

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19th February 2018 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton (left at 8.37pm)
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

Also in Attendance :- Miss K Gaiger - Committee Clerk

167 DECLARATIONS OF INTEREST

Cllrs R Oatham 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 R Oatham declared a non pecuniary interest in application numbers 18/00020/FUL and 18/00021/DPDP16.

168 PUBLIC FORUM

There were no members of public present.

169 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis and C Stanley.

170 SUBSTITUTES

There were no substitutes.

171 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

172 MINUTES OF THE MEETING HELD ON 29th January 2018

RESOLVED that the minutes of the Planning Committee meeting held on 29th January 2018 be duly signed as a correct record.

173 PLANNING APPLICATIONS

Planning Applications received by the Town Council. 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.

173- 1 17/01216/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Neil Lazarus Date Received :- 07/02/2018
Location :- 4 York Rise Date Returned :- 19/02/2018
York Rise
Rayleigh
SS6 8SD
Proposal : Single Storey Front Extension and Change Existing Garage to Habitable Room
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

173- 2 17/01231/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr M Ali Sahan Date Received :- 26/01/2018
Location :- 74 High Street Date Returned :- 19/02/2018
High Street
Rayleigh
SS6 7EA
Proposal : Retrospective application for alteration of shop front to allow installation of bi-fold doors and canopy
Observations : Members voted 4 in favour and 4 against this application with the Chairman having the casting vote.
Based on the information provided to this Planning Committee the Town Council has no objection to this application however does have concerns due to the encroachment on the highway with tables and chairs.

173- 3 17/01235/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Iakas Date Received :- 24/01/2018
Location :- 78 London Hill Date Returned :- 19/02/2018
London Hill
Rayleigh
SS6 7BP
Proposal : 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 : Based on the information provided to this Planning Committee the Town Council has no objection to this application however raised concerns regarding parking depending on the they type of business operating at the premises.

173- 4 17/01240/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr M O'Brien Date Received :- 26/01/2018
Location :- Land opposite 2 Goldsmith Driv Date Returned :- 19/02/2018
Goldsmith Drive
Rayleigh
SS6 9QX
Proposal : Use of land as a traveller site comprising 2 mobile homes, day room and touring caravan together with access, hardstanding and cesspit

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the site being located on metropolitan greenbelt land.

173- 5 18/00020/FUL Plot Ref :- Type :- FUL
Applicant Name :- K W Jones&Sons Ltd-Mr P Jones Date Received :- 07/02/2018
Location :- 17 Victoria Road Date Returned :- 19/02/2018
Victoria Road
Rayleigh
SS6 8EG

Proposal : Demolition of existing bungalow and erection of 2no. five bedroom detached houses

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to overdevelopment of site, detrimental visual amenity and overbearing.

173- 6 18/00021/DPDP16 Plot Ref :- Type :- DPDP
Applicant Name :- Ctil&Telefonica UK&Vodafone Date Received :- 07/02/2018
Location :- Telecommunications mast 69970 Date Returned :- 19/02/2018
Stevens Farm Bull Lane
Bull Lane

Proposal : Telecommunications Mast and 4 Number Equipment Cabinets

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

173- 7 18/00022/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Fulford Date Received :- 26/01/2018
Location :- 37 York Road Date Returned :- 19/02/2018
York Road
Rayleigh
SS6 8SA

Proposal : Proposed detached annex to rear garden

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to unexceptable backland development.

173- 8 18/00023/FUL Plot Ref :- Type :- FUL
Applicant Name :- Gelman Ltd - Mr M Gelman Date Received :- 26/01/2018
Location :- 125 High Street Date Returned :- 19/02/2018
High Street
Rayleigh
SS6 7QA

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

173- 9 18/00024/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Gregory Date Received :- 30/01/2018
Location :- 26 London Hill Date Returned :- 19/02/2018
London Hill
Rayleigh
SS6 7HP

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

173- 10 18/00026/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Gareth Hill Date Received :- 30/01/2018
Location :- 37 Love Lane Date Returned :- 19/02/2018
Love Lane
Rayleigh
SS6 7DL

Proposal : Single storey rear extension

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

173- 11 18/00033/FUL Plot Ref :- Type :- FUL
Applicant Name :- THS Concepts-Mr Chris Horton Date Received :- 07/02/2018
Location :- 9 Nevern Close Date Returned :- 19/02/2018
Nevern Close
Rayleigh
SS6 7PQ

Proposal : Part Single Part Two Storey Side Extension Incorporating Flat Roof Garage

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

173- 12 18/00044/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Royce Date Received :- 07/02/2018
Location :- 152 London Road Date Returned :- 19/02/2018
London Road
Rayleigh
SS6 9DT

Proposal : Two storey side extension and re-roof existing rear extension incorporating roof lights

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

173- 13 18/00046/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr J Stone Date Received :- 08/02/2018
Location :- 4 Willow Close Date Returned :- 19/02/2018
Willow Close
Rayleigh
SS6 9LE
Proposal : Demolish existing garage and rear extension, construct part two/part single storey and rear extension, extend existing front dormer
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

173- 14 18/00047/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Gareth Stewart Date Received :- 08/02/2018
Location :- 143 The Chase Date Returned :- 19/02/2018
The Chase
Rayleigh
SS6 8QP
Proposal : Flat roof rear dormer and front rooflights
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it does not conform with policy SPD2.8.2 regarding dormers projecting above the ridgeline.

174 AMENDED PLANNING APPLICATIONS

None received.

175 APPEALS

None received.

176 RDC DECISIONS

There was no list of decisions from Rochford District Council.

Members noted that application 16/00899/FUL, Timbergrove, London Road which was discussed at Rochford District Council's Development Committee meeting held on 11th January 2017, was reconsidered at a further RDC Development Committee meeting held on 15th February 2018.

Members were also informed that the Town Council's response to application 17/00115/FUL which had been hand delivered to the Civic Suite and not received by RDC, was resent via email. The Town Council's responses to planning applications will be sent via email in future, to avoid becoming lost by RDC.

RECOMMENDED that the above information be noted.

177 RDC -Issues & Options Doc -Public Consultation

Members received the comments provided by Cllrs Mrs D Mercer, R Shorter and R Dowell on Rochford District Council's Issues and Options Documents and were thanked by committee members for their work on this matter. It was agreed that the response provided by Cllrs Mrs D Mercer and R Shorter would be amalgamated to form one document and referred to the Town Council meeting on 26th February 2018 for approval. It was suggested by a member that once the Town Council's response has been submitted to RDC it should be included on the Town Council's website for the public to view.

Members considered the suggestion of the Town Council hosting its own public drop-in session on the Issues and Options Document and agreed that, as two had been held in Rayleigh by the District Council, it was not necessary.

RECOMMENDED that a) the response provided by Cllrs D Mercer and R Shorter to be referred to the Town Council meeting on 26th February 2018 for approval and once submitted to RDC it should be included on the Town Council's web site and b) it is not necessary for the Town Council to hold a further public drop-in session on the Issues and Options Document.

178 NEIGHBOURHOOD PLAN

Members received the NALC's Legal Topic Note LTN 83, Neighbourhood Planning (England) and Campaign to Protect Rural England in partnership with NALC "How to Shape Where You Live: A guide to Neighbourhood Planning and considered a suggestion of the Town Council producing a Neighbourhood Plan. Information was received from parishes regarding additional staffing, available grant funding, meeting schedules and community involvement. A member suggested contacting Great Dunmow Town Council in relation to their local plan for additional information. It was agreed to defer a decision on this matter until more information has been received.

RECOMMENDED that a) to contact Great Dunmow Town Council in relation to their local plan for additional information and b) to defer a decision on this matter until more information had been received.

179 CHELMSFORD CITY COUNCIL - LOCAL PLAN

Members received and noted the correspondence received from Chelmsford City Council regarding the Pre-Submission Local Plan.

RECOMMENDED that it is not necessary to respond to this consultation.

180 17/00793/FUL - 51 Bull Lane

Members noted that an explanation regarding the contrary decision on application number 17/00793/FUL, 51 Bull Lane has not been received and a response would be pursued for the next meeting.

RECOMMENDED that an explanation regarding the contrary decision on application number 17/00793/FUL, 51 Bull Lane is pursued for the next meeting.

181 17/01221/FUL-42-46 Eastwood Road

Members noted 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 and the Planning Committee Chairman will be speaking at the meeting to voice the Town Council's objections to this proposal.

RECOMMENDED that this information be noted.

The Meeting closed at : 9.09pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council