

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27th November 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton
Cllr Mrs C Callis
Cllr R Dowell
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

Also in Attendance :- Miss K Gaiger - Committee Clerk

119 DECLARATIONS OF INTEREST

Cllrs C Stanley, 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 J Burton declared a non pecuniary interest in application 17/01001/FUL and 17/01113/FUL.

Cllr R Oatham declared a non pecuniary interest in application 16/00899/FUL.

120 PUBLIC FORUM

None present.

121 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis and E Dray.

122 SUBSTITUTES

Cllr Mrs C Callis substituted for Cllr E Dray.

123 NON COMMITTEE MEMBERS ATTENDING

None present.

124 MINUTES OF THE MEETING HELD ON 6th November 2017

RESOLVED that the minutes of the Planning Committee meeting held on 6th November 2017 be duly signed as a correct record.

125 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.

125- 1 17/00987/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Lou Nelson Date Received :-
Location :- Down Hall Primary School Date Returned :-
Brooklyn Drive
Rayleigh
Proposal : Erect canopy sails to key stage 1 playground
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 2 17/01001/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Ben Saveall Date Received :-
Location :- 142 London Road Date Returned :-
London Road
Rayleigh
SS6 9BN
Proposal : Hip to Gable Roof Extension with Rear Flat Roof Dormer, Front Pitched Roof Dormer and Rooflight
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 3 17/01028/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Mannion Date Received :-
Location :- 6 Talbot Avenue Date Returned :-
Talbot Avenue
Rayleigh
SS6 9HP
Proposal : First Floor Side Extension, New Roof and Flat Roof Rear Dormer, Replacement Front Porch.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 4 17/01033/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr James Oakley Date Received :- 07/11/2017
Location :- 12 High Mead Date Returned :- 27/11/2017
High Mead
Rayleigh
SS6 7DS
Proposal : Construct Two Storey Side and Rear Extension and Porch to Front (Resubmission of 17/00367/FUL)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 5 17/01035/FUL Plot Ref :- Type :- FUL
Applicant Name :- Paul Lunn Date Received :-
Location :- 31 Daws Heath Road Date Returned :-
Daws Heath Road
Rayleigh
SS6 7QJ
Proposal : Construct Single Storey Rear Extension With 2 No. Roof Lanterns
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 6 17/01036/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Johnson Silver City Estates Date Received :-
Location :- 190 Down Hall Road Date Returned :-
Down Hall Road
Rayleigh
SS6 9PD
Proposal : Demolition existing dwellings and construct 3 no detached four bedroomed houses and 1 no 5 bedroomed house with vehicular access and parking to front.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but has concerns that one of the crossovers is too close to the junction with Hambro Hill.

125- 7 17/01039/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Alex Masheder Date Received :-
Location :- 19 Canterbury Close Date Returned :-
Canterbury Close
Rayleigh
SS6 9PS
Proposal : Flat Roof Rear Dormer and Two Rooflights to Front
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it does not respect the scale, form and character of the existing dwelling.

125- 8 17/01041/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Robert Horwell Date Received :-
Location :- 29 Elm Drive Date Returned :-
Elm Drive
Rayleigh
SS6 8AB
Proposal : New Upper Storey Bedroom Extension to Front of Property with Single Storey Front Extension Previously Approved Under Ref: 11/00690/FUL
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 9 17/01044/FUL Plot Ref :- Type :- FUL

Applicant Name :- Martin Carson

Date Received :-

Location :- 49 Langham Drive
Langham Drive
Rayleigh
SS6 9TA

Date Returned :-

Proposal : Single storey side extension

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

125- 10 17/01047/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Sowonola

Date Received :- 07/11/2017

Location :- 1C Eastern Road
Eastern Road
Rayleigh
SS6 7BA

Date Returned :- 27/11/2017

Proposal : Two storey side extension

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

125- 11 17/01049/REM Plot Ref :- Type :- REM

Applicant Name :- Mr & Mrs Cardosi

Date Received :- 09/11/2017

Location :- 89 Rayleigh Avenue
Rayleigh Avenue
Eastwood

Date Returned :- 27/11/2017

Proposal : Application for approval of Reserved Matters, access, appearance, layout and scale, following outline consent reference 16/01071/OUT for 4no. dwellings

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application but has concerns with the location of the bin storage area.

125- 12 17/01053/FUL Plot Ref :- Type :- FUL

Applicant Name :- Ms Anne Langford

Date Received :- 09/11/2017

Location :- Selsey Cottage 34 Nore Road
Nore Road
Eastwood
SS9 5DD

Date Returned :- 27/11/2017

Proposal : Proposed single storey extension to rear

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

125- 13 17/01056/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr West

Date Received :-

Location :- 11 Willingale Avenue
Willingale Avenue
Rayleigh
SS6 9HD

Date Returned :-

Proposal : Two storey side extension amended proposal

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to it being inappropriate and out of character with the street scene, overdevelopment of site and insufficient parking space.

125- 14 17/01062/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Tom & Sophie Royce

Date Received :-

Location :- 152 London Road
London Road
Rayleigh
SS6 9DT

Date Returned :-

Proposal : Part Two Storey/Part 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.

125- 15 17/01067/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Stephen Nankivell

Date Received :- 20/11/2017

Location :- 35 Knivet Close
Knivet Close
Rayleigh
SS6 8PD

Date Returned :- 27/11/2017

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

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as there is less than the required minimum 1 meter separation at first floor level.

It was noted that Cllr J Burton did not object to this application.

125- 16 17/01078/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Mike Crowley

Date Received :-

Location :- 10 Rookery Close
Rookery Close
Rayleigh
SS6 7DN

Date Returned :-

Proposal : Proposed first floor side extension

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

125- 17 17/01079/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mrs Melanie Collyer Date Received :-
Location :- 22 Eastcheap Date Returned :-
Eastcheap
Rayleigh
SS6 9JZ
Proposal : Infill Between Front Dormers
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 18 17/01083/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Greame Ventris Date Received :-
Location :- 3 Downhall Park Way Date Returned :-
Downhall Park Way
Rayleigh
SS6 9QP
Proposal : Proposed Single Storey Rear Extension With Balcony, Roof Alteration To Front Entrance and Part Garage Conversion.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 19 17/01092/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Lee Head Date Received :-
Location :- 11 Nightingale Close Date Returned :-
Nightingale Close
Rayleigh
SS6 9GE
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.

125- 20 17/01094/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Sangeet Prasad Date Received :- 17/11/2017
Location :- 114 Grove Road Date Returned :- 27/11/2017
Grove Road
Rayleigh
SS6 8RN
Proposal : Convert outbuilding into habitable accomodation (office). Replace flat roof with traditional pitched roof
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

125- 21 17/01113/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr B Stone

Date Received :-

Location :- Land South of 370 Eastwood Rd
Eastwood Road
Rayleigh
SS6

Date Returned :-

Proposal : Erection of three detached four bedroomed chalet and associated garages.

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to being on greenbelt land which is prone to flooding.

126 AMENDED PLANNING APPLICATIONS

Amended planning applications received by the Town Council.

126- 1 16/00899/FUL Plot Ref :- Type :- FUL

Applicant Name :- Pannell Dev Ltd&Fitzroy Suppor

Date Received :- 15/11/2017

Location :- Timber Grove
London Road
Rayleigh

Date Returned :- 27/11/2017

Proposal : Demolition of existing care home and all other buildings, erection of 83 dwellings comprising 2no. two bed houses, 25no. three bed houses, 14no. four bed houses, 3no. five bed houses, 29no. one bed flats (including 4no. 'FOG' units) and 10no. two bed flat; erection of 3no four bed supported living units; assoicated parking and landscaping; stopping-up of existing access, and improvements of existing access onto London Road.

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

127 APPEALS

Appeal planning applications received by the Town Council.

127- 1 17/00369/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Tony Dean

Date Received :- 17/11/2017

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 lift.

Members noted that an appeal has been made to the Secretary of State against the decision by Rochford District Council to refuse planning permission. The appeal is to be decided by written representation and all previous comments have been forwarded to the Planning Inspectorate and the appellant. Additional comments or modification/withdrawal to previous representation can be made via the Planning Portal or email. Representation must be received by 7th December 2017.

RECOMMENDED that the above information be noted.

Observations :

128 RDC DECISIONS

Members received the List of Decisions and noted the contents.

RECOMMEDED that the above information be noted.

129 ROCHFORD DISTRICT COUNCIL-17/00110/APPT B

Members received and noted the response from Rochford District Council relating to application 17/00110/APT, 4 High Street and the removal of the brick wall. The new wall will be built using Atherstone Red brick.

RECOMMENDED that the above information be noted

The Meeting closed at : 8.42pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council