

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5th September 2016 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh**

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

Also in Attendance :- Miss K Gaiger - Committee Clerk

5 Members of Public

#### **76 DECLARATIONS OF INTEREST**

Cllrs R Oatham, C Stanley 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.

Cllr R Oatham declared a non-pecuniary interest in planning application 16/00778/FUL.

Cllr E Dray declared a non-pecuniary interest in planning application 16/00818/FUL.

#### **77 PUBLIC FORUM**

There were 5 members of the public who spoke in relation to planning application 16/00778/FUL 77 Louis Drive East.

#### **78 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs J Burton, Mrs C Callis, Mrs C Pavelin and T Wallis.

#### **79 SUBSTITUTES**

There were no substitutes.

#### **80 NON COMMITTEE MEMBERS ATTENDING**

Cllr C Stanley attended as a non committee member.

#### **81 MINUTES OF THE MEETING HELD ON 15th August 2016**

RESOLVED that the minutes of the Planning Committee meeting held on the 15th August 2016 be duly signed as a correct record.

#### **82 PLANNING APPLICATIONS**

Planning Applications received by the Town Council between 16th August and 5th September 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.

82- 1 16/00734/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Martin Bones Date Received :- 24/08/2016  
Location :- 31 Brocksford Avenue Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 8RH  
Proposal : Hip to Gable roof extension and extend existing flat roof dormers to front and rear.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 2 16/00772/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Haysom Date Received :- 17/08/2016  
Location :- 51 Brooklyn Drive Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 9LW  
Proposal : Single storey rear extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 3 16/00778/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr T&M Withrington Date Received :- 19/08/2016  
Location :- 77 Louis Drive Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 9DY  
Proposal : Demolish existing dwelling and construct two 4-bed houses and two 3-bed bungalows (amended proposal)  
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the overdevelopment of site, concerns over access for emergency services and refuse collections and would be detrimental to the amenities of the neighbouring properties.

---

82- 4 16/00779/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Terry Skues Date Received :- 24/08/2016  
Location :- 89 Weir Gardens Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 7TE  
Proposal : Side extension to extend roof incorporating garage and flat roof rear dormer and pitched roof front and side dormers and new vehicular crossover.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 5 16/00780/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs M F Rudd Date Received :- 17/08/2016  
Location :- 60 High Road Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 7AD  
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.

---

82- 6 16/00781/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Miss C & Mr N Wheeler&Smith Date Received :- 17/08/2016  
Location :- 1 Broadlands Avenue Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 8AQ  
Proposal : Construct single storey rear extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 7 16/00784/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Joe Williams Date Received :- 19/08/2016  
Location :- 18 Perregrine Gardens Date Returned :- 05/09/2016  
Rayleigh  
Essex  
SS6 9GR  
Proposal : Convert Garage to Habitable Room with a Bay Window  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 8 16/00798/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Bennett - Histonwood Ltd Date Received :- 31/08/2016  
Location :- Land rear 12-26 Eastwood Road Date Returned :- 05/09/2016  
Eastwood Road  
Rayleigh  
SS6 7JQ  
Proposal : Demolish existing buildings and erect 2 no three storey buildings comprising 39 no two bedroomed, 1 no three bedroomed and 1 no one bedroomed (41 total) flats with ancillary parking and amenity space.  
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the development being located close to the boundary of the conservation area and is not keeping with the street scene (Local Development Framework Development Management Plan Policy DM9).  
The Town Council also objects to this applicatrion due to the number of flats, access, parking, air quality (Local Development Framework Development

---

Management Plan Policy DM29), loss of commercial business property near the town centre, increased congestion on the roads and the impact on local schools.

---

82- 9 16/00805/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Neil Hamilton Date Received :- 30/08/2016  
Location :- 10 Drakes Way Date Returned :- 05/09/2016  
Drakes Way  
Rayleigh  
SS6 8BS  
Proposal : Proposed first floor pitched roof front extension and proposed new pitched roof and gable over garage.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 10 16/00808/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr James Duffell Date Received :- 01/09/2016  
Location :- 44 High Mead Date Returned :- 05/09/2016  
High Mead  
Rayleigh  
SS6 7DU  
Proposal : Proposed two storey side extension with pitched roof dormer to front and rear and first floor roof dormer to side  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 11 16/00810/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Tosh Date Received :- 31/08/2016  
Location :- 5 Woodlands Close Date Returned :- 05/09/2016  
Woodlands Close  
Rayleigh  
SS6 7RG  
Proposal : Attached garage to front, two storey side extension and single storey rear extension.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 12 16/00811/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Simon Lobar Date Received :- 25/08/2016  
Location :- 21 Upway Date Returned :- 05/09/2016  
Upway  
Rayleigh  
SS6 8AG  
Proposal : First floor rear extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

82- 13 16/00817/LBC Plot Ref :- Type :- LBC  
Applicant Name :- Mrs Laura Donnelly Date Received :- 05/09/2016  
Location :- Old Parish Rooms Hockley Road Date Returned :- 05/09/2016  
Hockley Road  
Rayleigh  
SS6 8BA

Proposal : New hanging sign in metal and attached metal lettering to existing building

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the proposed signage not in keeping with the conservation area and the lettering mounted on the building. The application does not conform with SPD4.11 points 6 and 7.

---

82- 14 16/00818/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Ian Hilburn Date Received :- 05/09/2016  
Location :- Wychwood Connaught Road Date Returned :- 05/09/2016  
Connaught Road  
Rayleigh  
SS6 8UG

Proposal : Demolish existing garage block and outbuildings and construct garage/workshop with games room

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but would like to add a condition that the property is for residential use only.

---

82- 15 16/00830/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Hill Date Received :- 02/09/2016  
Location :- 6 Lodgelands Close Date Returned :- 05/09/2016  
Lodgelands Close  
Rayleigh  
SS6 8TN

Proposal : First floor rear extension

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the height, bulk and proximity to the rear boundary of the site. It would have a dominant and oppressive impact upon the properties to the rear, to the detriment of the residential amenity of the occupants.

---

82- 16 16/00834/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs Sam Foreman Date Received :- 02/09/2016  
Location :- 43 Hullbridge Road Date Returned :- 05/09/2016  
Hullbridge Road  
Rayleigh  
SS6 9NL

Proposal : Retrospective Application to retain existing playhouse and climbing frame. Proposal to make further modifications, addressing all reasons for refusal.

Observations : Based on the information provided to this Planning Committee the Town Council

---

objects to this revised application due to the loss of privacy and amenity for the neighbouring gardens.

---

82- 17 16/00841/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Ferrari Date Received :- 05/09/2016  
Location :- 191 Daws Heath Road Date Returned :- 05/09/2016  
Daws Heath Road  
Rayleigh  
SS6 7NT  
Proposal : Two storey pitched roofed side extension, hipped to front dormer and new vehicular access onto Daws Heath Road  
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the overbearing size of the extension and the fact that it is in front of the established building line in Winbrook Road

---

### **83 AMENDED PLANNING APPLICATIONS**

There were no amended planning applications received.

### **84 APPEALS**

Appeals received between 16th August and 5th September 2016.

84- 1 16/00333/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs Lauren Baker Date Received :- 19/08/2016  
Location :- 103 Down Hall Road Date Returned :- 23/05/2016  
Down Hall Road  
Rayleigh  
SS6 9LN  
Proposal : Construct one vehicular crossover  
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 will proceed under the Householder Appeal Service determined by written representation and previous comments will be forwarded.  
RECOMMENDED that the above information be noted.  
Observations :

---

### **85 RDC DECISIONS**

Members noted that a list of decisions had not been received from Rochford District Council.

Further to minute no 74 of the Planning Committee meeting held on 15th August 2016 members received correspondence from Rochford District Council in relation to application 16/00323/FUL confirming that the shutter will be white in colour.

Members noted that planning application 16/00655/FUL, 15 Keswick Close will be reported to the Development Committee meeting on 22nd September 2016. The Town Council did not object to this application and will not be attending the meeting,

RECOMMENDED the above information be noted.

### **86 RDC-LOCAL PLAN**

Members noted that Rochford District Council will be holding a Local Plan Public Workshop on Monday 12th September at the Mill Arts and Events Centre between 3.00pm and 6.00pm. All Councillors are encouraged to attend.

Members noted that additional workshops will be arranged at the end of September and requested that a letter is sent to Mr S Scrutton requesting that sufficient notice is given of the date and held in the evening when more people may be able to attend due to work commitments

RECOMMENDED that a) a letter is sent to Mr S Scrutton requesting that sufficient notice is given for the end of September workshops and that these are held in the evening when more people may be able to attend due to work commitments and b) the rest of the information be noted.

### **87 ROCHFORD DISTRICT COUNCIL-Planning Applications**

Further to minute no 75 of the Planning Committee meeting held on 15th August 2016 members received a copy of the objective response sent to Rochford District Council regarding dimensions on plans and noted to date a reply had not been received. The District Council would be chased for a response and to report at the next committee meeting.

RECOMMENDED to a) chase Rochford District Council for a response regarding dimensions on plans and report at the next committee meeting.

### **88 CASTLE POINT NEW LOCAL PLAN 2016**

Members received and noted the correspondence from Castle Point Borough Council regarding the Castle Point New Local Plan 2016 - Submission August 2016.

RECOMMENDED that the above information be noted.

The Meeting closed at : 9.25pm

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

On behalf of :- Rayleigh Town Council