/OUT Plot Ref :- Type :- OUT
Applicant Name :- Ms Rosalind Nicoli Date Received :- 24/05/2016
Location :- between Rivendell Brookside Date Returned :- 23/05/2016
Napier Road
Rayleigh
SS6
between Rivendell Brookside
Napier Road
Rayleigh
SS6
Proposal : Application for outline planning permission with all matters reserved to erect 4 detached houses.
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the overdevelopment on metropolitan green belt land.

023- 4 16/00424/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Stuart Allison Date Received :- 25/05/2016
Location :- 154 Grove Road Date Returned :- 23/05/2016
Grove Road
Rayleigh

SS6 8RQ
154 Grove Road
Grove Road
Rayleigh
SS6 8RQ

Proposal : Construct two storey side extension with pitched roofed front extension and rear dormers, and single storey rear and side extensions

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

023- 5 16/00438/FUL Plot Ref :- Type :- FUL
Applicant Name :- MR J Folly Date Received :- 24/05/2016
Location :- 52 Queens Road Date Returned :- 23/05/2016
Queens Road
Rayleigh
SS6 8LA

Proposal : First floor rear extension and room in roof with rooflights to front and rear.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but does have concerns regarding the 45 degree angle.

023- 6 16/00442/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Lee Weller Date Received :- 26/05/2016
Location :- 63 Upway Date Returned :- 23/05/2016
Upway
Rayleigh
SS6 8AA
63 Upway
Upway
Rayleigh
SS6 8AA

Proposal : Rear and side extension

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

023- 7 16/00444/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Murphy Date Received :- 24/05/2016
Location :- 94 Eastwood Road Date Returned :- 23/05/2016
Eastwood Road
Rayleigh
SS6 7JR
94 Eastwood Road
Eastwood Road
Rayleigh
SS6 7JR

Proposal : Proposed rear and side extension

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

023- 8 16/00446/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr John Browning Date Received :- 02/06/2016
Location :- Alder House High Road Date Returned :- 23/05/2016
High Road
Rayleigh
SS6

Proposal : Proposed change of use of existing first floor, create new roof accommodation with dormer windows to form 5 no self contained dwelling flats with car parking.

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

023- 9 16/00454/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Stephen Staddon Date Received :- 02/06/2016
Location :- 34 Love Lane Date Returned :- 23/05/2016
Love Lane
Rayleigh
SS6 7DL

Proposal : Two storey front extension, convert garage to habitable accommodation with single storey extension to front, raise roof to form rooms in roof with pitched roof front and rear dormers

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

023- 10 16/00457/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Hill Date Received :- 26/05/2016
Location :- 6 Lodgelands Close Date Returned :- 23/05/2016
Lodgelands Close
Rayleigh
SS6 8TN

Proposal : First floor rear extension.

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the height, bulk and proximity to the rear boundary of the site. It would have a dominant and oppressive impact upon the properties to the rear, to the detriment of the residential amenity of the occupants.

023- 11 16/00462/FUL Plot Ref :- Type :- FUL
Applicant Name :- Rayleigh Conservative Club Date Received :- 03/06/2016
Location :- 7 London Hill Date Returned :- 23/05/2016
London Hill
Rayleigh
SS6 7HW

Proposal : To remove redundant front door and canopy and replace with white concrete weather boarding, replace existing white PVC cladding with material to match.

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the fascia being concrete cladding and this is not in keeping with the conservation area.

023- 12 16/00463/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Ferrari Date Received :- 02/06/2016
Location :- 191 Daws Heath Road Date Returned :- 23/05/2016
Daws Heath Road
Rayleigh
SS6 7NT

Proposal : Proposed part two storey, part single storey side extension incorporating garage and new vehicular access off Daws Heath Road

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

023- 13 16/00465/FUL Plot Ref :- Type :- FUL
Applicant Name :- F Withrington & Sons Ltd Date Received :- 02/06/2016
Location :- Land between 17/23 Shakespeare Date Returned :- 23/05/2016
Shakespeare Avenue
Rayleigh
SS6

Proposal : Construct one detached four bedroomed house with integral garage, form new vehicular crossing.

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

023- 14 16/00475/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr A Crosley Date Received :- 02/06/2016
Location :- 76 Hullbridge Road Date Returned :- 23/05/2016
Hullbridge Road
Rayleigh
SS6 9QL

Proposal : Two storey rear extension.

Observations : Members voted in favour of objecting to this application with four in favour and four against and the chairman using her casting vote.

Based on the information provided to this Planning Committee the Town Council objects to this application due to location of this site being on metropolitan green belt land.

023- 15 16/00478/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Chapman Date Received :- 02/06/2016
Location :- 8 Daws Heath Road Date Returned :- 23/05/2016
Daws Heath Road
Rayleigh

SS6 7QH

Proposal : Single storey side/rear extension and porch extension to front elevation.

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

024 AMENDED PLANNING APPLICATIONS

There were no amended planning applications.

025 APPEALS

There were no appeals.

026 RDC DECISIONS

A List of Decisions was not received from Rochford District Council.

RECOMMENDED the above information be noted.

027 BASILDON BOROUGH COUNCIL CONSULTATION

Members received correspondence sent from Basildon Borough Council in reference to the Bowers Gifford and North Benfleet Neighbourhood Area Consultation and noted its contents.

RECOMMENDED that the above information be noted.

028 ROCHFORD DISTRICT COUNCIL - Website

Members noted that a letter had been sent to the Director of Rochford District Council emphasising the importance of receiving all statutory documents relating to planning applications, which have not been received this year and being informed of all updated policies, planning format and poor quality plans. To date a response has not been received.

RECOMMENDED that the above information be noted.

029 RDC - Planning Application 16/00165/FUL

Members noted that Cllr C Stanley attended Rochford District Council's Development Committee meeting held on 24th May 2016 where application 16/00165/FUL, land rear of 103 High Road was discussed and planning permission was refused.

RECOMMENDED that the above information be noted.

030 COMMITTEE MEMBERSHIP

Members noted that Cllr C Lumley has resigned from the Planning Committee. A new member will be appointed at the Full Council meeting to be held on 20th June 2016.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.10pm

Signed : _____ Chairman Date: _____

On behalf of :- _____ Rayleigh Town Council