

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28th November 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 R Oatham
Cllr Mrs C Pavelin (ex officio)
Cllr R Shorter
Cllr C Stanley
Cllr T Wallis

Also in Attendance :- Miss K Gaiger - Committee Clerk

126 DECLARATIONS OF INTEREST

Cllrs C Stanley, J Burton 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.

127 PUBLIC FORUM

There were no members of public present.

128 APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Newport.

129 SUBSTITUTES

Cllr C Stanley substituted for Cllr J Newport.

130 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members attending.

131 MINUTES OF THE MEETING HELD ON 7th November 2016

Members noted that minute no 90.1 of the Full Council meeting held on 14th November 2016 that the additional comments made by Cllr C Lumley in relation to planning application 16/00899/Ful, Timber Grove had been forwarded to Rochford District Council.

Members further noted that minute no 113 of the Planning Committee meeting held on 7th November 2016 has been amended.

RESOLVED that the minutes of the Planning Committee meeting held on the 7th November 2016 be duly signed as a correct record.

132 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 8th and 28th November 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.

132- 1 16/00953/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr I Hendy Date Received :- 23/11/2016
Location :- 61 Heron Gardens Date Returned :- 28/11/2016
Heron Gardens
Rayleigh
SS6 9TU
Proposal : Demolish existing garage and construct two storey side extension and attached single garage
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 2 16/00987/FUL Plot Ref :- Type :- FUL
Applicant Name :- 76 Clarence Road Date Received :- 18/11/2016
Location :- Clarence Road Date Returned :- 28/11/2016
Rayleigh
Essex
SS6 8SQ
Proposal : Single storey side extension to form self-contained dwelling
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to overdevelopment of site.

132- 3 16/01028/FUL Plot Ref :- Type :- FUL
Applicant Name :- Lowlights Rayleigh Downs Road Date Received :- 08/11/2016
Location :- Rayleigh Downs Road Date Returned :- 28/11/2016
Rayleigh
Essex
SS6
Proposal : Removal of caravan and demolition of existing bungalow and replacement with detached bungalow and double garage and carport
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 4 16/01029/COU Plot Ref :- Type :- COU
Applicant Name :- Mr Robert Barber Date Received :- 17/11/2016
Location :- 24 Sirdar Road Date Returned :- 28/11/2016
Sirdar Road
Rayleigh
SS6 7XF
Proposal : Change the use from workshop to D2 (Gym)
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to insufficient parking and nuisance to neighbours in the adjacent roads.

132- 5 16/01030/FUL Plot Ref :- Type :- FUL
Applicant Name :- Marks & Spencer Date Received :- 23/11/2016
Location :- 12-24 Eastwood Road Date Returned :- 28/11/2016
Eastwood Road
Rayleigh
SS6 7JQ
Proposal : Installation of 1 temporary refridgerated (40ft) container (between 1st November and 31st January annually)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but we do have concerns regarding the noise generated by the refridgeration unit.

132- 6 16/01032/FUL Plot Ref :- Type :- FUL
Applicant Name :- Grove Wood Academy Trust Date Received :- 14/11/2016
Location :- Grove Wood Primary School Date Returned :- 29/11/2016
Grove Road
Rayleigh
SS6
Proposal : Single storey building for educational use.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 7 16/01034/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Stuart Macdonald Date Received :- 16/11/2016
Location :- 2 Grange Gardens Date Returned :- 28/11/2016
Grange Gardens
Rayleigh
SS6 9BE
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.

132- 8 16/01037/FUL Plot Ref :- Type :- FUL
Applicant Name :- Page Estates Ltd Mr S Page Date Received :-
Location :- 28 Cheapside East Date Returned :-
Cheapside East
Rayleigh
SS6 9JU
Proposal : Demolish existing bungalow and construct two new 3-bed bungalows (revised proposal)
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it considers the frontage of the properties to be less than 9.25m (SPD2.7.2), overdevelopment of site and according to the scale indicated we believe that the parking spaces are too small.

132- 9 16/01038/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Thraves

Date Received :-

Location :- 19 Navestock Close
Navestock Close
Rayleigh
SS6 9SA

Date Returned :-

Proposal : Single storey rear extension

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

132- 10 16/01042/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Hearne

Date Received :- 21/11/2016

Location :- 23 Mount Avenue
Mount Avenue
Rayleigh
SS6 7HS

Date Returned :- 28/11/2016

Proposal : Single storey rear extension and form rooms in roofspace with first floor flat rear extension form gable to roof end and flat roofed front dormer

Observations : Members voted 6 to 3 in favour of objecting to this application.

Based on the information provided to this Planning Committee the Town Council objects to this application as the proposal does not respect the scale, form and character of the existing dwelling. (SPD2.8.2).

132- 11 16/01050/FUL Plot Ref :- Type :- FUL

Applicant Name :- Ms Nickolls

Date Received :-

Location :- 165 Bull Lane
Bull Lane
Rayleigh
SS6 8NU

Date Returned :-

Proposal : Provision of ramp at rear of property

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

132- 12 16/01063/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs P Vincent

Date Received :-

Location :- 7 Disraeli Road
Disraeli Road
Rayleigh
SS6 8XP

Date Returned :-

Proposal : Single storey rear extension with roof lantern

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

132- 13 16/01080/LBC Plot Ref :- Type :- LBC
Applicant Name :- Mr John Clough Date Received :- 14/11/2016
Location :- 17 London Hill Date Returned :- 28/11/2016
London Hill
Rayleigh
SS6 7HW
Proposal : Replacement roof and re-point chimney
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 14 16/01081/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Chris Cox Date Received :- 14/11/2016
Location :- 7 Oakwood Road Date Returned :- 28/11/2016
Oakwood Road
Rayleigh
SS6 9JH
Proposal : 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.

132- 15 16/01084/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Jeremiah O'Connor Date Received :- 15/11/2016
Location :- Land Opposite 2 Goldsmith Driv Date Returned :- 28/11/2016
Goldsmith Drive
Rayleigh
SS6 9QX
Proposal : Construct stable and tack room hard standing and turning area and use land for grazing of horses
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but has concerns regarding the opening for vehicle access.

132- 16 16/01090/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Jason Watson Date Received :- 15/11/2016
Location :- 149 Rawreth Lane Date Returned :- 28/11/2016
Rawreth Lane
Rayleigh
SS6 9RN
Proposal : Construct two storey rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 17 16/01094/FUL Plot Ref :- Type :- FUL
Applicant Name :- Dr Jayaweera Date Received :- 15/11/2016
Location :- 29 Caversham Park Avenue Date Returned :- 28/11/2016
Caversham Park Avenue
Rayleigh
SS6 9QA
Proposal : Single storey rear extension (Conservatory)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 18 16/01096/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs D Wood Date Received :- 17/11/2016
Location :- 30 Heron Gardens Date Returned :- 28/11/2016
Heron Gardens
Rayleigh
SS6 9TU
Proposal : Two storey rear extension and two storey side extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 19 16/01098/ADV Plot Ref :- Type :- ADV
Applicant Name :- Ascension Legal Support Date Received :- 28/11/2016
Location :- 105a High Street Date Returned :- 28/11/2016
High Street
Rayleigh
SS6 7QA
Proposal : 1 no externally illuminated name sign to first floor front wall, 1 no externally illuminated name sign to side/rear entrance, non-illuminated wall mounted sign to side, non-illuminated clock sign to upper floor side wall.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but does have concerns regarding excessive signage in the conservation area.

132- 20 16/01108/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Paul Crosley Date Received :- 21/11/2016
Location :- Land Adjacent 76 Hullbridge Rd Date Returned :- 28/11/2016
Hullbridge Road
Rayleigh
SS6
Proposal : Proposed 4-bed detached house with detached garage and form new vehicluar access (amended application)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 21 16/01116/LDC Plot Ref :- Type :- LDC
Applicant Name :- Mr Darren Flowers Date Received :- 23/11/2016
Location :- 64 Daws Heath Road Date Returned :- 28/11/2016
Daws Heath Road
Rayleigh
SS6 7RN
Proposal : Application for a certificate of lawfulness for proposed single storey rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 22 16/01121/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steve Swindell Date Received :- 25/11/2016
Location :- 53 Daws Heath Road Date Returned :- 28/11/2016
Daws Heath Road
Rayleigh
SS6 7QJ
Proposal : Proposed two storey side extension with new pitched roof over and rooflights.
Single storey side extension with integral garage with lean-to roof and rooflights.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

132- 23 16/01140/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Chapman Date Received :- 28/11/2016
Location :- 8 Daws Heath Road Date Returned :- 28/11/2016
Daws Heath Road
Rayleigh
SS6 7QH
Proposal : Two 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.

133 AMENDED PLANNING APPLICATIONS

None received.

134 APPEALS

None received.

135 RDC DECISIONS

Members received a list of decisions from Rochford District Council and noted its content and requested that a letter is sent to the District Council to obtain the reason for approving application 16/00888/Ful when it did not conform to policy SPD2.8.2.

RECOMMENDED that a) a letter is sent to Rochford District Council to obtain the reason for approving application 16/00888/Ful when it did not conform to policy SPD2.8.2 and b) the rest of the information be noted.

136 RDC-LOCAL PLAN

Further to minute no 124 of the Planning Committee meeting held on 7th November 2016 members were informed that Mr S Scrutton, Managing Director Rochford District Council was

referring to the fact that the Town Council did not feel it was appropriate that it would be the lead authority in the local plan workshops

RECOMMENDED that the above information be noted.

137 Rochford District Council - Change of Use

Members received a document from Rochford District Council regarding Change of Use in Rayleigh Town Centre and noted its contents.

RECOMMENDED that the above information be noted.

138 SOUTHEND BOROUGH COUNCIL- Central Area Action Plan

Members received correspondence from Southend on Sea Borough Council regarding the revised proposed submission Southend Central Area Action Plan and noted its contents.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.35pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council