



RAYLEIGH TOWN COUNCIL
The Pavilion, King George V Playing Field,
Bull Lane, Rayleigh, Essex, SS6 8JD



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6th August 2018

Dear Member

I hereby summons you to the Planning Committee meeting to be held on Monday 13th August 2018 at 7.30pm at the Pavillion, King George V Playing Field, Bull Lane, Rayleigh (entrance via Websters Way Car Park) when the under mentioned business is proposed to be transacted.

The following agenda and attachments are issued for the Council to take decisions as required. You are expected to consider this agenda and any related documents in advance of this meeting and, if you feel that additional information to aid your decision making process is required, you must inform the Clerk in order to allow time for this to be provided before the meeting is scheduled to commence.

Yours faithfully,

Mrs K Cumberland
Town Clerk

Committee Members :

Cllr J Burton
Cllr Mrs C Callis
Cllr R Dowell
Cllr E Dray
Cllr J Lawmon (ex officio)
Cllr Mrs J Lumley (ex officio)
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin
Cllr C Stanley

01 DECLARATIONS OF INTEREST

Declaration of Interests by members for any items on this agenda.

02 **PUBLIC FORUM**

The meeting shall be adjourned for a maximum of 15 minutes to allow any Members of the Public present to speak on matters relating to this agenda only. Each Member of the Public shall speak for two minutes only.

The meeting will recommence after the Public Forum.

03 **APOLOGIES FOR ABSENCE**

To be advised to the Town Clerk prior to the meeting. Apologies have been received from Cllrs Mrs C Callis, Mrs C Pavelin and E Dray.

04 **SUBSTITUTES**

To be advised to the Town Clerk prior to the meeting. Cllr Mrs M Spencer will substitute for Cllr Mrs C Pavelin.

05 **NON COMMITTEE MEMBERS ATTENDING**

06 **MINUTES OF THE MEETING HELD ON 23rd July 2018**

To sign the Minutes of the Planning Committee meeting held on 23rd July 2018 (previously circulated)

07 **PLANNING APPLICATIONS**

Planning Applications received by the Town Council which meet the agreed criteria or referred by a member to this meeting.

Members agreed 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.

07 . 1	18/00600/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Ascension Legal Support Serv	Date Received :- 25/07/2018	Date Returned :-
	Parish :- Wheatley		
	Location :- 105 High Street	Agent	
	Rayleigh		
	Essex		
	Proposals :- Change of use from A1 (shop) to A2(offices), new fenestration and enclosure of rear access with fire door.		
	Observations :-		

07 . 2	18/00625/OUT	Plot Ref :-	Type :- OUT
	Applicant Name :- Kent Property Investments Ltd Parish :- Sweyne Park		Date Received :- 24/07/2018 Date Returned :-
	Location :- Fairways Garden Centre Agent Hullbridge Road Rayleigh		
	Proposals :- Outline application to demolish commercial and retail units and construct 4 no. two bedroom, 7 no. three bedroom dwellings and 5 no. four bedroom dwellings (16 dwellings in total) with access onto Hullbridge Road.		
Observations :-			
07 . 3	18/00629/ADV	Plot Ref :-	Type :- ADV
	Applicant Name :- Mr K Kelly-Charfleets Group Parish :- Wheatley		Date Received :- 01/08/2018 Date Returned :-
	Location :- 89 High Street Agent Rayleigh Essex		
	Proposals :- Replacement fascia with external illumination (resubmission of refused application ref: 18/00343/ADV)		
Observations :-			
07 . 4	18/00630/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- IPT Property Holdings c/oAgent Parish :- Wheatley		Date Received :- 26/07/2018 Date Returned :-
	Location :- 55 High Street Agent Rayleigh Essex		
	Proposals :- Alterations to external appearance of building including replacement windows, removal of roof plant structure and repainting concrete fascia.		
Observations :-			
07 . 5	18/00644/FUL	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr P Hampshire -RDC Parish :- Wheatley		Date Received :- 24/07/2018 Date Returned :-
	Location :- Public Conveniences Agent Crown Hill Rayleigh		
	Proposals :- Proposed change of use from Sui - generis use as Public Conveniences to a flexible use for sue within any of the following use classes: A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) A5 (hot food takeaways) and B1 (a)(b)(c) (office, research and development and light industrial)		
Observations :-			

08 **AMENDED PLANNING APPLICATIONS**

Amended Planning Applications received by the Town Council.

09 **APPEALS**

Appeals received by the Town Council.

10 **RDC DECISIONS**

Members to receive a list of Decisions from Rochford District Council (if available).

11 **EALC - Planning Briefing**

Further to min. no. 49 of Planning Committee meeting held on 23rd July 2018, members to receive details regarding a second scheduled Planning Briefing course to be held on 15th September 2018 at the EALC offices, Great Dunmow and to express an interest of attendance. Members to note that the District Council have been contacted as to whether they are running any Planning Briefing courses of their own; Cllrs Mrs D Mercer and R Dowell have expressed an interest in attending a course either at Great Dunmow or at the District Council offices. A verbal update will be given.

12 **RDC-LOCAL PLAN**

Members to receive a New Local Plan and Call for Sites update from Rochford District Council.

13 **RDC DEVELOPMENT COMMITTEE MEETING 23RD AUGUST 2018**

a) Planning Application 18/00521/FUL

Members to note that planning application 18/00521/FUL - Kier Construction, 72 Hockley Road, Rayleigh will be reported to the Development Committee on 23rd August 2018, at the Council Chamber at the Civic Suite, 2 Hockley Road starting at 7.30pm. Members are invited to attend the meeting to listen to the debate and hear the Committee's decision on the application. Rayleigh Town Council did not object to this application however it raised concerns regarding the access to the site and impact on the local area.

b) Planning Application 17/01240/FUL

Members to note that Rochford District Council has recommended approval of planning application 17/01240/FUL - land opposite 2 Goldsmith Drive for use of land as a travellers site. The Town Council objected to this application due to the land being on the greenbelt. Members to receive a draft speech for presentation at this meeting by the Committee Chairman. (attached)

14 **Rochford District Council - Allocated Traveller Sites**

Members to note that it has been suggested by a member that the Town Council sends a letter to Rochford District Council regarding the current allocation of traveller sites in the District.

15 **ROCHFORD DISTRICT COUNCIL PLANNING APPLICATIONS**

a) Acceptance of Planning Applications

Members to receive a copy of the correspondence from Mr Matthew Thomas, Assistant

Director, Rochford District Council regarding the procedure for the acceptance of planning application (attached).

b) Rochford Hundred Association of Local Councils

Members to receive a copy of the correspondence from Mr Shaun Scrutton, Director, Rochford District Council in relation to the letter sent by Rochford Hundred Association of Local Councils regarding concerns of the reporting of Parish/Town Council comments to planning applications (attached).