

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17th October at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr Mrs C Callis (ex officio)
Cllr R Dowell
Cllr E Dray
Cllr Mrs D Mercer (Chairman)
Cllr J Newport
Cllr Mrs C Pavelin (ex officio)
Cllr C Stanley
Cllr T Wallis

Also in Attendance :- Miss K Gaiger - Committee Clerk

101 DECLARATIONS OF INTEREST

Cllrs C Stanley, J Newport and T Wallis 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.

Cllr J Newport declared a non-pecuniary interest in planning applications 16/00925/FUL and 16/00933/FUL.

Cllr Mrs D Mercer and Mrs C Pavelin declared a non-pecuniary interest in planning application 16/00881/FUL.

102 PUBLIC FORUM

There were no members of public present.

103 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R Oatham, J Burton and R Shorter.

104 SUBSTITUTES

Cllr C Stanley substituted for Cllr R Oatham.

105 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

106 MINUTES OF THE MEETING HELD ON 26th September 2016

Members noted that further to minute no 68.1 of the Full Council meeting held on 3rd October 2016 minute no 100 of the Planning Committee Minutes has been amended to add a recommendation that the outstanding response from Rochford District Council would be followed up.

RESOLVED that the minutes of the Planning Committee meeting held on the 26th September 2016 be duly signed as a correct record.

107 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 27th September and 17th October 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.

107- 1 16/00865/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr M Dorman & Miss K Eames Date Received :- 03/10/2016
Location :- 132 Down Hall Road Date Returned :- 17/10/2016
Down Hall Road
Rayleigh
SS6 9LP
Proposal : Construct single storey rear extension with roof lantern and construct vehicular crossing onto Down Hall Road
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 2 16/00879/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Ian Skeggs Date Received :- 30/09/2016
Location :- 4 Ferndale Road Date Returned :- 18/10/2016
Ferndale Road
Rayleigh
SS6 9NW
Proposal : Single storey sloped roofed front extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 3 16/00881/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr D & S Keane The Smile Centr Date Received :- 27/09/2016
Location :- 33a - 35a High Street Date Returned :- 18/10/2016
High Street
Rayleigh
SS6 7EW
Proposal : First floor rear extension and rooflights to existing flat roof.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 4 16/00882/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr T Dean Date Received :- 05/10/2016
Location :- Great Wheatley Farm Date Returned :- 18/10/2016
Great Wheatley Road
Rayleigh
SS6 7AR
Proposal : Replacement of existing pole barn
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 5 16/00886/FUL Plot Ref :- Type :- FUL
Applicant Name :- Miss Vicky Stone Date Received :- 27/09/2016
Location :- 7 Hillview Road Date Returned :- 18/10/2016
Hillview Road
Rayleigh
SS6 7HX
Proposal : Construct two storey rear extension and loft conversion
Observations : The Town Council objects to this application due to the massive scale of the rear flat roof dormer does not respect the scale, form and character of the existing building.

107- 6 16/00916/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Cotton Date Received :- 29/09/2016
Location :- 61 Hatfield Road Date Returned :- 18/10/2016
Hatfield Road
Rayleigh
SS6 9AP
Proposal : First floor side extension and flat roof rear dormer and roof lights to front
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 7 16/00925/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Jiggins Date Received :-
Location :- 70 Downhall Park Way Date Returned :-
Downhall Park Way
Rayleigh
SS6 9QZ
Proposal : Construct single storey rear extension with roof lantern, front porch and front garage extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 8 16/00933/FUL Plot Ref :- Type :- FUL
Applicant Name :- Ms A Scarbough Date Received :-
Location :- 20 Leslie Road Date Returned :-
Leslie Road
Rayleigh
SS6 8PB
Proposal : First floor rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but have concerns regarding the height of the roof.

107- 9 16/00937/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs L Clarke Date Received :-
Location :- 21 Wyburns Avenue Date Returned :-
Wyburns Avenue
Rayleigh
SS6 7QX
Proposal : Demolish detached garage, construct single storey extension to side and extend front dormer
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 10 16/00938/FUL Plot Ref :- Type :- FUL
Applicant Name :- F Withrington & Sons Ltd Date Received :-
Location :- Land between 43-47 Shakespeare Date Returned :-
Shakespeare Avenue
Rayleigh
SS6
Proposal : Construct 4 bed detached house with integral garage.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

107- 11 16/00948/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs K Seal Date Received :-
Location :- 2 Trinity Close Date Returned :-
Trinity Close
Rayleigh
SS6 8QE
Proposal : Demolish existing garage and construct single storey side/rear extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

108 AMENDED PLANNING APPLICATIONS

There were no amended planning applications received.

109 APPEALS

Appeals received between 27th September and 17th October 2016.

109- 1 15/00321/FUL Plot Ref :- Type :- FUL
Applicant Name :- The FitzWimarc School Date Received :- 17/10/2016
Location :- 72 Hockley Road Date Returned :- 22/06/2015
Rayleigh
Essex
SS6 8EB
Proposal : Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.

Members noted that an appeal has been made to the Secretary of State against

the decision by Rochford District Council to refuse planning permission. The appeal will be decided by written representation and must be received by 11th November 2016. All prior representations have been forwarded to the Planning Inspectorate and the appellant.

RECOMMENDED that the above information be noted

Observations : The Town Council objects to this application as the amended proposal has not addressed any of previous concerns such as light pollution, noise to residents and potential flooding issues.

109- 2	16/00030/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	F Withrington & Sons Ltd	Date Received :-	12/10/2016
	Location :-	77 Louis Drive Louis Drive Rayleigh SS6 9DY	Date Returned :-	
	Proposal :	Demolition of existing chalet bungalow and build four new bed detached bungalows		

Members noted that an appeal as been made to the Secretary of State against the decision by Rochford District Council to refuse planning permission. The appeal will be decided by the written representations and all prior comments have been forwarded to the Planning Inspectorate. Additional comments must be made by 7th November 2016.

RECOMMENDED that the above information be noted.

Observations :

110 RDC DECISIONS

Members received a List of Decisions from Rochford District Council and noted its contents.

RECOMMENDED that the above information be noted.

111 RDC-LOCAL PLAN

Members noted that Rochford District Council held a second Local Plan Workshop on 4th October at the Cloister Hall, Holy Trinity. Members reported that the workshop was poorly attended (5 members of public and 7 Councillors) this may be a the result of the limited advertising and the venue not being clear in the posters. Members also felt that the topics covered in the workshop were not informative. A letter would be sent to Rochford District Council to provide feedback on the workshop.

Members noted that Rochford District Council have extended the deadline for the Local Plan Survey until 24th October, 5.00pm.

RECOMMENDED that a) a letter would be sent to Rochford District Council to give feedback on the workshop and b) the rest of the information be noted.

112 ROCHFORD DISTRICT COUNCIL-Planning Applications

Further to minute no 100 of the Planning Committee meeting held on 26th September 2016 members noted that Rochford District Council has been chased for a response regarding dimensions on planning applications. No response has been received to date and the Town Council office will liaise with District Councillor I Ward.

RECOMMENDED that a) the Town Council office will liaise with District Councillor I Ward regarding a response in relation to dimensions on planning applications.

The Meeting closed at : 8.28pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council