

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24th April 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

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

Also in Attendance :- Committee Clerk - Miss K Gaiger

209 DECLARATIONS OF INTEREST

Cllrs J Newport, J Burton and C Stanley 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.

210 PUBLIC FORUM

There were no members of public present.

211 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R Oatham, T Wallis and R Dowell.

212 SUBSTITUTES

Cllr C Stanley substituted for Cllr R Oatham.

213 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

214 MINUTES OF THE MEETING HELD ON 3rd April 2017

RESOLVED that the minutes of the Planning Committee meeting held on the 3rd April 2017 be duly signed as a correct record.

215 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 4th and 24th April 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.

215- 1	17/00282/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Miss Faith Inwood	Date Received :-	06/04/2017
	Location :-	158 London Road London Road Rayleigh SS6 9DT	Date Returned :-	24/04/2017

Proposal : Vehicle Crossover

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

215- 2 17/00303/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr C Rawle Date Received :- 06/04/2017
Location :- 41 Clyde Crescent Date Returned :- 24/04/2017
Clyde Crescent
Rayleigh
SS6 7SX

Proposal : Single storey side and rear extension

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

215- 3 17/00326/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Ronnie Powell Date Received :- 11/04/2017
Location :- 5 Philbrick Crescent East Date Returned :- 24/04/2017
Philbrick Crescent East
Rayleigh
SS6 9HQ

Proposal : Hip to Gable Roof Extension and Construct Additional Front and Rear Flat Roof Dormers

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due the proposed extension is not in keeping with the streetscene and creating an unbalanced look to the semi-detached property.

215- 4 17/00327/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Andrew Goodie Date Received :- 04/04/2017
Location :- 27 Broomfield Avenue Date Returned :- 24/04/2017
Broomfield Avenue
Rayleigh
SS6 9EJ

Proposal : Two Storey Side Extension

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

215- 5 17/00330/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr J Linton Date Received :- 19/04/2017
Location :- 9 Hillview Road Date Returned :- 24/04/2017
Hillview Road
Rayleigh
SS6 7HX

Proposal : Single storey pitched roofed rear extension with alterations to fenestration on front/side elevations and new entrance porch to front/side

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

215- 6 17/00334/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Maddison Date Received :- 11/04/2017
Location :- 6 Eastview Drive Date Returned :- 24/04/2017
Eastview Drive
Rayleigh
SS6 9NY
Proposal : Construct single storey side extension and convert part of existing garage to habitable room
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 7 17/00339/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr B Bines Date Received :- 12/04/2017
Location :- 94 Eastwood Rise Date Returned :- 24/04/2017
Eastwood Rise
Eastwood
SS9 5BU
Proposal : Construct New Roof to Existing Conservatory, First Floor Side Extension, Two Storey Front Extension and Two Dormer Windows to Front Roof Slope
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 8 17/00340/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr D Wortley Date Received :- 11/04/2017
Location :- 121 Daws Heath Road Date Returned :- 24/04/2017
Daws Heath Road
Rayleigh
SS6 7QT
Proposal : Single storey rear extension, first floor side extension, convert garage to habitable accommodation and canopy to front.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 9 17/00341/ADV Plot Ref :- Type :- ADV
Applicant Name :- NIS Signs (Leicester) Date Received :- 19/04/2017
Location :- 96 High Street Date Returned :- 24/04/2017
High Street
Rayleigh
SS6 7BY
Proposal : 1 x fascia sign and 1 x double sided projecting sign
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 10 17/00346/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Faulkner Date Received :- 21/04/2017
Location :- 65 Barrymore Walk Date Returned :- 24/04/2017
Barrymore Walk
Rayleigh
SS6 8YJ
Proposal : Single Storey Flat Roofed Rear Extension to Ground Floor Flat
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 11 17/00348/FUL Plot Ref :- Type :- FUL
Applicant Name :- East Anglia Reserved Forces Date Received :- 21/04/2017
Location :- Army Cadet Force Centre Date Returned :- 24/04/2017
Hullbridge Road
Rayleigh
Proposal : Proposed Single Storey Extension of Existing Building for Classroom Use
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but does have concerns that the oak tree to be removed may be subject to a tree preservation order.

215- 12 17/00349/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Dave White Date Received :- 21/04/2017
Location :- 4 Uplands Park Road Date Returned :- 24/04/2017
Uplands Park Road
Rayleigh
SS6 8AJ
Proposal : Demolish Existing Garage and Construct Detached Single Storey Annex
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to unacceptable backland development.

215- 13 17/00352/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Clive Mansfield Date Received :- 24/04/2017
Location :- 5 Chiltern Close Date Returned :- 24/04/2017
Chiltern Close
Rayleigh
SS6 8AS
Proposal : Stairs and decking to rear
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

215- 14 17/00354/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Norm Pattison Date Received :- 24/04/2017
Location :- 1 Saxon Close Date Returned :- 24/04/2017
Saxon Close
Rayleigh
SS6 9NS

Proposal : First Floor rear and side extension with roof lights

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

215- 15 17/00359/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Christine Lewsey Date Received :- 24/04/2017
Location :- 27 Bull Lane Date Returned :- 24/04/2017
Bull Lane
Rayleigh
SS6 8JE

Proposal : Proposed hip to gable roof extension with flat roof rear dormer

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

215- 16 17/00361/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Lawrence Date Received :- 21/04/2017
Location :- 10 Picton Close Date Returned :- 24/04/2017
Picton Close
Rayleigh
SS6 7LD

Proposal : Single storey pitched roofed front extension and conversion of garage new front door with steps to raised threshold and extension of vehicle crossing

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

216 AMENDED PLANNING APPLICATIONS

None received.

217 APPEALS

Appeals received between 4th and 24th April 2017.

217- 1 16/00828/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Alan Cole Date Received :- 19/04/2017
Location :- Land rear of Date Returned :- 26/09/2016
105 Grove Road
Rayleigh

Proposal : Proposed sub-division of plot and erection of one detached house with off street car parking.

Members noted that an appeal has been made to the Secretary of State against the decision by Rochford District Council to refuse planning permission. Previously made comments have been forwarded to the Planning Inspectorate and the appellant.

RECOMMENDED that the above information be noted.

Observations :

217- 2	16/00886/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Miss Vicky Stone	Date Received :-	19/04/2017
	Location :-	7 Hillview Road Hillview Road Rayleigh SS6 7HX	Date Returned :-	18/10/2016

Proposal : Construct two storey rear extension and loft conversion

Members noted that an appeal has been made to the Secretary of State against the District Council's decision to refuse planning permission. The appeal is proceeding under the Householder Appeals Service and there is no opportunity to submit further comments. However previous comments have been forwarded to the Planning Inspectorate and the appellant.

RECOMMENDED that the above information be noted.

Observations :

217- 3	17/00037/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mrs M Oakley	Date Received :-	
	Location :-	20 Station Avenue Station Avenue Rayleigh SS6 9AD	Date Returned :-	

Proposal : Demolish Existing Garage and Construct Two Storey Side Extension Incorporating Garage and Roof Lantern to Rear Extension, New Roof and Raise Ridge Height to Provide Room in Roof with Roof Lights, New Driveway and Vehicle Crossover onto Station Avenue

Members noted that an appeal has been made to the Secretary of State against Rochford District Council's decision to refuse planning permission. The appeal is proceeding under the Householder Appeal Service and there is no opportunity to submit further comments. Previously made comments have been forwarded to the Planning Applicant and appellant.

RECOMMENDED that the above information be noted.

Observations :

218 RDC DECISIONS

None received.

219 ADVERTISING SIGNS/HOARDINGS

Members noted the following response from Rochford District Council in relation to non advertisement consent/planning permission of large signs on the side of buildings and fly posting

17/00031/ADV - 111 High Street - still pending consideration

17/00036./ADV - Station Road - adverts now removed and case has been closed
17/00037/ADV - London Road - adverts now removed and case has been closed

RECOMMENDED that the above information be noted.

220 CASTLE POINT NEW LOCAL PLAN 2016

Members noted that Castle Point Borough Council have decided to withdraw the Castle Point New Local Plan 2016 on 29th March 2017

RECOMMENDED that the above information be note.

The Meeting closed at : 8.19pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council