

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9th January 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 R Dowell
Cllr E Dray
Cllr J Lawmon
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin (ex officio)
Cllr C Stanley

Also in Attendance :- Mrs P Allard - Committee Clerk

152 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.

153 PUBLIC FORUM

There were no members of public present.

154 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs J Newport, R Shorter and T Wallis.

155 SUBSTITUTES

Cllr J Lawmon substituted for Cllr R Shorter and Cllr C Stanley substituted for Cllr J Newport.

156 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

157 MINUTES OF THE MEETING HELD ON 19th December 2016.

Members noted that after the minutes had been approved, the Vice Chairman had a few alterations to min no. 145-8 which were: In the third line of the observations, the word house was changed to "houses" and their property should be changed to "and their properties". The sixth line, commencing "the spaces are also used" was changed to read "current spaces are used by residents of, and visitors to, the adjacent block. These will be lost as the new spaces are to be individually numbered for Frances Cottee Lodge causing a loss of amenity to them, thus creating additional parking on the highway of a busy road at a busy junction".

RESOLVED that the corrected minutes of the Planning Committee meeting held on the 19th December 2016 be duly signed as a correct record.

158 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 20th December 2016 and 9th January 2017. 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.

Members noted that Planning Application 16/00618/COU - 42-46 Eastwood Road - Change of use from A1(shop) to A3/A4 fine dining and drinking establishment had been referred to Rochford District Council's Development Committee meeting on 19th January 2017 for discussion and that Cllr R Shorter would be representing the Town Council to speak on their observations.

Members were informed that Planning Application 16/01159/FUL - Frances Cottee Lodge, Clarence Road had also been referred to the same Development Committee meeting and members agreed to nominate Cllr R Shorter. (After meeting note: Cllr R Shorter stated retrospectively that it would be better for a separate member to speak on each application, therefore Cllr Mrs J Sawford has agreed to speak).

158- 1	16/00959/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Audley Mills Pharmacy	Date Received :-	20/12/2016
	Location :-	Churchill House 55-57 Eastwood Road Rayleigh	Date Returned :-	19/12/2016
	Proposal :	New Shopfront		
	Observations :	The Town Council objects to this application as they feel that the new illuminated signage is inappropriate for a property bordering the Conservation Area.		

158- 2	16/01205/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Kevin Clark	Date Received :-	29/12/2016
	Location :-	29 Falcon Close Rayleigh Essex SS6 9BH	Date Returned :-	19/12/2016
	Proposal :	Form rooms in roof space comprising of flat roofed rear dormer, roof lights to front roof slope and windows to gable ends.		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		

158- 3	16/01208/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Aaron Slater	Date Received :-	09/01/2017
	Location :-	101 Richmond Drive Richmond Drive Rayleigh SS6 7RJ	Date Returned :-	19/12/2016
	Proposal :	Extend existing front dormer		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		

158- 4 16/01222/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr S Darnell/Miss L Mansworth Date Received :- 04/01/2017
Location :- 24 Grove Road Date Returned :- 19/12/2016
Rayleigh
Essex
SS6 8PX
Proposal : Demolish conservatory and erect part single/part two storey rear extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

158- 5 16/01226/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr B Stevens Date Received :- 04/01/2017
Location :- 64 Kingswood Crescent Date Returned :- 19/12/2016
Rayleigh
Essex
SS6 7BH
Proposal : Two storey side extension and convert existing garage into habitable accommodation. New monopitched roof to replace existing flat roof over garage and existing rear flat roof extended
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

158- 6 16/01230/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Christopher Eaton Date Received :- 09/01/2017
Location :- 18 Falcon Close Date Returned :- 19/12/2016
Rayleigh
Essex
SS6 9BH
Proposal : Demolish Conservatory and erect single storey pitched roof rear and side extension incorporating garage.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

158- 7 16/01238/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Paul Haworth Date Received :- 05/01/2017
Location :- 61 Spring Gardens Date Returned :- 19/12/2016
Rayleigh
Essex
SS6 7DQ
Proposal : Proposed pitched roof front dormer in place of roof light.
Observations : Based on the information provided to this Planning Committee the Town Council

has no objection to this application.

159 AMENDED PLANNING APPLICATIONS

There were no amended planning applications received.

160 APPEALS

Appeals received by the Town Council between 20th December 2016 and 9th January 2017.
Further appeals may be received up until the date of the meeting.

160- 1	16/00045/COU	Plot Ref :-	Type :-	COU
	Applicant Name :-	Belinda Singh	Date Received :-	04/01/2017
	Location :-	25 Leonard Drive Rayleigh Essex SS6 9EA	Date Returned :-	09/01/2017
	Proposal :	Change of use of a residential property to a mixed use of residential, commercial waste transfer and the storage to two commercial waste bins in association with "Grubs up Food Hut" trading at 173 High Street, Rayleigh.		
	Observations :	The Town Council has not received any prior information from the District Council regarding this proposal, therefore the committee noted the appeal.		

161 RDC DECISIONS

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

Cllr R Oatham requested that a letter be sent to ask for an explanation as to why and for what reasons planning application 16/01037/FUL - 28 Cheapside East - Demolish existing bungalow and construct two new 3 bed bungalows (revised proposal) was approved over SPD2.7.2 .

RECOMMENDED that a) a letter be sent to Rochford District Council querying the approval of planning application 16/01037/ful over SPD2.7.2 and b) the rest of information be noted.

The Meeting closed at : 20.08pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council