

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25th July 2016 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh**

Committee Members Present :- 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 C Stanley

Also in Attendance :- Miss K Gaiger - Committee Clerk

#### **43 DECLARATIONS OF INTEREST**

Cllrs C Stanley, J Burton, R Oatham 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.

#### **44 PUBLIC FORUM**

There were no members of public present.

#### **45 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr T Wallis.

#### **46 SUBSTITUTES**

There were no substitutes.

#### **47 NON COMMITTEE MEMBERS ATTENDING**

Cllr C Stanley attended as a non-committee member.

#### **48 MINUTES OF THE MEETING HELD ON 4th July 2016**

RESOLVED that the minutes of the Planning Committee meeting held on the 4th July 2016 be duly signed as a correct record.

#### **49 PLANNING APPLICATIONS**

Planning Applications received by the Town Council between 5th July and 25th July 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.

49- 1 16/00539/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs Kelly Williamson Date Received :- 06/07/2016  
Location :- 6 Elizabeth Avenue Date Returned :- 25/07/2016  
Elizabeth Avenue  
Rayleigh  
SS6 7SH  
Proposal : Raised patio area leading from the kitchen to the garden area.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 2 16/00547/COU Plot Ref :- Type :- COU  
Applicant Name :- Mr P Stavrinides Local Tuition Date Received :- 07/07/2016  
Location :- 24c Eastwood Road Date Returned :- 25/07/2016  
Eastwood Road  
Rayleigh  
SS6 7JQ  
Proposal : Change of use from D2 (Yoga Studio) to D1 Tuition Centre  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 3 16/00575/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Paul Crosley Date Received :- 06/07/2016  
Location :- Land Adjacent 76 Hullbridge Rd Date Returned :- 25/07/2016  
Hullbridge Road  
Rayleigh  
SS6 9QL  
Proposal : Construct one four bedroomed house with attached garage.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 4 16/00601/FUL Plot Ref :- Type :- FUL  
Applicant Name :- MrsZoe Finch Date Received :- 06/07/2016  
Location :- 58 Oakley Avenue Date Returned :- 25/07/2016  
Oakley Avenue  
Rayleigh  
SS6 9TE  
Proposal : Convert existing roof space over attached garage into habitable accommodation  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 5 16/00626/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr S Page Date Received :- 06/07/2016  
Location :- land rear of 16 Kingswood Cres Date Returned :- 25/07/2016  
Kingswood Crescent  
Rayleigh  
SS6  
Proposal : Construct two bedroomed bungalow  
Observations : Based on the the information provided to this Planning Committee the Town Council objects to this application due to the overdevelopment of the site and the frontage is below the minimum requirement of 9.25 metres SPD2.7

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49- 6 16/00630/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Kerry Davies Date Received :- 06/07/2016  
Location :- 31 The Ramparts Date Returned :- 25/07/2016  
The Ramparts  
Rayleigh  
SS6 8PY  
Proposal : Single storey side extension and change of use of garage to habitable accommodation (Sun Room)  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 7 16/00633/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr J Tomlinson Date Received :- 06/07/2016  
Location :- 39 Truro Crescent Date Returned :- 25/07/2016  
Truro Crescent  
Rayleigh  
SS6 9RU  
Proposal : First floor rear extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 8 16/00637/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Rabey Date Received :- 07/07/2016  
Location :- 88 Trinity Road Date Returned :- 25/07/2016  
Trinity Road  
Rayleigh  
SS6 8QA  
Proposal : Construct single storey front and rear extensions  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 9 16/00643/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Taylor Date Received :- 07/07/2016  
Location :- 1 Nevern Close Date Returned :- 25/07/2016  
Nevern Close  
Rayleigh  
SS6 7PQ

Proposal : Construct two storey pitched roofed side extension with pitched roofed dormer to front elevation. Property entrance to be relocated to front.

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

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49- 10 16/00647/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr David Gittus Date Received :- 13/07/2016  
Location :- 25 Wellsfield Date Returned :- 25/07/2016  
Wellsfield  
Rayleigh  
SS6 8DW

Proposal : Demolish existing conservatory and replace with single storey rear extension.

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

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49- 11 16/00653/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Mark Rose Date Received :- 12/07/2016  
Location :- 3 Warwick Road Date Returned :- 25/07/2016  
Warwick Road  
Rayleigh  
SS6 8PQ

Proposal : Remove existing conservatory and erect single storey orangery extension

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

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49- 12 16/00654/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Page Estates Ltd - Mr S Page Date Received :- 12/07/2016  
Location :- 28 Cheapside East Date Returned :- 25/07/2016  
Cheapside East  
Rayleigh  
SS6 9JU

Proposal : Demolish existing bungalow and construct 2 no three bedroomed bungalows

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to no dimensions specified for the size of garage, parking and amenity space.

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49- 13 16/00658/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs Lisa Peacock Date Received :- 15/07/2016  
Location :- 59 Heron Gardens Date Returned :- 25/07/2016  
Heron Gardens  
Rayleigh  
SS6 9TU  
Proposal : Two storey rear extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but does have concerns over the 45 degree angle.

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49- 14 16/00672/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Ian Sadler Date Received :- 18/07/2016  
Location :- 22 Fairland Close Date Returned :- 25/07/2016  
Fairland Close  
Rayleigh  
SS6 9PA  
Proposal : Single storey rear and side extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 15 16/00679/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Jeremiah O'Connor Date Received :- 25/07/2016  
Location :- Land Opposite 2 Goldsmith Driv Date Returned :- 25/07/2016  
Goldsmith Drive  
Rayleigh  
SS6  
Proposal : Proposed stable building housing 2 stalls and a tack room. New gated access road from Goldsmith Drive with parking area and turning circle and fenced off areas to create a holding pen and grazing area.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection in principal but do have misgivings over the materials used for the hard standing on metropolitan green belt land and the usage of heavy vehicles on a privately maintained road.

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49- 16 16/00694/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Paul Dormer Date Received :- 22/07/2016  
Location :- 21 Avondale Road Date Returned :- 25/07/2016  
Avondale Road  
Rayleigh  
SS6 8NJ  
Proposal : Demolish single storey flat roof rear extension and construct part two/part single storey flat roof rear extension.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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49- 17 CC/ROC/18/16/PRE

Plot Ref :-

Type :-

Applicant Name :- Essex County Council

Date Received :- 06/07/2016

Location :- Sweyne Park School and Park  
Sweyne Park School  
Rayleigh  
SS6

Date Returned :- 26/07/2016

Proposal : Rayleigh West Flood Alleviation Scheme, Bund 1 Grounds of Sweyne Park School, Bund 2 Grounds of Sweyne Park

Observations : The Town Council cannot comment on this proposal until a feasibility study is carried out on the site.

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## **50 AMENDED PLANNING APPLICATIONS**

There were no amended planning applications received.

## **51 APPEALS**

There were no appeals received.

## **52 RDC DECISIONS**

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

RECOMMENDED the above information be noted.

## **53 ECC Essex Development Management Policies 2016**

Members received correspondence from Essex County Council regarding the proposed changes to the Essex Development Management Policies and noted its contents.

RECOMMENDED that the above information be noted.

## **54 ROCHFORD DISTRICT COUNCIL - Website**

Further to minute no 42 of the Planning Committee meeting held on 4th July 2016 members noted that the quality of plans had been discussed by the Town/Parish Clerks at the Rochford Hundred Meeting held on 14th July 2016. Members agreed to send details of poor quality plans to District Councillor I Ward.

RECOMMENDED that a) details of poor quality plans to be sent to District Councillor I Ward and b) rest of the information be noted.

The Meeting closed at : 8.18pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Rayleigh Town Council