

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25th September 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

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

Also in Attendance :- Committee Clerk - Mrs P Allard

079 DECLARATIONS OF INTEREST

Cllrs C Stanley and J Burton declared a non-pecuniary interest as member 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.

080 PUBLIC FORUM

There were no members of public present.

081 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis, E Dray and R Oatham.

082 SUBSTITUTES

There were no substitutes.

083 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

084 MINUTES OF THE MEETING HELD ON 4th September 2017

RESOLVED that the minutes of the Planning Committee meeting held on 4th September 2017 be duly signed as a correct record.

085 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.

085- 1 16/00899/FUL Plot Ref :- Type :- FUL
Applicant Name :- Pannell Dev Ltd&Fitzroy Suppor Date Received :- 13/09/2017
Location :- Timber Grove Date Returned :- 25/09/2017
London Road
Rayleigh
Proposal : Demolition of existing care home and all other buildings, erection of 83 dwellings comprising 5no. two bed houses, 25no. three bed houses, 16no. four bed houses, 3no. five bed houses, 19no. one bed flats (including 4no. 'FOG' units) and 15no. two bed flats, construction of replacement part single and part two storey 13 bedroom care home, associated parking and landscaping, stopping-up of existing access, and improvement of existing access onto London Road
Observations : The Town Council objects to this application in support of the document by Place Services to Arwel Evans of Rochford District Council, dated 28th June 2017.

085- 2 17/00537/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr D Miles Date Received :- 13/09/2017
Location :- 15 Sandhill Road Date Returned :- 25/09/2017
Eastwood
Essex
SS9 5BX
Proposal : Two storey side extensions and flat roof rear extension with roof lanterns.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 3 17/00729/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Robert Shickle Date Received :- 06/09/2017
Location :- Rayleigh Date Returned :- 25/09/2017
Essex
SS6 7JR
Proposal : First Floor rear extension with pitched roof
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 4 17/00774/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Craig La Thangue Date Received :- 06/09/2017
Location :- 32 Nelson Gardens Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 8HD
Proposal : Remove existing lean to and construct a single storey rear extension with roof lanterns and extend existing garage to front.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 5 17/00787/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Terry Vanner Date Received :- 06/09/2017
Location :- Eastern Design Studio Date Returned :- 25/09/2017
180 Bull Lane
Rayleigh
SS6 8NN
Proposal : Proposed two storey rear and side extension
Observations : The Town Council objects to this application as there are not enough parking spaces for a 4 bedroomed property and the driveway appears inadequate for the 2 vehicles shown on the plans.

085- 6 17/00801/OUT Plot Ref :- Type :- OUT
Applicant Name :- Mr T Spraggon Date Received :- 06/09/2017
Location :- Land Adjacent Date Returned :- 25/09/2017
45 Knivet Close
Rayleigh
Proposal : Outline application with all matters reserved apart from access for 2 no. detached dwellings with integral garages with access off Knivet Close.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 7 17/00806/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr John Wood Date Received :- 06/09/2017
Location :- 14 Nelson Road Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 8HB
Proposal : Construct single storey rear extension and extend existing vehicle crossover
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 8 17/00808/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs P Clark Date Received :- 07/09/2017
Location :- 33 Woodlands Avenue Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 7RD
Proposal : Single storey front porch extension and change garage door to brickwork with window. Alterations to door at rear.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

085- 9 17/00819/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr S Pallett Date Received :- 07/09/2017
Location :- 41 Brooklyn Drive Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 9LW

Proposal : Proposed rear dormer, partial garage conversion and internal alterations.

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

085- 10 17/00832/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Jack Taiani Date Received :- 08/09/2017
Location :- 14 Regent Close Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 9BU

Proposal : Two storey side extension

Observations : The Town Council objects to this applicaiton as there is inadequate parking .

085- 11 17/00838/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr S Lee Date Received :- 08/09/2017
Location :- 8 Louise Road Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 8LW

Proposal : Rear extension with the extension of rear dormers.

Observations : The Town Council objects to this application as it is an overdevelopment with a dominating, large, flat roofed rear dormer.

085- 12 17/00852/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Poplar Date Received :- 11/09/2017
Location :- 7 Peregrine Gardens Date Returned :- 25/09/2017
Rayleigh
SS6 9GR

Proposal : Raise roof ridge height and create rooms in roof with side dormers.

Observations : The Town Council objects to this application as it is not in keeping with the street scene.

085- 13 17/00874/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Hickey Date Received :- 12/09/2017
Location :- 73 Heron Gardens Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 9TU

Proposal : Single storey rear extension with roof lantern and first floor rear extension.

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

085- 14 17/00879/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Wharton Date Received :- 12/09/2017
Location :- 22 Kingswood Crescent Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 7BH

Proposal : Part single/part two storey rear extension incorporating rear dormer extension

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

085- 15 17/00881/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Anthony Ferrari Date Received :- 12/09/2017
Location :- 191 Daws Heath Road Date Returned :- 25/09/2017
Rayleigh
Essex
SS6 7NT

Proposal : Two storey side extension with hip to Gable roof to existing flat dormer.

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

085- 16 17/00885/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Andrew Goodie Date Received :- 13/09/2017
Location :- 27 Broomfield Avenue Date Returned :- 25/09/2017
Broomfield Avenue
Rayleigh
SS6 9EJ

Proposal : Part single/part two storey side extension and single storey rear extension

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

085- 17 17/00893/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Durrant Date Received :- 25/09/2017
Location :- 31 Western Road Date Returned :- 25/09/2017
Western Road
Rayleigh
SS6 7AY

Proposal : Proposed single storey rear extension

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

085- 18 17/00914/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Paul Cannon Date Received :- 18/09/2017
Location :- 11 Winbrook Road Date Returned :- 25/09/2017
Winbrook Road
Rayleigh
SS6 7PA

Proposal : Two storey side extension

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

086 AMENDED PLANNING APPLICATIONS

There were no amended planning applications.

087 APPEALS

There were no appeals.

088 RDC DECISIONS

Members received the List of Decisions and noted their contents.

RECOMMENDED that the above information be noted.

089 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 Tuesday 10th October 2017 in the Committee Room, The Freight House, Rochford. The session will start at 7pm and will last in the region of 2 to 2 1/2 hours. Members were informed that Cllrs Mrs D Mercer and R Dowell would be attending. Members were informed that there would be a questions and answers section to the training and were asked to submit any questions prior to the session to the Chairman of the Committee.

RECOMMENDED that the above information be noted.

090 REMOVAL OF HIGHWAY RIGHTS -1 Parkway, Rayleigh

Members received Section 116 - Removal of Highway rights - 1 Parkway, Rayleigh and had no comments or objections to forward.

RECOMMENDED that the above information be noted.

091 ADVERTISING SIGNS/HOARDINGS

Members were informed that a case number had been raised for 3 Eastwood Road for unauthorised advertisement and that all other existing cases are being dealt with by the District Council, with the footway issue in front of 131 High Street being sent to enforcement at Essex Highways. A member requested that a letter be sent to the District Council enquiring as to what percentage of enforcements sent for referral had been enforced.

RECOMMENDED that i) a letter be sent enquiring as to what percentage of enforcements sent for referral had been enforced and ii) the rest of the information be noted.

092 ROCHFORD DISTRICT COUNCIL-17/00110/APPT B

Further to min no. 27 from the Planning Committee meeting held on 12th June 2017 members received and noted a reply from the District Enforcement team on the Town Council enquiry on application 15/00317/FUL, 4 High Street regarding removal of the existing wall. Members asked that the District Council be contacted and a sample of the brick be presented to the Town Council's Planning committee prior to the new wall being built.

RECOMMENDED that i) the District Council be contacted and a sample of the brick to be used to build the wall be presented to the Town Council's Planning committee and ii) the rest of the above information be noted.

The Meeting closed at : 20.48pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council