

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7th November 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 C Lumley  
Cllr Mrs D Mercer (Chairman)  
Cllr J Newport  
Cllr Mrs C Pavelin (ex officio)  
Cllr R Shorter  
Cllr C Stanley  
Cllr T Wallis

Also in Attendance :- 2 members of public  
Committee Clerk - Mrs P Allard

#### **113 DECLARATIONS OF INTEREST**

Cllrs C Stanley, J Burton 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.

Cllrs J Newport and C Stanley declared a non-pecuniary interest in planning applications CC/ROC/49/16 and CC/ROC/50/16

Cllr Mrs C Pavelin declared a non-pecuniary interest in planning application CC/ROC/49/16

Cllr J Burton declared a non pecuniary interest in the Sports & Social Club which is incorporated within planning application 16/00899/FUL

#### **114 PUBLIC FORUM**

There were two members of public present

#### **115 APOLOGIES FOR ABSENCE**

Retrospective apologies were received from Cllr R Oatham.

#### **116 SUBSTITUTES**

Cllr C Stanley substituted for Cllr R Oatham in his absence.

#### **117 NON COMMITTEE MEMBERS ATTENDING**

Cllr C Lumley attended as a non committee member.

#### **118 MINUTES OF THE MEETING HELD ON 17th October 2016**

RESOLVED that the minutes of the Planning Committee meeting held on the 17th October 2016 be duly signed as a correct record.

## **119 PLANNING APPLICATIONS**

Planning Applications received by the Town Council between 27th September and 17th October 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.

119- 1	16/00618/COU	Plot Ref :-	Type :-	COU
	Applicant Name :-	Mr Leo Molossi	Date Received :-	24/10/2016
	Location :-	42-46 Eastwood Road Eastwood Road Rayleigh SS6 7JQ	Date Returned :-	07/11/2016
	Proposal :	Change of use from A1 (Shop) to A3/A4 Fine dining and drinking establishment		
	Observations :	The Town Council objects to this application because the site is located in a predominantly residential area where occupiers could reasonably expect a level of amenity concurrent with the location. The use of the property as a fine dining and drinking establishment introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity.		

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119- 2	16/00899/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Pannell Developments/Fitzroy	Date Received :-	18/10/2016
	Location :-	Timber Grove London Road Rayleigh	Date Returned :-	07/11/2016
	Proposal :	Demolition of existing care home and all other buildings, erection of 83 dwellings comprising 5 no. two bed houses, 25 no. three bed houses, 16 no. four bed houses, 3 no. five bed houses, 19 no. one bed flats (including 4 no. "FOG" unit) and 15 no. two bed flats, construction of a replacement part single and part two storey 13 bedroom care home, associated parking and landscaping, stopping up of existing access, and improvement of existing access onto London Road.		
	Observations :	The Town Council objects to this application because the proposal by reason of its siting would lead to a fragmented form of development along the frontage of London Road out of keeping with and detrimental to the character and appearance of the area and would be harmful to the open, rural and undeveloped character of the Green Belt.		
		The site access proposals are not in accordance with acceptable standards and would lead to potential safety hazards		
		The proposals for internal circulation within the site are unacceptable and will create conflicts between pedestrians, cyclists and vehicular movements thereby creating a safety hazard.		

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119- 3 16/00965/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Paul Cannon Date Received :- 18/10/2016  
Location :- 11 Winbrook Road Date Returned :- 07/11/2016  
Rayleigh  
Essex  
SS6 7PA  
Proposal : Construct attached side garage  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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119- 4 16/00974/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Alan Paine Date Received :-  
Location :- 76 London Hill Date Returned :-  
London Hill  
Rayleigh  
SS6 7HP  
Proposal : First floor extension to create a two storey house  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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119- 5 16/00976/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Andrew Collins Date Received :- 03/11/2016  
Location :- 23 Hanningfield Close Date Returned :- 07/11/2016  
Hanningfield Close  
Rayleigh  
SS6 9EL  
Proposal : Two 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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119- 6 16/00978/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Stiltland Homes Date Received :- 03/11/2016  
Location :- 98 Down Hall Road Date Returned :- 07/11/2016  
Down Hall Road  
Rayleigh  
SS6 9LT  
Proposal : Vehicular crossover  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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119- 7 16/00990/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Peter Thorne Date Received :- 03/11/2016  
Location :- land Rear of 77 Avondale Road Date Returned :- 07/11/2016  
Bull Lane  
Rayleigh  
SS6 8NJ  
Proposal : Construct one bedroomed bungalow with parking and private amenity space  
Observations : The Town Council objects to this application as it is an overdevelopment of the site. (Policy PC1)

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119- 8 16/00997/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Mr Hiren Patel Date Received :- 07/11/2016  
Location :- 83 Eastwood Road Date Returned :- 08/11/2016  
Eastwood Road  
Rayleigh  
SS6 7JN  
Proposal : Change of Fascia and new illuminated signage.  
Observations : The Town Council objects to this application as it is an inappropriate visual display opposite a children's nursery. The proposal would have a detrimental effect to the area and is out of character with the town.

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119- 9 16/01012/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Justin Marchant Date Received :- 31/10/2016  
Location :- 18 Bristol Close Date Returned :- 07/11/2016  
Bristol Close  
Rayleigh  
SS6 9RZ  
Proposal : Loft conversion with pitched roof dormer to side elevation  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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119- 10 16/01013/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr John Dillane Date Received :- 03/11/2016  
Location :- 4 Randway Date Returned :- 07/11/2016  
Randway  
Rayleigh  
SS6 7QN  
Proposal : Construct Pitched Roofed Detached Garage  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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119- 11 16/01033/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Miss Zoe Page Date Received :- 03/11/2016  
Location :- 3A Daws Heath Road Date Returned :- 07/11/2016  
Daws Heath Road  
Rayleigh  
SS6 7QJ  
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.

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119- 12 CC/ROC/49/16 Plot Ref :- Type :- FUL  
Applicant Name :- ESSEX COUNTY COUNCIL Date Received :-  
Location :- Date Returned :-  
Proposal : Essex County Council is seeking planning permission for construction of a flood alleviation scheme consisting of an attenuation bund of 67m in length and 1.5m height adjacent to the north and west boundary of the existing playing field at Sweyne Park School, Sir Walter Raleigh Drive, Rayleigh, SS6 9BZ.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however the Town Council have concerns that the overall scheme is inadequate.

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119- 13 CC/ROC/50/16 Plot Ref :- Type :- FUL  
Applicant Name :- ESSEX COUNTY COUNCIL Date Received :-  
Location :- Date Returned :-  
Proposal : Essex County Council is seeking planning permission for construction of a flood alleviation scheme consisting of the construction of a combined earth bund and reinforced concrete wall over a total length of 97m (40m of reinforced concrete wall) and height of 1.1 metres, to raise the banks of the western end of the existing pond to increase flood attenuation capacity of the pond at Sweyne Park, Rayleigh Essex.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however the Town Council have concerns that the overall scheme is inadequate.

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## **120 AMENDED PLANNING APPLICATIONS**

Amended planning applications received by the Town Council between 18th October and 7th November 2016.

120- 1 16/00768/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Hiren Patel Date Received :- 03/11/2016  
Location :- 83 Eastwood Road Date Returned :- 07/11/2016  
Eastwood Road  
Rayleigh  
SS6 7JN  
Proposal : Proposed external shutters

Observations : Information had been provided to this Planning Committee that the application had been refused by the District Council prior to the Town Council's committee meeting, and therefore the members have no comment.

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120- 2	16/00798/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Bennett - Histonwood Ltd	Date Received :-	04/11/2016
	Location :-	Land rear 12-26 Eastwood Road Eastwood Road Rayleigh SS6 7JQ	Date Returned :-	08/11/2016
	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 application 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.		

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## **121 APPEALS**

There were no appeals.

## **122 RDC DECISIONS**

The list was not received.

RECOMMENDED that the above information be noted.

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

Further to minute no 112 of the Planning Committee meeting held on 17th October 2016 members noted that Rochford District Council have still not responded to a query raised on dimensions on planning applications and that Cllr Ward has been approached to liaise with the District in relation to this matter. Members were informed of a suggestion from Cllr Ward for planning applications , however it was agreed that the committee would discuss the matter further when a plan was presented without dimensions.

## **124 RDC-LOCAL PLAN**

Members received correspondence from Shaun Scrutton, Managing Director of Rochford District Council in reference to Local Plan Workshops - Rayleigh and asked for clarification.

RECOMMENDED that the above information be noted.

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

Members received correspondence from Castle Point Borough Council in reference to the New Local Plan 2016 Examination and noted its contents.

RECOMMENDED that the above information be noted.

The Meeting closed at : 9.12pm

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

On behalf of :- Rayleigh Town Council