

**15th May 2017**

**Dear Sir/Madam**

**I hereby summons you to the Planning Committee meeting to be held on Monday 22nd May 2017 at 7.30pm at the Pavilion, 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**

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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 T Wallis

**01      ELECTION OF CHAIRMAN**

Members of the Committee to elect a Chairman for the ensuing Municipal Year.

**02**            **ELECTION OF VICE CHAIRMAN**

Members of the Committee to elect a Vice Chairman for the ensuing Municipal Year

**03**            **DECLARATIONS OF INTEREST**

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

**04**            **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.

**05**            **APOLOGIES FOR ABSENCE**

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

**06**            **SUBSTITUTES**

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

**07**            **NON COMMITTEE MEMBERS ATTENDING**

**08**            **TERMS OF REFERENCE PLANNING COMMITTEE**

To receive and consider Terms of Reference of the Planning Committee. (attached)

**09**            **MINUTES OF THE MEETING HELD ON 24th April 2017**

To sign the Minutes of the Planning Committee meeting held on 24th April 2017(previously circulated)

**10**            **PLANNING APPLICATIONS**

Planning Applications received by the Town Council between 25th April and 22nd May 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.

10.1 **17/00255/FUL** Plot Ref :- Type :- FUL  
 Applicant Name :- Rayleigh Primary Academy Trust Date Received :- 25/04/2017  
 Parish :- Wheatley Date Returned :-  
 Location :- Swimming Pool Agent  
 Spring Gardens  
 Rayleigh  
 Proposals :- Erect Covered Enclosure to Swimming Pool Incorporating  
 Changing Rooms W.C and Storage Room  
 Observations :-

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10.2 **17/00367/FUL** Plot Ref :- Type :- FUL  
 Applicant Name :- Mr James Oakley Date Received :- 02/05/2017  
 Parish :- Wheatley Date Returned :-  
 Location :- 12 High Mead Agent  
 High Mead  
 Rayleigh  
 Proposals :- Construct Two Storey Side and Rear Extension and Porch to Front  
 Observations :-

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10.3 **17/00369/FUL** Plot Ref :- Type :- FUL  
 Applicant Name :- Mr Tony Dean Date Received :- 25/04/2017  
 Parish :- Wheatley Date Returned :-  
 Location :- Great Wheatley Farm Agent  
 Great Wheatley Road  
 Rayleigh  
 Proposals :- Refurbish and Extend Existing Barn. Create Two Mezzanine Floors  
 with Internal Stair Access  
 Observations :-

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10.4 **17/00370/LBC** Plot Ref :- Type :- LBC  
 Applicant Name :- Mr Tony Dean Date Received :- 25/04/2017  
 Parish :- Wheatley Date Returned :-  
 Location :- Great Wheatley Farm Agent  
 Great Wheatley Road  
 Rayleigh  
 Proposals :- Refurbish and Extend Existing Barn. Create Two Mezzanine Floors  
 with Internal Stair Access  
 Observations :-

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10.5	<b>17/00371/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mrs C McQuibben		Date Received :- 26/04/2017
	Parish :- Lodge		Date Returned :-
	Location :- 355 Eastwood Road	Agent	
	Eastwood Road		
	Rayleigh		
	Proposals :- Single Storey Side and Rear Extension		
	Observations :-		
10.6	<b>17/00372/ADV</b>	Plot Ref :-	Type :- ADV
	Applicant Name :- Just Pampered		Date Received :- 25/04/2017
	Parish :- Wheatley		Date Returned :-
	Location :- First Floor	Agent	
	99 High Street		
	Rayleigh		
	Proposals :- One Non-Illuminated Hoarding Sign to Flank Wall		
	Observations :-		
10.7	<b>17/00373/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Darren Rodmell		Date Received :- 26/04/2017
	Parish :- Wheatley		Date Returned :-
	Location :- 12 Graysons Close	Agent	
	Graysons Close		
	Rayleigh		
	Proposals :- Proposed First Floor Extension		
	Observations :-		
10.8	<b>17/00374/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mrs Sarah Maul		Date Received :- 03/05/2017
	Parish :- Trinity		Date Returned :-
	Location :- 42 Cotswold Avenue	Agent	
	Cotswold Avenue		
	Rayleigh		
	Proposals :- Construct Hip To Gable Roof Extension and Loft Conversion Incorporating Pitched Roof Front Dormers and Flat Roofed Rear Dormer		
	Observations :-		
10.9	<b>17/00383/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Grant Gibson		Date Received :- 26/04/2017
	Parish :- Wheatley		Date Returned :-
	Location :- 9 Stile Lane	Agent	
	Stile Lane		
	Rayleigh		

Proposals :- Part Single/Part Two Storey Rear Extension  
Observations :-

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10 . 10     **17/00410/FUL**    Plot Ref :-    Type :- FUL  
Applicant Name :- Mr Roy Butcher    Date Received :- 03/05/2017  
Parish :- Whitehouse    Date Returned :-  
Location :- 14 Woodlands Close    Agent  
Woodlands Close  
Rayleigh

Proposals :- Proposed Single Storey Flat Roofed Front and Side Extension  
Observations :-

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10 . 11     **17/00412/FUL**    Plot Ref :-    Type :- FUL  
Applicant Name :- Mr and Mrs J Berry    Date Received :- 10/05/2017  
Parish :- Lodge    Date Returned :-  
Location :- 91 Grove Road    Agent  
Grove Road  
Rayleigh

Proposals :- First Floor Extension And New Roof Over  
Observations :-

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10 . 12     **17/00417/FUL**    Plot Ref :-    Type :- FUL  
Applicant Name :- Mr L Horncastle    Date Received :- 08/05/2017  
Parish :- Lodge    Date Returned :-  
Location :- 20 Oakhurst Road    Agent  
Oakhurst Road  
Rayleigh

Proposals :- Two storey front and side extension, convert garage to habitable  
room and store add new pitched roof over with new canopy porch,  
part single storey/part two storey rear/side. Extension with roof  
lantern to rear element, and extend roof to create third floor with  
pitched roof rear dormers and Juliet balcony and extend existing  
vehicular crossover

Observations :-

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10 . 13     **17/00426/FUL**    Plot Ref :-    Type :- FUL  
Applicant Name :- Mr & Mrs Chapman    Date Received :- 04/05/2017  
Parish :- Wheatley    Date Returned :-  
Location :- 8 Daws Heath Road    Agent  
Daws Heath Road  
Rayleigh

Proposals :- Two storey side/rear extension and porch to front.  
Observations :-

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10 . 14      **17/00427/FUL**      Plot Ref :-      Type :- FUL  
Applicant Name :- Mr & Mrs Holland      Date Received :- 04/05/2017  
Parish :- Wheatley      Date Returned :-  
Location :- 10 Daws Heath Road      Agent  
Daws Heath Road  
Rayleigh  
Proposals :- Two storey side/rear extension  
Observations :-

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## **11**      **AMENDED PLANNING APPLICATIONS**

Amended Planning Applications received by the Town Council between 4th April and 25th April 2017 and 22nd May 2017. Further applications may be received up until the date of the meeting.

11 . 1      **17/00188/FUL**      Plot Ref :-      Type :- FUL  
Applicant Name :- Mr Justin Baker      Date Received :- 09/05/2017  
Parish :- Grange      Date Returned :- 13/03/2017  
Location :- 3a Hedgehope Avenue      Agent  
Rayleigh  
Essex  
Proposals :- 2nd storey Pitched Roofed Roof Extension to Create Third Floor  
With Roof Lights and Rear Dormer  
Observations :- Based on the information provided to this Planning Committee the  
Town Council has no objection to this application.

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## **12**      **APPEALS**

Appeals received by the Town Council between 25th April and 22nd May 2017. Further appeals may be received up until the date of the meeting.

12 . 1      **16/00626/FUL**      Plot Ref :-      Type :- FUL  
Applicant Name :- Mr & Mrs Clark      Date Received :- 09/05/2017  
Parish :- Lodge      Date Returned :- 04/11/2003  
Location :- 92 Leslie Road      Agent  
Leslie Road  
Rayleigh  
Proposals :- Part single/part two storey front extension second floor rear dormer  
  
Members to note that an appeal has been made to the Secretary of State. The appeal is to be decided by the written representations.  
Observations :- The Town Council objects to this planning application as the addition of a rear dormer would give rise to overlooking to the detriment of adjacent properties.

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12 . 2      **16/01084/FUL**      Plot Ref :-      Type :- FUL  
Applicant Name :- Mr Jeremiah O'Connor      Date Received :- 12/05/2017  
Parish :- Sweyne Park      Date Returned :- 28/11/2016  
Location :- Land Opposite 2      Agent  
Goldsmith Driv  
Goldsmith Drive  
Rayleigh  
Proposals :- Construct stable and tack room hard standing and turning area and use land for grazing of horses  
  
Members to note that an appeal has been made to the Secretary of State and is to be decided by the written representation procedure and a site visit. Any representations must be received before 15th June 2017.  
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.

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**13**      **RDC DECISIONS**

Members to receive a List of Decisions from Rochford District Council.

**14**      **EALC - TRAINING - PLANNING**

Report by Cllr R Dowell on EALC training that he attended in May 2017.

**15**      **ADVERTISING SIGNS/HOARDINGS**

Members to note that further to min.no 219 of the Planning meeting held on 24th April 2017 the enforcement case on application 17/00031/ADV is still pending consideration.

**16**      **ROCHFORD DISTRICT - Planning Training**

Members to note that due to the recent news that there is to be a General Election and following discussions with Cllr D Merrick, Chairman of Standards Committee and Cllr Ian Ward, Portfolio Holder for Planning, it has been decided that the proposed training session for 8th June has been cancelled.

A new date will be scheduled for the training as soon as possible.

**17**      **RDC -Planning Application 17/00223/FUL**

Members to note that planning application 17/00223/FUL is to be reported to the Development Committee meeting at Rochford District Council on 25th May 2017. Members are invited to attend and listen, however if the committee decide they wish to speak, they must notify District Council by 24th May 2017.