

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14th August 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton
Cllr R Dowell
Cllr E Dray
Cllr L Jeffery
Cllr J Lawmon (ex officio)
Cllr Mrs D Mercer (Chairman)
Cllr Mrs C Pavelin (ex officio)
Cllr C Stanley

Also in Attendance :- Mrs P Allard - Committee Clerk

054 DECLARATIONS OF INTEREST

Cllr C Stanley and J Burton 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 L Jeffery, E Dray, R Dowell declared a non-pecuniary interest in planning application 17/00708/FUL.

055 PUBLIC FORUM

There were no members of public present.

056 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis , R Oatham and R Shorter

057 SUBSTITUTES

Cllr L Jeffery substituted Cllr R Shorter.

058 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members in attendance.

059 MINUTES OF THE MEETING HELD ON 24th July 2017

RESOLVED that the minutes of the Planning Committee meeting held on 24th July 2017 be duly signed as a correct record.

060 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 25th July and 14th August 2017. Members noted 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.

060- 1 17/00488/FUL Plot Ref :- Type :- FUL
Applicant Name :- Histonwood Ltd-Mr Bennett Date Received :- 04/08/2017
Location :- Land rear of Date Returned :- 07/08/2017
12-26 Eastwood Road
Rayleigh
SS6 7JQ
Proposal : Demolish existing buildings and construct development of 41 no two bedroomed flats with associated parking and amenity space.
Observations : Based on the information provided to this Plannign Committee the Town Council has no objection to this application, however it has concerns that there is no affordable housing.

060- 2 17/00650/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Carly Turner Date Received :- 04/08/2017
Location :- 16 Warwick Gardens Date Returned :- 07/08/2017
Warwick Gardens
Rayleigh
SS6 8TQ
Proposal : Extend existing dormer and construct new flat roof dormer to side
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 3 17/00659/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Mcleod Manyika Date Received :- 25/07/2017
Location :- 40 Windsor Way Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8PF
Proposal : Conversion of garage into study and single storey front extension.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.
Cllr J Lawmon objected to the proposal as it was not in keeping with the neighbouring properties and street scene.

060- 4 17/00673/ADV Plot Ref :- Type :- ADV
Applicant Name :- Ms Karen Darler-TUI UK Ltd Date Received :- 25/07/2017
Location :- 97 High Street Date Returned :- 15/08/2017
Rayleigh
Essex
SS6 7EJ
Proposal : One externally illuminated fascia sign and one non-illuminated projecting sign and window graphics
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 5 17/00696/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Gary Sylvester Date Received :- 07/08/2017
Location :- 7 Gosfield Close Date Returned :- 07/08/2017
Gosfield Road
Rayleigh
SS6 9HB
Proposal : Change of use of grass verge to domestic garden and erect 1.9m high fence
Observations : The Town Council objects to this application because it will obstruct drivers line of sight along the close at the bend. It is not in keeping with the street scene and is a loss of amenity space.

060- 6 17/00698/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Lee Ashcroft Date Received :- 26/07/2017
Location :- 41 Albany Road Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8TE
Proposal : Single storey rear extension with roof lanterns (parapet roof) and raise roof to create pitched roof front dormers.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 7 17/00700/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Robson Date Received :- 25/07/2017
Location :- 18 Warwick Road Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8PG
Proposal : Single storey rear extension with rooflights, renewal of windows and doors, add pitched roof to garage and alterations to front fenestration.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 8 17/00701/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Ronnie Powell Date Received :-
Location :- 5 Philbrick Crescent Date Returned :-
Rayleigh
Essex
SS6 9HQ
Proposal : Hip to gable roof extension and construct three pitched roof front dormers and extend rear flat roof dormer.
Observations : The Town Council objects to this application as the three dormers are an overdevelopment, unbalance of the semi-detached property and is not in keeping with the street scene.

060- 9 17/00703/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Fenn Date Received :- 25/07/2017
Location :- 67 Upway Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8AA

Proposal : Proposed single storey side extension with roof lantern.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 10 17/00708/FUL Plot Ref :- Type :- FUL
Applicant Name :- Rayleigh Conservative Club Date Received :- 28/07/2017
Location :- 7 London Hill Date Returned :- 07/08/2017
London Hill
Rayleigh
SS6 7HW

Proposal : Remove redundant front door and canopy together with PVC cladding and render the front apart from the yellow stock brickwork

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but have concerns that the removal of the door causes an unbalanced effect on the exterior wall.

060- 11 17/00714/FUL Plot Ref :- Type :- FUL
Applicant Name :- Miss Michelle La-Rocque Date Received :- 27/07/2017
Location :- 25 Keats Walk Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8YG

Proposal : Two storey side extension and porch

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 12 17/00725/FUL Plot Ref :- Type :- FUL
Applicant Name :- Danny Knott Date Received :- 25/07/2017
Location :- 22 Hullbridge Road Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 9NZ

Proposal : Flat roof rear dormer and rooflights to front

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 13 17/00732/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Blake Date Received :- 26/07/2017
Location :- 6 Lindsey Court Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 9TG
Proposal : Construct First Floor extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 14 17/00739/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs R Gandy Date Received :- 26/07/2017
Location :- 92 Downhall Park Way Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 9QZ
Proposal : Part garage conversion to utility room and insert rooflights
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however there are concerns whether the small parking space is adequate for a vehicle.

060- 15 17/00747/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Isaacs Date Received :- 04/08/2017
Location :- 37 Highfield Crescent Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8JP
Proposal : Hip to gable roof extension and create pitched roof front and rear dormers and enlarge existing rear dormer
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 16 17/00753/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Burke Date Received :- 07/08/2017
Location :- Glen Ross Date Returned :- 07/08/2017
Goldsmith Drive
Rayleigh
SS6 9QX
Proposal : Demolish existing dwelling and construct four bedroomed bungalow
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

060- 17 17/00756/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Sarah Maul Date Received :- 04/08/2017
Location :- 42 Cotswold Avenue Date Returned :- 07/08/2017
Rayleigh
Essex
SS6 8AN

Proposal : Hip to gable roof extension with pitched roofed front dormer and rooflights and flat roofed rear dormer.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

061 AMENDED PLANNING APPLICATIONS

None received.

062 APPEALS

None received.

063 RDC DECISIONS

Members received the List of Decisions and noted their contents.

RECOMMENDED that the above information be noted.

064 ROCHFORD DISTRICT - Planning Training

Members noted that Rochford District Council have rescheduled a session of planning training for Parish/Town Councils on the evening of 10th October 2017. The session will start at 7pm and will last in the region of 2 to 2 1/2 hours. The training will be delivered by council planning officers. Full details of venue and course content will be confirmed in due course.

RECOMMENDED that this information is noted.

065 Rochford District Council Planning- 17/00372/ADV, 99 High St

Further to minute no. 40 from Planning Committee meeting held on 3rd July 2017, members noted that the revised sign measurement is 1m x 1.5m.

RECOMMENDED that the above information be noted.

066 ADVERTISING SIGNS/HOARDINGS

Further to min no. 219 from the Planning Committee meeting held on 24th April 2017 and min no. 41 and 52 from the Planning Committee meeting held on 3rd & 24th July 2017 members noted that 17/00031/ADV - 111 High Street is still pending consideration. The enforcement case officer has yet to write to them in connection with submitting a retrospective application.

RECOMMENDED that the above information be noted.

The Meeting closed at : 20.52pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council