

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22nd May 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- 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 (non committee member)
Cllr T Wallis

Also in Attendance :- Committee Clerk - Mrs P Allard

001 ELECTION OF CHAIRMAN

Cllr E Dray proposed and Cllr J Lawmon seconded, that Cllr Mrs D Mercer be elected Chairman of the Planning Committee for the remainder of this Municipal year.

RESOLVED that Cllr Mrs D Mercer is the Chairman of the Planning committee for the remainder of this municipal year.

002 ELECTION OF VICE CHAIRMAN

Cllr Mrs C Pavelin proposed and Cllr J Lawmon seconded that Cllr R Shorter be elected Vice-Chairman of the Planning Committee for the ensuing Municipal year. All voted in favour.

RESOLVED that Cllr R Shorter be the Vice-Chairman of the Planning committee for the ensuing municipal year.

003 DECLARATIONS OF INTEREST

Cllrs R Oatham and C Stanley 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 J Lawmon declared a non-pecuniary interest in planning application 17/00371/FUL.

004 PUBLIC FORUM

There were no members of public.

005 APOLOGIES FOR ABSENCE

No apologies were given, however Cllr J Burton was absent.

006 SUBSTITUTES

There were no substitutes.

007 NON COMMITTEE MEMBERS ATTENDING

Cllr C Stanley attended as a non-committee member.

008 TERMS OF REFERENCE PLANNING COMMITTEE

Members received the Terms of Reference relating to the Planning Committee and noted that it would be updated as agreed with the Annex to the minutes (attached).

RECOMMENDED that a) the Terms of Reference to be agreed with the Annex to the minutes.

009 MINUTES OF THE MEETING HELD ON 24th April 2017

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

010 PLANNING APPLICATIONS

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

010- 1	17/00255/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Rayleigh Primary Academy Trust	Date Received :-	
	Location :-	Swimming Pool Spring Gardens Rayleigh	Date Returned :-	
	Proposal :	Erect Covered Enclosure to Swimming Pool Incorporating Changing Rooms W.C and Storage Room		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		

010- 2	17/00367/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr James Oakley	Date Received :-	02/05/2017
	Location :-	12 High Mead High Mead Rayleigh SS6 7DS	Date Returned :-	22/05/2017
	Proposal :	Construct Two Storey Side and Rear Extension and Porch to Front		
	Observations :	Based on the information provided to this Planning Committee the Town Council has no objection to this application.		

010- 3	17/00369/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mr Tony Dean	Date Received :-	25/04/2017
	Location :-	Great Wheatley Farm Great Wheatley Road Rayleigh SS6 7AR	Date Returned :-	22/05/2017

Proposal : Refurbish and Extend Existing Barn. Create Two Mezzanine Floors with Internal Stair Access

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

010- 4 17/00370/LBC Plot Ref :- Type :- LBC

Applicant Name :- Mr Tony Dean

Date Received :-

Location :- Great Wheatley Farm
Great Wheatley Road
Rayleigh
SS6 7AR

Date Returned :-

Proposal : Refurbish and Extend Existing Barn. Create Two Mezzanine Floors with Internal Stair Access

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

010- 5 17/00371/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mrs C McQuibben

Date Received :- 26/04/2017

Location :- 355 Eastwood Road
Eastwood Road
Rayleigh
SS6 7LJ

Date Returned :- 22/05/2017

Proposal : Single Storey Side and Rear Extension

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

010- 6 17/00372/ADV Plot Ref :- Type :- ADV

Applicant Name :- Just Pampered

Date Received :-

Location :- First Floor
99 High Street
Rayleigh
SS6 7EJ

Date Returned :-

Proposal : One Non-Illuminated Hoarding Sign to Flank Wall

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application as long as the style of lettering compliments the conservation area.

010- 7 17/00373/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Darren Rodmell

Date Received :- 26/04/2017

Location :- 12 Graysons Close
Graysons Close
Rayleigh
SS6 8LJ

Date Returned :- 22/05/2017

Proposal : Proposed First Floor Extension

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

010- 8 17/00374/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Sarah Maul Date Received :- 03/05/2017
Location :- 42 Cotswold Avenue Date Returned :- 22/05/2017
Cotswold Avenue
Rayleigh
SS6 8AN

Proposal : Construct Hip To Gable Roof Extension and Loft Conversion Incorporating
Pitched Roof Front Dormers and Flat Roofed Rear Dormer

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

010- 9 17/00383/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Grant Gibson Date Received :-
Location :- 9 Stile Lane Date Returned :-
Stile Lane
Rayleigh
SS6 8JA

Proposal : 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.

010- 10 17/00410/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Roy Butcher Date Received :- 03/05/2017
Location :- 14 Woodlands Close Date Returned :- 23/05/2017
Woodlands Close
Rayleigh
SS6 7RG

Proposal : Proposed Single Storey Flat Roofed Front and Side Extension

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

010- 11 17/00412/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs J Berry Date Received :- 10/05/2017
Location :- 91 Grove Road Date Returned :- 22/05/2017
Grove Road
Rayleigh
SS6 8RA

Proposal : First Floor Extension And New Roof Over

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

010- 12 17/00417/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr L Horncastle Date Received :- 08/05/2017
Location :- 20 Oakhurst Road Date Returned :- 22/05/2017
Oakhurst Road
Rayleigh
SS6 8SR
Proposal : 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 : The Town Council objects to this application as it is an overdevelopment of the site and overlooking neighbouring properties, with a possible loss of light.

010- 13 17/00426/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Chapman Date Received :- 04/05/2017
Location :- 8 Daws Heath Road Date Returned :- 22/05/2017
Daws Heath Road
Rayleigh
SS6 7QH
Proposal : Two storey side/rear extension and porch to front.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

010- 14 17/00427/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Holland Date Received :- 04/05/2017
Location :- 10 Daws Heath Road Date Returned :- 22/05/2017
Daws Heath Road
Rayleigh
SS6 7QH
Proposal : Two storey side/rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

Proposal : Two storey side/rear extension

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

010- 15 17/00444/ADV Plot Ref :- Type :- ADV
Applicant Name :- Boots Opticians Date Received :- 22/05/2017
Location :- 85 High Street Date Returned :- 22/05/2017
Rayleigh
Essex
SS6 7EJ
Proposal : Non-illuminated Fascia Sign
Observations : Based on the information provided to this Planning Committee the Town Council

has no objection to this application.

010- 16 17/00445/FUL Plot Ref :- Type :- FUL
Applicant Name :- Leigh Health Court Investments Date Received :- 17/05/2017
Location :- Benleigh House Date Returned :- 22/05/2017
Marina Avenue
Rayleigh
SS6 9JS
Proposal : Replace Existing Timber Staircase/Fire Escape with New Steel Staircase/Fire
Escape
Observations : Based on the information provided to this Planning Committee the Town Council
has no objection to this application.

010- 17 17/00454/DPDP3M Plot Ref :- Type :- DPDP
Applicant Name :- Mr Barrie Stone Date Received :- 18/05/2017
Location :- Barn Date Returned :- 22/05/2017
Eastwood Nurseries
Arterial Road
Proposal : Notification for prior approval for a proposed change of use and alterations to
change use of agricultural building to a dwelling house.
Observations : The Town Council objects to this application as it is on Green Belt Land and
there is limited vehicular access.

010- 18 CC/ROC/15/17/PRE Plot Ref :- Type :- OUT
Applicant Name :- Essex County Council Date Received :- 22/05/2017
Location :- Minerals & Waste Planning Date Returned :- 22/05/2017
County Hall
Chelmsford
CM1 1QH
Proposal : Flood scheme ROC6 Rayleigh East
Members to receive the pre-application advice request and its attachments.
Members to note further that any observations should be received within 14
days.
Observations : Members received the pre-application advice request and its attachments and
noted the contents. Based on the information provided to this Planning
Committee the Town Council has no objection to this pre- application at this
stage.

011 AMENDED PLANNING APPLICATIONS

Amended planning applications received by the Town Council between 25th April and 22nd May
2017.

011- 1 17/00188/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Justin Baker Date Received :- 09/05/2017
Location :- 3a Hedgehope Avenue Date Returned :- 23/05/2017
Rayleigh
Essex
SS6 9LS
Proposal : 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/amendment.

012 APPEALS

Appeals received between 25th April and 22nd May 2017.

012- 1 16/00626/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Clark Date Received :- 09/05/2017
Location :- 92 Leslie Road Date Returned :- 04/11/2003
Leslie Road
Rayleigh
SS6 8SW
Proposal : Part single/part two storey front extension second floor rear dormer
Members noted that an appeal has been made to the Secretary of State and
the decision is to be decided by the written representations.
Observations :

012- 2 16/01084/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Jeremiah O'Connor Date Received :- 12/05/2017
Location :- Land Opposite 2 Goldsmith Driv Date Returned :- 28/11/2016
Goldsmith Drive
Rayleigh
SS6 9QX
Proposal : Construct stable and tack room hard standing and turning area and use land for
grazing of horses
Members noted 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.
Observations :

013 RDC DECISIONS

Members received a List of Decisions from Rochford District Council and noted its content. A member raised an issue on application 17/00090/FUL as to different delegated decisions being issued. A District Councillor explained and resolved the matter, however members requested that confirmation be sought from Rochford District Council.

RECOMMENDED i) confirmation be sought from the District Council with reference to delegated decisions being issued on planning application 17/00090/FUL and ii) that the rest of information be noted.

014 EALC - TRAINING - PLANNING

Members received a report by Cllr R Dowell on the EALC training that he attended in May 2017. Cllr R Dowell stated that a Guideline to Planning was issued to participants at the course and members requested that a copy was sent to the office for distribution amongst members.

RECOMMENDED that the above information be noted.

015 ADVERTISING SIGNS/HOARDINGS

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

RECOMMENDED that the above information be noted.

016 ROCHFORD DISTRICT - Planning Training

Members noted that due to the General Election and discussions with Cllr D Merrick, Chairman of Standards Committee and Cllr Ian Ward, Portfolio Holder for Planning, the proposed training session for 8th June has been cancelled.

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

RECOMMENDED that the above information be noted.

017 RDC -Planning Application 17/00223/FUL

Members noted that planning application 17/00223/FUL is to be reported to the Development Committee meeting at Rochford District Council on 25th May 2017 and agreed not to attend.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.32pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council