

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4th September 2017 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr Mrs C Callis
Cllr E Dray
Cllr J Lawmon (ex officio)
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin (ex officio)
Cllr C Stanley

Also in Attendance :- Miss K Gaiger - Committee Clerk

067 DECLARATIONS OF INTEREST

Cllr C Stanley and R Oatham 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.

068 PUBLIC FORUM

There were no members of public present.

069 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis, R Shorter, J Burton and R Dowell.

070 SUBSTITUTES

Cllr Mrs C Callis substituted for Cllr R Shorter.

071 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

072 MINUTES OF THE MEETING HELD ON 14th August 2017

RESOLVED that the minutes of the Planning Committee meeting held on 14th August 2017 be duly signed as a correct record.

073 PLANNING APPLICATIONS

Planning Applications received by the Town Council between 15th August and 4th September 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.

073- 1	17/00762/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :-	Mrs Claire Wood	Date Received :-	15/08/2017
	Location :-	138A Down Hall Road Down Hall Road Rayleigh SS6 9LP	Date Returned :-	04/09/2017

Proposal : Change flat roof on garage to pitched roof 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.

073- 2 17/00768/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr P Trinnaman Date Received :- 17/08/2017
Location :- 6 Ashfield Date Returned :- 04/09/2017
Ashfield
Rayleigh
SS6 9TF

Proposal : Demolish existing conservatory and erect a single storey and part two storey rear extension

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

073- 3 17/00773/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Hall Date Received :- 18/08/2017
Location :- 11 Upway Date Returned :- 04/09/2017
Upway
Rayleigh
SS6 8AG

Proposal : Demolish existing detached bungalow and erect detached dwelling.

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

073- 4 17/00793/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Lofthouse Date Received :- 23/08/2017
Location :- 51 Bull Lane Date Returned :- 04/09/2017
Bull Lane
Rayleigh
SS6 8JE

Proposal : Hip to gable roof extension with pitched roof front dormer and first floor front and rear extension

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the dormers projecting above the roofline of the property (SPD2.8.2).

073- 5 17/00798/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs J Berry Date Received :- 23/08/2017
Location :- 91 Grove Road Date Returned :- 04/09/2017
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.

073- 6 17/00799/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Sims Date Received :- 23/08/2017
Location :- 56 Louis Drive Date Returned :- 04/09/2017
Louis Drive
Rayleigh
SS6 9DX

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.

074 AMENDED PLANNING APPLICATIONS

Amended planning applications received by the Town Council between 15th August and 4th September 2017.

074- 1 17/00437/FUL Plot Ref :- Type :- FUL
Applicant Name :- South East Grid Storage Two Date Received :- 23/08/2017
Location :- Rayleigh Transforming Station Date Returned :- 05/09/2017
High Mead
Rayleigh

Proposal : Development of a 10.8MW battery storage facility, access track and associated infrastructure. Reconsultation due to revised documents and Heritage Statement.

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

075 APPEALS

Appeal planning applications received by the Town Council between 15th August and 4th September 2017.

075- 1 15/00448/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr John Eastwood Date Received :- 16/08/2017
Location :- Land South of Woodville Date Returned :- 03/08/2015
Hullbridge Road
Rayleigh
SS6

Proposal : Mixed use of land for the stationing of caravans for residential purposes and keeping of horses together with the formation of hardstanding and utility/dayroom.

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 will be decided by the informal hearing procedure. Representations received have been forwarded to the Planning Inspectorate. The deadline for additional comments, modification or withdrawal of previous comments is 13th September 2017.

RECOMMENDED that the above information be noted.

Observations :

076 RDC DECISIONS

None received.

RECOMMENDED that the above information be noted.

077 ROCHFORD DISTRICT - Planning Training

Members noted that Rochford District Council will host a planning training session on 10th October 2017 at 7pm. The venue and content will be received in due course. Members requested that the points originally submitted for the training on the 8th June 2017 are included in this training session.

RECOMMENDED that i) members to inform the Town Council office if they wish to attend the Rochford District Council planning training session on 10th October 2017 at 7pm ii) request that Rochford District Council include points originally submitted for the training on 8th June 2017 and iii) rest of the information be noted.

078 ADVERTISING SIGNS/HOARDINGS

Further to minute no 66 of the Planning Committee meeting held on 14th August 2017 members noted that there had been no further response from the enforcement officer in relation to 17/00031/ADV - 111 High Street and the retrospective planning application.

Members noted that there a number of large advertising signs and hoardings displayed around the High Street that businesses may not have applied for advertising consent. It was agreed to take photographs of the signs and send a letter to Matthew Thomas, Assistant Director, Rochford District Council requesting that the signage and approval is investigated for each property.

RECOMMENDED that i) a letter and photographs of large advertising signs and hoardings around the High Street is sent to Matthew Thomas, Assistant Director, Rochford District Council requesting that the signage and approval is investigated for each property and ii) the rest of the information be noted.

The Meeting closed at : 7.55pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council