

Rayleigh Town Council

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3rd April 2018 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr J Burton
Cllr Mrs C Callis (non committee)
Cllr R Dowell
Cllr E Dray
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 :- Miss K Gaiger - Committee Clerk

196 DECLARATIONS OF INTEREST

Cllrs 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.

All members declared a pecuniary interest in planning application 17/01209/ADV relating to Rayleigh Town Museum.

Cllr R Dowell declared a non-pecuniary interest in planning application 18/00085/LBC and 18/00235/FUL.

Cllr Mrs C Pavelin declared a non-pecuniary interest in planning application 18/00172/FUL.

197 PUBLIC FORUM

There were no members of public present.

198 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs T Wallis and R Oatham.

199 SUBSTITUTES

There were no substitutes.

200 NON COMMITTEE MEMBERS ATTENDING

Cllr Mrs C Callis attended as a non committee member.

201 MINUTES OF THE MEETING HELD ON 12th March 2018

RESOLVED that the minutes of the Planning Committee meeting held on 12th March 2018 be duly signed as a correct record.

202 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.

202- 1 17/01209/ADV Plot Ref :- Type :- ADV
Applicant Name :- Rayleigh Town Museum Date Received :- 14/03/2018
Location :- Street Record Websters Way Date Returned :- 03/04/2018
Websters Way
Rayleigh
Proposal : Directional Sign Showing Location of Museum Located in Flower Bed at
Junction Ernie Lane and Websters Way
Observations : All members declared a pecuniary interest in this application.

202- 2 18/00085/LBC Plot Ref :- Type :- LBC
Applicant Name :- Mr Steven Phillips Date Received :- 16/03/2018
Location :- 18 Hockley Road Date Returned :- 03/04/2018
Hockley Road
Rayleigh
SS6 8EB
Proposal : Alteration of Front Railings and Install Gate to Front Entrance Door.
Observations : Based on the information provided to this Planning Committee the Town Council
objects to this application due to the narrowing of the pavement close to an
existing pinch point.
Cllr J Burton requested that it was noted that he had no objection to this
application.

202- 3 18/00088/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr &Mrs Robert &Vicky Denmark Date Received :- 14/03/2018
Location :- Land Rear of 24 Hockley Road Date Returned :- 03/04/2018
Hockley Road
Rayleigh
Proposal : Proposed 1.5 storey chalet bungalow (4- bed) with access off Sweyne Court
Observations : Based on the information provided to this Planning Committee the Town Council
has no objection to this application.

202- 4 18/00089/LBC Plot Ref :- Type :- LBC
Applicant Name :- Mr &Mrs Robert &Vicky Denmark Date Received :- 14/03/2018
Location :- Land Rear of 24 Hockley Road Date Returned :- 03/04/2018
Hockley Road
Rayleigh
Proposal : Proposed chalet bungalow (4- bed) with access off Sweyne Court
Observations : Based on the information provided to this Planning Committee the Town Council
has no objection to this application.

202- 5 18/00132/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Kemp Date Received :- 13/03/2018
Location :- 4 The Gattens Date Returned :- 03/04/2018
The Gattens
Rayleigh
SS6 8BJ
Proposal : Two Storey Rear Extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

202- 6 18/00140/LDC Plot Ref :- Type :- LDC
Applicant Name :- Mrs J Ladonikoks Date Received :- 14/03/2018
Location :- The Spinney Rayleigh Downs Rd Date Returned :- 03/04/2018
Rayleigh Downs Road
Rayleigh
Proposal : Application for a lawful development certificate for an existing single storey rear extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

202- 7 18/00163/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Edward Harber Date Received :- 15/03/2018
Location :- 56 Deepdene Avenue Date Returned :- 03/04/2018
Deepdene Avenue
Rayleigh
SS6 9LG
Proposal : Single storey Rear Extension
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

202- 8 18/00172/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr S Prince Date Received :- 14/03/2018
Location :- 6 Western Road Date Returned :- 03/04/2018
Western Road
Rayleigh
SS6 7AX
Proposal : Part Two Storey/Part Single Storey Rear Extension with Roof Terrace
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

202- 9 18/00174/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr And Mrs Jackson Date Received :- 14/03/2018
Location :- 21 Station Crescent Date Returned :- 03/04/2018
Station Crescent
Rayleigh
SS6 8AT

Proposal : Single Storey Side/Rear Extension and Alteration to Existing Front Dormers

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

202- 10 18/00176/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr & Mrs Fowler Date Received :- 13/03/2018
Location :- 101 Grove Road Date Returned :- 03/04/2018
Grove Road
Rayleigh
SS6 8RA

Proposal : Single Storey Rear Extension and Alterations to Front Elevation

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

202- 11 18/00178/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Barry Eastwood Date Received :- 13/03/2018
Location :- 1 Hilltop Close Date Returned :- 03/04/2018
Hilltop Close
Rayleigh
SS6 7TD

Proposal : Proposed new dormer to front.

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

202- 12 18/00187/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steven Johnson Date Received :- 14/03/2018
Location :- 14 London Hill Date Returned :- 03/04/2018
London Hill
Rayleigh
SS6 7HP

Proposal : Demolish existing conservatory and rear storage. Proposed single storey flat roof side extension, remove existing main roof, new roof with raised ridge and rooms within the loft space. Reroof outbuilding and use as utility room

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

202- 13 18/00193/FUL Plot Ref :- Type :- FUL
Applicant Name :- Euro Car Parks Limited Date Received :- 21/03/2018
Location :- 12-24 Eastwood Road Date Returned :- 03/04/2018
Eastwood Road
Rayleigh
SS6 7JQ

Proposal : 3 No. 4 metre high columns for automatic number plate recognition cameras

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the plans submitted being incorrect as access to Castle Road public car park via the ramp is only one way. Although the car park is on private land there are concerns there may be public right of way to access the District Council Public Car Park (Castle Road), causing confusion to drivers passing through and those who cannot park in this area, and this may have a negative and detrimental effect on the economy. There are concerns about the legality of recording vehicle registration numbers and data protection laws especially if number plates are recorded on vehicles using the adjoining roads/Castle Road car park.

202- 14 18/00204/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Kevin Wheeler Date Received :- 22/03/2018
Location :- 16 Broad Oak Way Date Returned :- 03/04/2018
Broad Oak Way
Rayleigh
SS6 8JU

Proposal : Two storey rear extension

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

202- 15 18/00222/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Gareth Ingram Date Received :- 23/03/2018
Location :- 37 York Road Date Returned :- 03/04/2018
York Road
Rayleigh
SS6 8SA

Proposal : Single Storey Pitched Roof Rear Extension, Single Storey Flat Roof Front 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.

202- 16 18/00223/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Mclock Date Received :- 21/03/2018
Location :- 7 Kestrel Grove Date Returned :- 03/04/2018
Kestrel Grove
Rayleigh
SS6 9TS

Proposal : Single Storey Rear Extension

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

202- 17 18/00235/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Steven Phillips Date Received :- 16/03/2018
Location :- 18 Hockley Road Date Returned :- 03/04/2018
Hockley Road
Rayleigh
SS6 8EB

Proposal : Alteration of Front Railings and Install Gate to Front Entrance Door

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to the narrowing of the pavement close to an existing pinch point.

Cllr J Burton requested that it was noted that he had no objection to this application.

203 AMENDED PLANNING APPLICATIONS

None received.

204 APPEALS

None received.

205 RDC DECISIONS

Members received the List of Decisions and noted their contents.

RECOMMENDED that the above information be noted.

206 17/00793/FUL- 51 Bull Lane

Further to minute no 193 of the Planning Committee meeting held on 12th March 2018 members noted the response received from Rochford District Council in relation to the approval of application 17/00793/FUL, 51 Bull Lane.

RECOMMENDED that the above information be noted.

207 SOUTHEND BOROUGH COUNCIL- Central Area Action Plan

Members received and noted the letter received from Southend Borough Council and their adoption of the Southend Central Area Action Plan.

RECOMMENDED that the above information be noted.

208 ROCHFORD DISTRICT COUNCIL

Further to minute no 191 of the Planning Committee meeting held on 12th March 2018 members received the comments from a member and discussed the comments/concerns/questions regarding Rochford District Council's approval of planning applications. It was agreed that a letter would be sent to RDC's Planning Portfolio Holder raising the following issues:-

Are the Town Council's comments listened to? The Town Council represents their residents and have local knowledge of the area and should be working in co-operation with the District Council.

Do the District Council use additional literature to make a decision on planning applications that the Town Council are not aware of?

RECOMMENDED to send a letter raising the questions as mentioned to RDC's Planning Portfolio Holder regarding Rochford District Council's approval of planning applications

209 ROCHFORD DISTRICT COUNCIL -Observations

Further to minute no 194 of the Planning Committee meeting held on 12th March 2018 members

noted that Mr M Thomas, Assistant Director, Planning and Regeneration Services had suggested that the Town Council should also send its observations to him, via email when submitting to the Planning team. This is due to Town Council's comments not being received.

RECOMMENDED that the Town Council's observations for planning application should be copied to Mr M Thomas via email when sent to the Planning Team.

210 NEIGHBOURHOOD PLAN

Further to minute no 192 of the Planning Committee meeting held on 12th March 2018 members noted that the Town Clerk had contacted Mr M Thomas, RDC's Assistant Director, Planning Regeneration Service to arrange a meeting to discuss Neighbourhood Plans. A meeting will be arranged in due course. A decision on whether Rayleigh Town Council should produce a Neighbourhood Plan would be deferred until after this meeting.

RECOMMENDED that the decision on whether Rayleigh Town Council should produce a Neighbourhood Plan would be deferred until after a meeting with Rochford District Council.

The Meeting closed at : 8.26pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council