

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21st May 2018 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 E Dray  
Cllr J Lawmon (ex officio)  
Cllr Mrs J Lumley (ex officio) arrived 7.35pm  
Cllr Mrs D Mercer (Chairman)  
Cllr Mrs C Pavelin  
Cllr C Stanley

Also in Attendance :- Miss K Gaiger - Committee Clerk

#### **001 ELECTION OF CHAIRMAN**

Cllr J Lawmon proposed and Cllr E Dray seconded, that Cllr Mrs D Mercer be elected Chairman of the Planning Committee for this municipal year. All voted in favour.

RESOLVED that Cllr Mrs D Mercer is the Chairman of the Planning committee for the remainder of this municipal year.

#### **002 ELECTION OF VICE CHAIRMAN**

Cllr J Lawmon proposed and Cllr E Dray seconded that Cllr R Dowell be elected Vice-Chairman of the Planning Committee for this municipal year. All voted in favour.

RESOLVED that Cllr R Dowell be the Vice-Chairman of the Planning committee for this municipal year.

#### **003 DECLARATIONS OF INTEREST**

Cllrs C Stanley, J Burton, Mrs C Pavelin and Mrs J Lumley 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 Mrs J Lumley declared a non-pecuniary interest in any matters relating to Essex County Council.

Cllr Mrs J Lumley declared a non-pecuniary interest in planning application 18/00276/FUL.

#### **004 PUBLIC FORUM**

There were no members of public present.

#### **005 TERMS OF REFERENCE PLANNING COMMITTEE**

Members agreed the Terms of Reference for the Planning Committee as per the attached annex

RECOMMENDED to approve the Terms of Reference (Annex to Minutes).

#### **006 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr R Oatham.

#### **007 SUBSTITUTES**



and Lower Road Hullbridge for the development of 500 dwellings together with associated access, car parking, landscaping, open space and related works.

Observations : The Town Council made no comment to this application due to it being located outside the Rayleigh boundary.

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010- 4 18/00238/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs L Miller Date Received :-  
Location :- 59 Love Lane Date Returned :-  
Love Lane  
Rayleigh  
SS6 7DL  
Proposal : Two storey side and rear extensions, formation of open porch, lower ground floor gym area  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 5 18/00272/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Waring Date Received :- 18/04/2018  
Location :- 20 Gosfield Close Date Returned :- 21/05/2018  
Gosfield Close  
Rayleigh  
SS6 9HB  
Proposal : Proposed Single Storey Rear Extension and Two Storey Front Extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 6 18/00276/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Sanctuary Group Ltd-Mr O'Neill Date Received :- 20/04/2018  
Location :- Chignal House Tendring Avenue Date Returned :- 21/05/2018  
Tendring Avenue  
Rayleigh  
Proposal : Alterations to existing sheltered accomodation including; the creation of 2 no bin stores, the creation of a mobility scooter store and minor internal alterations for the conversion of unused storage space. Two additional car parking spaces involving additional hard surfacing. Enclosure to form 2 drying areas.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 7 18/00277/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Leaver Date Received :- 19/04/2018  
Location :- 50 Queens Road Date Returned :- 21/05/2018  
Queens Road  
Rayleigh  
SS6 8LA  
Proposal : Single Storey Rear Extension (Conservatory)  
Observations : Based on the information provided to this Planning Committee the Town Council

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has no objection to this application.

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010- 8 18/00278/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs B Keegan Date Received :- 19/04/2018  
Location :- 13 Oakwood Road Date Returned :- 21/05/2018  
Oakwood Road  
Rayleigh  
SS6 9JH

Proposal : Alterations to Roof and addition of two dormer windows

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

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010- 9 18/00286/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Poplar Date Received :- 19/04/2018  
Location :- 7 Peregrine Gardens Date Returned :- 21/05/2018  
Peregrine Gardens  
Rayleigh  
SS6 9GR

Proposal : Raise ridge height and form loft conversion with side dormers (amended)

Observations : Based on the information provided to this Planning Committee the Town Council objects to this application as it is not in keeping with the streetscene and may be overbearing and overpowering for the neighbouring properties.

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010- 10 18/00289/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Kruse Date Received :- 19/04/2018  
Location :- 1 Mortimer Road Date Returned :- 21/05/2018  
Mortimer Road  
Rayleigh  
SS6 9NU

Proposal : Proposed two storey front extension, front porch and garage conversion.

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

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010- 11 18/00299/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr and Mrs Barnes Date Received :- 19/04/2018  
Location :- 34 Bramfield Road East Date Returned :- 21/05/2018  
Bramfield Road East  
Rayleigh  
SS6 8RG

Proposal : Rear Extensions

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

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010- 12 18/00300/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Miss Charli Harper Date Received :-  
Location :- 56 Down Hall Road Date Returned :-  
Down Hall Road  
Rayleigh  
SS6 9LY  
Proposal : Proposed Extensions and Alterations Including Part Single and Part Two Storey  
Extensions. Raising and Re-roofing to form Two Storey House  
Observations : Based on the information provided to this Planning Committee the Town Council  
has no objection to this application.

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010- 13 18/00308/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Adam & Stephanie Cox Date Received :-  
Location :- 35A Helena Road Date Returned :-  
Helena Road  
Rayleigh  
SS6 8LN  
Proposal : Replace existing decking and brickwork steps from kitchen doors to rear garden  
with composite decking, to create one level deck  
Observations : Based on the information provided to this Planning Committee the Town Council  
has no objection to this application.

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010- 14 18/00309/FUL Plot Ref :- Type :- FUL  
Applicant Name :- K W Jones & Sons Ltd-Mr Jones Date Received :-  
Location :- 17 Victoria Road Date Returned :-  
Victoria Road  
Rayleigh  
SS6 8EG  
Proposal : Demolish existing bungalow and erection of 2no. four bedroom detached houses  
Observations : Based on the information provided to this Planning Committee the Town Council  
has no objection to this application but has concerns regarding future  
development which may reduce parking.

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010- 15 18/00310/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Shaun O'Connell Date Received :-  
Location :- 147 Rawreth Lane Date Returned :-  
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.

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010- 16 18/00313/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Vehn

Date Received :-

Location :- 18 Elizabeth Avenue  
Elizabeth Avenue  
Rayleigh  
SS6 7SH

Date Returned :-

Proposal : Two Storey Side Extension

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

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010- 17 18/00322/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Lusher

Date Received :-

Location :- 5 Leasway  
Leasway  
Rayleigh  
SS6 7DW

Date Returned :-

Proposal : Single Storey Rear Extension. Demolish Part of Existing Detached Utility Room and Construct Single Storey Side Extension

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

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010- 18 18/00325/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Josh Marsh

Date Received :-

Location :- 57 Mortimer Road  
Mortimer Road  
Rayleigh  
SS6 9NU

Date Returned :-

Proposal : Demolish Existing Garage and Construct Two Storey Side and Rear Extension

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

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010- 19 18/00326/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Andy Hodgkinson

Date Received :-

Location :- The Sweyne Park School  
Sir Walter Raleigh Drive  
Rayleigh

Date Returned :-

Proposal : Application for Variation of Condition 1 to Approved Planning Application Ref: 14/00306/FUL to Extend the Time Period for a Further Four Years

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

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010- 20 18/00329/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs B Keegan Date Received :-  
Location :- 13 Oakwood Road Date Returned :-  
Oakwood Road  
Rayleigh  
SS6 9JH  
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lanterns  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 21 18/00341/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Graham & Susan Cooper Date Received :-  
Location :- 11 Durham Way Date Returned :-  
Durham Way  
Rayleigh  
SS6 9RY  
Proposal : Installation of a Freestanding Aluminium Greenhouse  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 22 18/00342/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Dave Cameron Date Received :-  
Location :- 5 Church Road Date Returned :-  
Church Road  
Rayleigh  
SS6 8PL  
Proposal : Proposed demolition of existing garage and erect two storey rear extension, single storey extension to rear and side, flat roof front dormer, pitched roof porch to front and side. Alter fenestration to front with bay window and clad front elevation  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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010- 23 18/00343/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Charfleets Group Ltd- Mr Kelly Date Received :-  
Location :- 89 High Street Date Returned :-  
High Street  
Rayleigh  
SS6 7EJ  
Proposal : Replacement fascia, with illuminated and non-illuminated lettering.  
Observations : Based on the information provided to this Planning Committee the Town Council objects to this application due to internally illuminated signs in the conservation area. It is the opinion of the committee that externally illuminated signs would be in keeping with the area.

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010- 24 18/00346/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Sheringham

Date Received :-

Location :- 15 Navestock Close  
Navestock Close  
Rayleigh  
SS6 9SA

Date Returned :-

Proposal : Ground floor side extension

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

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010- 25 18/00352/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs Gillett

Date Received :-

Location :- 1 York Road  
York Road  
Rayleigh  
SS6 8SA

Date Returned :-

Proposal : Proposed two storey rear extension and add pitched roof to existing single storey rear extension

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

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010- 26 18/00376/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Peter Dando

Date Received :-

Location :- 5 Saxon Close  
Saxon Close  
Rayleigh  
SS6 9NS

Date Returned :-

Proposal : 2 storey rear extension to provide larger kitchen and living room on the ground floor and larger first floor rear bedrooms

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

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010- 27 18/00381/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr Crewe

Date Received :-

Location :- 16 Grosvenor Road  
Grosvenor Road  
Rayleigh  
SS6 9GA

Date Returned :-

Proposal : Single storey rear extension with roof lantern and convert garage to habitable accommodation

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

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010- 28 18/00389/FUL Plot Ref :- Type :- FUL

Applicant Name :- Notemachine UK Ltd-Ms J Clark Date Received :-

Location :- 86 The Chase Date Returned :-  
The Chase  
Rayleigh  
SS6 8RW

Proposal : Installation of an ATM to the shop front

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

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010- 29 18/00390/ADV Plot Ref :- Type :- ADV

Applicant Name :- Notemachine UK Ltd-Ms J Clark Date Received :-

Location :- 86 The Chase Date Returned :-  
The Chase  
Rayleigh  
SS6 8RW

Proposal : Integral illumination and screen to the ATM fascia, Internally illuminated Free Cash Withdrawals sign above the ATM, Blue LED halo illumination to the surround

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

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010- 30 18/00391/FUL Plot Ref :- Type :- FUL

Applicant Name :- Miss Hayes Date Received :-

Location :- 96 Down Hall Road Date Returned :-  
Down Hall Road  
Rayleigh  
SS6 9LT

Proposal : Demolish rear extensions and construct single storey side and rear extensions with first floor roof accommodation; first floor extension over part of front sitting room; loft conversion with rooflights and dormers

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

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010- 31 18/00392/FUL Plot Ref :- Type :- FUL

Applicant Name :- Mr & Mrs G Crouch Date Received :-

Location :- 100 Eastwood Road Date Returned :-  
Eastwood Road  
Rayleigh  
SS6 7JR

Proposal : Single storey rear extension, single storey side extension (porch)

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

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010- 32 18/00393/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Everitt Date Received :-  
Location :- 71 Avondale Road Date Returned :-  
Avondale Road  
Rayleigh  
SS6 8NJ  
Proposal : 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.

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010- 33 18/00399/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs C Kingdon Date Received :- 14/05/2018  
Location :- 38 Fairland Close Date Returned :- 21/05/2018  
Fairland Close  
Rayleigh  
SS6 9PA  
Proposal : First Floor Side Extension  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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### **011 AMENDED PLANNING APPLICATIONS**

None received.

### **012 APPEALS**

Appeals received by the Town Council

012- 1 17/00298/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Burke Date Received :- 23/04/2018  
Location :- Glen Ross Goldsmith Drive Date Returned :- 13/06/2017  
Goldsmith Drive  
Rayleigh  
SS6  
Proposal : Demolish existing dwelling and construct replacement five bedroomed house  
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 written representation and all previous comments have been forwarded to the Planning Inspectorate and the appellant. Additional comments, modification and withdrawal of previous representations can be made on the Planning Portal by 23rd May 2018  
RECOMMENDED that the above information be noted.  
Observations :

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### **013 RDC DECISIONS**

Members received the List of Decisions and noted their contents.

RECOMMENDED that the above information be noted.

### **014 16/00187/FUL 35 Websters Way**

Members noted that the Town Council has reported to Rochford District Council that two large antennas and equipment have been installed on the rooftop of 35 Websters Way, Rayleigh despite planning application 16/00187/FUL being refused. The Town Council will continue to chase RDC for a response.

RECOMMENDED for the Town Council office to continue to chase Rochford

**015 RDC - CCTV Signs & Cameras**

Further to minute no 223 of the Planning Committee meeting held on 23rd April 2018 members noted that the Town Council had sent an enquiry questioning planning approval and legality of using CCTV cameras at The Chase Shop. Members received copies of correspondence from RDC stating that the matter is being investigated and any breach of planning control will be given further consideration.

RECOMMENDED that the above information to be noted.

The Meeting closed at : 8:07pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Rayleigh Town Council