

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19th December at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

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

Also in Attendance :- Committee Clerk - Mrs P Allard

139 DECLARATIONS OF INTEREST

Cllrs C Stanley, J Newport and R Oatham 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 R Oatham declared a non-pecuniary interest in application 16/00778/ful (appeal).

140 PUBLIC FORUM

There were no members of public present.

141 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs C Callis and T Wallis. Cllr J Burton was absent from the meeting.

142 SUBSTITUTES

Cllr J Lawmon substituted for Cllr T Wallis.

143 NON COMMITTEE MEMBERS ATTENDING

Cllr C Stanley attended as a non committee member.

144 MINUTES OF THE MEETING HELD ON 28th November 2016

Members noted a change in wording on minute 132.10 of the Planning committee meeting held on 28th November 2016 to read proposal rather than proposed.

RESOLVED that the minutes of the Planning Committee meeting held on the 28th November 2016 be duly signed as a correct record.

145 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 29th November and 19th December 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.

145- 1 16/01060/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Mehmet Sahan Date Received :- 02/12/2016
Location :- 74 High Street Date Returned :- 19/12/2016
High Street
Rayleigh
SS6 7EA
Proposal : Proposed Single Storey Rear Extension and Relocation of Existing Staircase Access to First Floor
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however members agreed to get an update from the District's Planning Enforcement on the shutters.

145- 2 16/01071/OUT Plot Ref :- Type :- OUT
Applicant Name :- Mr and Mrs Cardosi Date Received :- 09/12/2016
Location :- 89 Rayleigh Avenue Date Returned :- 19/12/2016
Rayleigh Avenue
Leigh on Sea
Proposal : 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 : The Town Council objects to this application as it is an overdevelopment on an area bordering the Green Belt and there are concerns on disturbance of wildlife.

145- 3 16/01097/COU Plot Ref :- Type :- COU
Applicant Name :- Ascension Legal Support Date Received :- 02/12/2016
Location :- 105a High Street Date Returned :- 19/12/2016
High Street
Rayleigh
SS6 7QA
Proposal : Change of use from B1 offices to A2 offices
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 4 16/01122/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steve Swindell Date Received :- 02/12/2016
Location :- 53 Daws Heath Road Date Returned :- 19/12/2016
Daws Heath Road
Rayleigh
SS6 7QJ
Proposal : Proposed Vehicular Crossover on to Daws Heath Road
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 5 16/01136/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr C Pettitt Date Received :- 30/11/2016
Location :- 43 The Paddocks Date Returned :- 19/12/2016
The Paddocks
Rayleigh
SS6 8NE
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 6 16/01148/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Keary Ebner Date Received :- 07/12/2016
Location :- 3 Wyburns Avenue East Date Returned :- 19/12/2016
Rayleigh
Essex
SS6 7NW
Proposal : Single storey pitched roof front extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 7 16/01153/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Andrews Date Received :- 05/12/2016
Location :- 5 Great Wheatley Road Date Returned :- 19/12/2016
Great Wheatley Road
Rayleigh
SS6 7AL
Proposal : Relocate Existing outbuildings construct single storey pitched roofed rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 8 16/01159/FUL Plot Ref :- Type :- FUL
Applicant Name :- Sanctuary Group Date Received :- 02/12/2016
Location :- Frances Cottee Lodge Date Returned :- 19/12/2016
Clarence Road
Rayleigh
SS6 8SH
Proposal : Proposed Minor Internal and external alterations to existing sheltered housing complex, provision of additional car parking spaces and landscaping to entrance of site
Observations : The Town Council objects to this application as it contravenes Policy DM3 of the Local Development Framework document, including environmental reasons due to noise and light pollution to the neighbouring residents' houses, as extra parking spaces are being created next to their properties.
Members are also concerned that, although extra parking spaces are being

created for Frances Cottee Lodge, current spaces are also used by residents of, and visitors to, the adjacent block. These will be lost as the new spaces are to be individually numbered for Frances Cottee Lodge causing a loss of amenity to them, thus creating additional parking on the highway of a busy road at a busy junction.

145- 9 16/01160/FUL Plot Ref :- Type :- FUL
Applicant Name :- Sactuary Group Date Received :- 02/12/2016
Location :- Street Record Date Returned :- 19/12/2016
Clarence Road
Rayleigh
Proposal : Erection of porches to three flat blocks
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 10 16/01162/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr I Watkins Date Received :- 02/12/2016
Location :- 5 Rayleigh Avenue Date Returned :- 19/12/2016
Eastwood
Leigh on Sea
Proposal : Pitched roof single storey front porch extension, flat roof single storey rear extension with roof lantern and replace attached garage.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 11 16/01166/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Coker Date Received :- 02/12/2016
Location :- 118 Downhall Park Way Date Returned :- 19/12/2016
Downhall Park Way
Rayleigh
SS6 9TP
Proposal : Two Storey Rear Extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 12 16/01167/FUL Plot Ref :- Type :- FUL
Applicant Name :- Miss D Russell Date Received :- 05/12/2016
Location :- 10 Grove Road Date Returned :- 19/12/2016
Grove Road
Rayleigh
SS6 8PX
Proposal : Revised application for first floor and single storey rear extensions
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 13 16/01185/FUL Plot Ref :- Type :- FUL
Applicant Name :- Ms M Madden Date Received :- 09/12/2016
Location :- 18 Kenilworth Gardens Date Returned :- 19/12/2016
Kenilworth Gardens
Rayleigh
SS6 9HS
Proposal : 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 : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 14 16/01199/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs J Berry Date Received :- 19/12/2016
Location :- 91 Grove Road Date Returned :- 19/12/2016
Grove Road
Rayleigh
SS6 8RA
Proposal : Two Storey Side extension and first floor extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

145- 15 16/01204/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Herve Price Date Received :- 13/12/2016
Location :- Land rear of 59 Rawreth Lane Date Returned :- 19/12/2016
Rayleigh
Essex
Proposal : Revised application to demolish detached garage to rear, sub-divide plot and construct detached three bedroomed bungalow with front facing roof lights/windows.
Observations : The Town Council objects to this application as it is an undesirable form of backland development.

145- 16 16/01206/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Bradley Cain Date Received :- 19/12/2016
Location :- 6 Hatfield Road Date Returned :- 19/12/2016
Hatfield Road
Rayleigh
SS6 9AR
Proposal : Front and rear Flat roof dormers.
Observations : The Town Council objects to this application as it does not conform to Policy SPD2.8.2.

146 AMENDED PLANNING APPLICATIONS

There were no amended planning applications received.

147 APPEALS

Appeals received between 29th November and 19th December 2016.

147- 1 16/00570/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steve/Peter Mitchell/Spicer Date Received :- 13/12/2016
Location :- Land opposite 1 - 10 Disraeli Disraeli Road Date Returned :- 15/08/2016
Rayleigh

Proposal : Proposed construction of two detached passivhauses

Members noted 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.

RECOMMENDED that this information be noted.

Observations :

147- 2 16/00778/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr T&M Withrington Date Received :- 14/12/2016
Location :- 77 Louis Drive Louis Drive Date Returned :- 19/12/2016
Rayleigh, Essex.
SS6 9DY

Proposal : Demolish Existing Dwelling and construct two 4-bed houses and two 3-bed bungalows (amended proposal)

Members noted 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, and that all representations must be received by 16th January 2017.

RECOMMENDED that this information be noted.

Observations : .

148 RDC DECISIONS

Members received a list of decisions from Rochford District Council and noted its content.

RECOMMENDED that the above information be noted.

149 BUS TIMETABLE - RAYLEIGH HIGH STREET

Members received and discussed correspondence regarding the electronic bus timetable installation in Rayleigh High Street. Members agreed that they were aware that the installation met regulations, however they requested a reply be sent to the District and County Council expressing their objective views which were that the sign is far too big and bright, is inappropriate for the conservation area, it is detrimental to the street scene, too near the road and could have had a better design.

RECOMMENDED that a) a letter be sent to the District and County Council in response to correspondence received expressing the members objections to the electronic bus timetable installation and b) the above information be noted.

150 ECC - Flood Alleviation Scheme

Members noted that planning application CC/ROC/49/16 has been withdrawn and CC/ROC/50/16

has been granted.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.45pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council