

12th February 2018

Dear Member

I hereby summons you to the Planning Committee meeting to be held on Monday 19th February 2018 at 7.30pm at the Pavillion, King George V Playing Field, bull Lane, Rayleigh (entrance via Websters Way Car Park) when the under mentioned business is proposed to be transacted.

The following agenda and attachments are issued for the Council to take decisions as required. You are expected to consider this agenda and any related documents in advance of this meeting and, if you feel that additional information to aid your decision making process is required, you must inform the Clerk in order to allow time for this to be provided before the meeting is scheduled to commence.

Yours faithfully,

**Mrs K Cumberland
Town Clerk**

Committee Members :

- Cllr J Burton
- Cllr R Dowell
- Cllr E Dray
- Cllr J Lawmon (ex officio)
- Cllr Mrs D Mercer (Chairman)
- Cllr R Oatham
- Cllr Mrs C Pavelin (ex officio)
- Cllr R Shorter
- Cllr C Stanley
- Cllr T Wallis

01 DECLARATIONS OF INTEREST

Declaration of Interests by members for any items on this agenda.

02 **PUBLIC FORUM**

The meeting shall be adjourned for a maximum of 15 minutes to allow any Members of the Public present to speak on matters relating to this agenda only. Each Member of the Public shall speak for two minutes only.

The meeting will recommence after the Public Forum.

03 **APOLOGIES FOR ABSENCE**

To be advised to the Town Clerk prior to the meeting.

04 **SUBSTITUTES**

To be advised to the Town Clerk prior to the meeting.

05 **NON COMMITTEE MEMBERS ATTENDING**

06 **MINUTES OF THE MEETING HELD ON 29th January 2018**

To sign the Minutes of the Planning Committee meeting held on 29th January 2018(previously circulated).

07 **PLANNING APPLICATIONS**

Planning Applications received by the Town Council. 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.

07 . 1 **17/01216/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Neil Lazarus Date Received :- 07/02/2018
Parish :- Lodge Date Returned :-
Location :- 4 York Rise Agent
York Rise
Rayleigh
Proposals :- Single Storey Front Extension and Change Existing Garage to Habitable Room
Observations :-

07 . 2 **17/01231/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr M Ali Sahan Date Received :- 26/01/2018
Parish :- Wheatley Date Returned :-
Location :- 74 High Street Agent
High Street
Rayleigh
Proposals :- Retrospective application for alteration of shop front to allow installation of bi-fold doors and canopy
Observations :-

07 . 3 **17/01235/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Iakas Date Received :- 24/01/2018
Parish :- Wheatley Date Returned :-
Location :- 78 London Hill Agent
London Hill
Rayleigh
Proposals :- Loft Conversion with Side Dormers, Single Storey Side Extension
(Conservatory) and Change of Use From A1 (Retail)/B1 (Offices)
to D1 (Non-residential Institutions)
Observations :-

07 . 4 **17/01240/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr M O'Brien Date Received :- 26/01/2018
Parish :- Sweyne Park Date Returned :-
Location :- Land opposite 2 Agent
Goldsmith Driv
Goldsmith Drive
Rayleigh
Proposals :- Use of land as a traveller site comprising 2 mobile homes, day
room and touring caravan together with access, hardstanding and
cesspit
Observations :-

07 . 5 **18/00020/FUL** Plot Ref :- Type :- FUL
Applicant Name :- K W Jones&Sons Ltd-Mr P Jones Date Received :- 07/02/2018
Parish :- Trinity Date Returned :-
Location :- 17 Victoria Road Agent
Victoria Road
Rayleigh
Proposals :- Demolition of existing bungalow and erection of 2no. five bedroom
detached houses
Observations :-

07 . 6 **18/00021/DPDP16** Plot Ref :- Type :- DPDP
Applicant Name :- Ctil&Telefonica UK&Vodafone Date Received :- 07/02/2018
Parish :- Wheatley Date Returned :-
Location :- Telecommunications mast Agent
69970
Stevens Farm Bull Lane
Bull Lane
Proposals :- Telecommunications Mast and 4 Number Equipment Cabinets
Observations :-

07 . 7 **18/00022/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Fulford Date Received :- 26/01/2018
Parish :- Lodge Date Returned :-
Location :- 37 York Road Agent
York Road
Rayleigh
Proposals :- Proposed detached annex to rear garden
Observations :-

07 . 8 **18/00023/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Gelman Ltd - Mr M Gelman Date Received :- 26/01/2018
Parish :- Wheatley Date Returned :-
Location :- 125 High Street Agent
High Street
Rayleigh
Proposals :- Change of use of shop (no 125) from use Class A1 (Shop) to use
Class A3 (Restaurant/Cafe) to join restaurant at no 123.
Observations :-

07 . 9 **18/00024/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Gregory Date Received :- 30/01/2018
Parish :- Wheatley Date Returned :-
Location :- 26 London Hill Agent
London Hill
Rayleigh
Proposals :- Two storey rear extension, insertion of window in existing flank wall
at ground floor and form terrace at ground floor level with steps
down to garden.
Observations :-

07 . 10 **18/00026/FUL** Plot Ref :- Type :- FUL
Applicant Name :- Mr Gareth Hill Date Received :- 30/01/2018
Parish :- Wheatley Date Returned :-
Location :- 37 Love Lane Agent
Love Lane
Rayleigh
Proposals :- Single storey rear extension
Observations :-

07 . 11	18/00033/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- THS Concepts-Mr Chris Horton		Date Received :- 07/02/2018
	Parish :- Whitehouse		Date Returned :-
	Location :- 9 Nevern Close	Agent	
	Nevern Close		
	Rayleigh		
	Proposals :- Part Single Part Two Storey Side Extension Incorporating Flat Roof Garage		
	Observations :-		
07 . 12	18/00044/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr & Mrs Royce		Date Received :- 07/02/2018
	Parish :- Victoria		Date Returned :-
	Location :- 152 London Road	Agent	
	London Road		
	Rayleigh		
	Proposals :- Two storey side extension and re-roof existing rear extension incorporating roof lights		
	Observations :-		
07 . 13	18/00046/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr J Stone		Date Received :- 08/02/2018
	Parish :- Grange		Date Returned :-
	Location :- 4 Willow Close	Agent	
	Willow Close		
	Rayleigh		
	Proposals :- Demolish existing garage and rear extension, construct part two/part single storey and rear extension, extend existing front dormer		
	Observations :-		
07 . 14	18/00047/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Gareth Stewart		Date Received :- 08/02/2018
	Parish :- Trinity		Date Returned :-
	Location :- 143 The Chase	Agent	
	The Chase		
	Rayleigh		
	Proposals :- Flat roof rear dormer and front rooflights		
	Observations :-		

08 **AMENDED PLANNING APPLICATIONS**

Amended Planning Applications received by the Town Council.

09 **APPEALS**

Appeals received by the Town Council.

10 **RDC DECISIONS**

Members to receive a list of Decisions from Rochford District Council, if available.

Members to note that application 16/00899/FUL, Timbergrove, London Road which was discussed at Rochford District Council's Development Committee meeting held on 11th January 2018, will be reconsidered at a further RDC Development Committee meeting to be held on Thursday 15th February 2018.

11 **RDC -Issues & Options Doc -Public Consultation**

Further to minute no 166 of the Planning Committee Meeting held on 29th January 2018, members are to submit their views on RDC's Issues & Options Document to be discussed at this meeting in order to prepare a response to be sent by the Town Council before the deadline of 7th March 2018. Cllrs Mrs D Mercer, R Shorter & R Dowell have responded to date and their comments are attached.

Members to note that Rochford District Council is holding a public drop-in session at Rayleigh WI Hall on Monday 19th February 2018 from 3.00pm to 9.00pm. Members to consider whether the Town Council should host its own public drop-session on the Issues & Options Document.

12 **NEIGHBOURHOOD PLAN**

Members to consider whether the Town Council should produce a Neighbourhood Plan following a suggestion from a member.

13 **CHELMSFORD CITY COUNCIL - LOCAL PLAN**

Members to receive a copy of the correspondence from Chelmsford City Council Pre-Submission Local Plan which is out for consultation from 31st January to 14th March 2018. Additional documents have been given to the Committee Chairman.

14 **17/00793/FUL - 51 Bull Lane**

Further to minute no 165 of the Planning Committee meeting held on 29th January 2018 members to receive an explanation regarding the contrary decision on application number 17/00793/FUL, 51 Bull Lane, if received.

15 **17/01221/FUL - 42-46 Eastwood Road**

Members to note that application 17/01221/FUL, 42-46 Eastwood Road, which was objected to by the Town Council has been recommended for approval by Rochford District Council. The application has been referred to the Development Committee meeting to be held on 22nd February 2018, by a RDC ward member. Members to decide whether a Town Councillor wishes to speak on this application at the meeting.