

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29th January 2018 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton
Cllr Mrs C Callis (non committee member)
Cllr R Dowell
Cllr E Dray
Cllr L Jeffery
Cllr J Lawmon (ex officio)
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin (ex officio)
Cllr C Stanley
Cllr T Wallis

Also in Attendance :- Mrs P Allard - Committee Member

157 DECLARATIONS OF INTEREST

Cllrs R Oatham, 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.

Cllrs E Dray, J Lawmon, Mrs C Pavelin, Mrs D Mercer and R Dowell declared a non pecuniary interest in application no 17/01105/FUL

Cllrs E Dray, R Oatham, J Lawmon and Mrs D Mercer declared a non pecuniary interest in application no 17/01221/FUL

158 PUBLIC FORUM

There were no members of public present.

159 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Shorter.

160 SUBSTITUTES

Cllr L Jeffery substituted for Cllr R Shorter.

161 NON COMMITTEE MEMBERS ATTENDING

Cllr Mrs C Callis attended as non committee member

162 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.

162- 1 17/00439/ADV Plot Ref :- Type :- ADV
Applicant Name :- Mrs Kelly Cox Date Received :- 12/01/2018
Location :- The Red Door Date Returned :- 29/01/2018
131 High Street
Rayleigh
SS6 7QA
Proposal : Illuminated Fascia Sign
Observations : The Town Council objects to this application as it is oversignage bordering the Conservation Area.

162- 2 17/01105/FUL Plot Ref :- Type :- FUL
Applicant Name :- Katrina Warren Date Received :- 12/01/2018
Location :- 15 Keswick Close Date Returned :- 29/01/2018
Keswick Close
Rayleigh
SS6 8LG
Proposal : Proposed Raised Ramped Access With Balustrading to Front Door
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 3 17/01134/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Matthew Dix Date Received :- 19/01/2018
Location :- 19 Roach Avenue Date Returned :- 29/01/2018
Roach Avenue
Rayleigh
SS6 7SZ
Proposal : Hip to Gable Roof Extension with Flat Roof Rear Dormer and Two Pitched Roof Front Dormers
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 4 17/01153/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Page Date Received :- 08/01/2018
Location :- 26 Roach Avenue Date Returned :- 29/01/2018
Roach Avenue
Rayleigh
SS6 7TA
Proposal : Hip to Gable Roof Extension with Proposed Flat Roof Rear Dormer and Two Pitched Roof Front Dormers and Single Storey Rear Extension with Roof Lantern
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 5 17/01161/COU Plot Ref :- Type :- COU
Applicant Name :- Ms Amanda Stokes Date Received :- 19/01/2018
Location :- 349 Eastwood Road Date Returned :- 29/01/2018
Rayleigh
Essex
SS6 7LJ
Proposal : Change of use of ground floor only from A2 (shop) to D1 (Beauty treatments)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 6 17/01183/COU Plot Ref :- Type :- COU
Applicant Name :- Mr Stuart Sopp Date Received :- 03/01/2018
Location :- Unit 5 14 Bull Lane Date Returned :- 29/01/2018
Bull Lane
Rayleigh
Proposal : Change use of first floor of building from use as arts and crafts centre (use Class D2) to use as day care centre (use Class D1)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 7 17/01185/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs A Weller Date Received :- 04/01/2018
Location :- 18 Lansdowne Drive Date Returned :- 29/01/2018
Lansdowne Drive
Rayleigh
SS6 9AL
Proposal : Proposed two storey rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 8 17/01192/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Paul Crosley Date Received :- 03/01/2018
Location :- Land Adjacent 76 Hullbridge Rd Date Returned :- 29/01/2018
Hullbridge Road
Rayleigh
Proposal : Revised application for four bedroomed detached house with detached garage, revision include revised garage design and changed access
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 9 17/01199/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Cole Date Received :- 08/01/2018
Location :- 188 Down Hall Road Date Returned :- 29/01/2018
Down Hall Road
Rayleigh
SS6 9PD
Proposal : Demolish Existing Garage and Construct Single Storey Extension to Provide Annex
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 10 17/01205/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr S Lee Date Received :- 08/01/2018
Location :- 8 Louise Road Date Returned :- 29/01/2018
Louise Road
Rayleigh
SS6 8LW
Proposal : Rear side extension with the extension of rear dormers
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 11 17/01212/ADV Plot Ref :- Type :- ADV
Applicant Name :- Pound Stretcher Ltd Date Received :- 10/01/2018
Location :- Unit at 12-24 Eastwood Road Date Returned :- 29/01/2018
Eastwood Road
Rayleigh
Proposal : One illuminated fascia sign, one illuminated projecting sign and non-illuminated window vinyl's
Observations : The Town Council objects to this application as it opposes internally lit signs within the Conservation Area in accordance with RDC's regulations.

162- 12 17/01213/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Reid Date Received :- 10/01/2018
Location :- 115 Daws Heath Road Date Returned :- 29/01/2018
Daws Heath Road
Rayleigh
SS6 7QT
Proposal : Single Storey Rear Extension and Convert Garage to Habitable Room
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 13 17/01215/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Kilminster Date Received :- 08/01/2018
Location :- 9 Bedford Close Date Returned :- 29/01/2018
Bedford Close
Rayleigh
SS6 7QR
Proposal : Single Storey Flat Roof Rear Extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 14 17/01221/FUL Plot Ref :- Type :- FUL
Applicant Name :- Suttons Ltd - Mr P Sutton Date Received :- 10/01/2018
Location :- 42-46 Eastwood Road Date Returned :- 29/01/2018
Eastwood Road
Rayleigh
SS6 7JQ
Proposal : Change use from shop (A1) to restaurant (A3) and creation of self-contained first floor flat and changes to rear elevation
Members received correspondence from a resident regarding this planning proposal for 42-46 Eastwood Road, Rayleigh, Essex. SS6 7JQ and noted its contents.
Observations : The Town Council objects to this application because the proposal for internal circulation within the site are unacceptable and will create conflict between pedestrian, cyclist and vehicular movement, thereby creating a safety hazard. There are issues with access regarding delivery vehicles and access for the refuse bins for both the flat and the restaurant. There are inadequate parking spaces for customers, staff and the upstairs flat. It is detrimental to the amenities of the neighbouring properties regarding outside space (i.e. noise and cigarette smoke) and there is no designated fire escape for the upstairs flat.

162- 15 17/01226/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Hounsell Date Received :- 10/01/2018
Location :- 50 Clarence Road Date Returned :- 29/01/2018
Clarence Road
Rayleigh
SS6 8SQ
Proposal : Demolish existing extensions, construct two storey front and side extension and 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.

162- 16 17/01250/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr K Tran Date Received :- 15/01/2018
Location :- 136 High Street Date Returned :- 29/01/2018
High Street
Rayleigh
SS6 7BU
Proposal : Change of use from Betting Shop (A2) to Beauty Salon (Sui Generis)
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

162- 17 18/00011/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Bennett Date Received :- 18/01/2018
Location :- 34 Eastern Road Date Returned :- 29/01/2018
Eastern Road
Rayleigh
SS6 7BA
Proposal : First Floor Front and Rear Extensions and New High Level Windows at First Floor Side Elevation
Observations : The Town Council has no objection but have concerns over the large extended brick wall with neighbouring properties.

162- 18 18/00013/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Shaun O'Connell Date Received :- 19/01/2018
Location :- 147 Rawreth Lane Date Returned :- 29/01/2018
Rawreth Lane
Rayleigh
SS6 9RN
Proposal : First Floor Side and Rear Extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however they do have concerns on the 45 degree angle. (SPD2.10.1)

163 AMENDED PLANNING APPLICATIONS

There were no amended planning applications.

164 APPEALS

There were no appeals received.

165 RDC DECISIONS

Members received the List of Decisions and noted their contents. Members agreed to send a letter asking for an explanation as to the contrary decision on application number 17/00793/FUL to RDC'S policy SPD2.8.2. The Chairman raised an issue that the Town Council's observations had not been added to the officers report or the planning application for 17/01115/ful at RDC and requested that this was investigated.

RECOMMEDED that i) a letter be sent to RDC asking for an explanation as to the contrary decision on application number 17/00793/FUL, ii) investigate why observations had not been added to RDC documentation for planning application 17/01115/FUL and iii) the above information be noted.

166 RDC -Issues & Options Doc -Public Consultation

Further to min no. 155 of the Planning committee meeting held on 8th January 2018, members noted RDC'S arranged drop in sessions throughout the District for the Public Consultation on Issues & Options. Members were reminded to submit their views, ready for the next planning committee meeting on 19th February 2018.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.53pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council