

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13th August 2018 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh**

Committee Members Present :- Cllr J Burton (left at 8.06pm)  
Cllr R Dowell  
Cllr E Dray  
Cllr J Lawmon (ex officio)  
Cllr Mrs D Mercer (Chairman)  
Cllr R Oatham  
Cllr Mrs M Spencer  
Cllr C Stanley

Also in Attendance :- Mrs P Allard - Committee Clerk  
Mrs K Cumberland - Town Clerk

#### **050 DECLARATIONS OF INTEREST**

Cllrs J Burton, 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.

All councillors declared a non-pecuniary interested in planning application 18/00600/FUL.

#### **051 PUBLIC FORUM**

There were no members of public present

#### **052 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs J Lumley, Mrs C Pavelin and Mrs C Callis.

#### **053 SUBSTITUTES**

Cllr Mrs M Spencer substituted for Cllr Mrs C Pavelin

#### **054 NON COMMITTEE MEMBERS ATTENDING**

There were no non committee members present.

#### **055 MINUTES OF THE MEETING HELD ON 23rd July 2018**

RESOLVED that the minutes of the Planning Committee meeting held on 23rd July 2018 be duly signed as a correct record.

#### **056 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.

056- 1 18/00600/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Ascension Legal Support Servic Date Received :- 25/07/2018  
Location :- 105 High Street Date Returned :- 13/08/2018  
Rayleigh  
Essex  
SS6 7QA  
Proposal : Change of use from A1 (shop) to A2(offices), new fenestration and enclosure of rear access with fire door.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

056- 2 18/00625/OUT Plot Ref :- Type :- OUT  
Applicant Name :- Kent Property Investments Ltd Date Received :- 24/07/2018  
Location :- Fairways Garden Centre Date Returned :- 13/08/2018  
Hullbridge Road  
Rayleigh  
SS6 9QS  
Proposal : 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 : The Town Council objects to this application due to there being no pond safety, no public footpath access on side of development and no inclusion of a pedestrian crossing.

---

056- 3 18/00629/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Mr K Kelly-Charfleets Group Date Received :-  
Location :- 89 High Street Date Returned :-  
Rayleigh  
Essex  
SS6 7EJ  
Proposal : Replacement fascia with external illumination (resubmission of refused application ref: 18/00343/ADV  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

056- 4 18/00630/FUL Plot Ref :- Type :- FUL  
Applicant Name :- IPT Property Holdings c/oAgent Date Received :- 26/07/2018  
Location :- 55 High Street Date Returned :- 13/08/2018  
Rayleigh  
Essex  
SS6 7EW  
Proposal : Alterations to external appearance of building including replacement windows, removal of roof plant structure and repainting concrete fascia.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

056- 5 18/00644/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr P Hampshire -RDC Date Received :- 24/07/2018  
Location :- Public Conveniences Date Returned :- 13/08/2018  
Crown Hill  
Rayleigh  
Proposal : 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 : The Town Council has no objection to the Change of Use, however they request that the District consider first refusal for any community group interest before it is offered to the commercial sector for rent and would also like B1(c) removed from the proposal.

---

### **057 AMENDED PLANNING APPLICATIONS**

There were no amended planning applications.

### **058 APPEALS**

There were no appeals.

### **059 RDC DECISIONS**

Members did not receive a List of Decisions from Rochford District Council, however the committee were informed that planning application CC/ROC/23/18-Wyverns Primary School was granted by Essex County Council. Members were also informed that planning application 18/00135/REM, which was discussed at the District Council's Development Committee meeting held on 19th July 2018, was to be deferred to a future meeting of the Committee to allow preparation and consideration of further improvements to the development on various matters.

RECOMMENDED that the above information be noted.

### **060 EALC - Planning Briefing**

Further to min. no. 49 of Planning Committee meeting held on 23rd July 2018, members received details regarding a second scheduled Planning Briefing course to be held on 15th September 2018 at the EALC offices, Great Dunmow . Members were informed that the District Council had been contacted as to whether they are running any Planning Briefing courses of their own and their response was that they had no immediate courses planned. Members noted that Cllrs Mrs D Mercer and R Dowell had expressed an interest in attending a course and Cllr J Lawmon proposed that they be granted attendance at the Great Dunmow Planning Briefing course on 15th September 2018.

RECOMMENDED that i) Cllrs Mrs D Mercer and R Dowell attend the EALC Planning Briefing course at Great Dunmow on 15th September 2018 and ii) the rest of the above information be noted.

### **061 ROCHFORD DISTRICT COUNCIL NEW LOCAL PLAN**

Members received a New Local Plan and Call for Sites update from Rochford District Council and noted their contents.

RECOMMENDED that the above information be noted.

### **062 RDC DEVELOPMENT COMMITTEE MEETING 23RD AUGUST 2018**

i) Planning Application 18/00521/FUL

Members noted that planning application 18/00521/FUL- Kier Construction, 72 Hockley Road, Rayleigh will be reported to the Development Committee on 23rd August at the Council Chamber

at the Civic Suite, 2 Hockley Road starting at 7.30pm and agreed not to attend as they had no objection to the application.

ii) Planning Application 17/01240/FUL

Members noted that Rochford District Council has recommended approval of planning application 17/01240/FUL - Land opposite 2 Goldsmith Drive for use as a travellers site. Planning Committee Chairman, Cllr Mrs D Mercer will represent the Town Council and speak at the Development Committee meeting as the Town Council objected to this application due to the land being on greenbelt land. Members received a draft speech for the presentation at this meeting and agreed its contents.

RECOMMENDED that the above information be noted.

### **063 ROCHFORD DISTRICT COUNCIL - ALLOCATED TRAVELLER SITES**

Members noted and agreed a suggestion from a member that the Town Council send a letter to Rochford District Council regarding the current allocation of travellers sites in the District.

RECOMMENDED to send a letter to Rochford District Council regarding the current allocation of travellers sites in the District.

### **064 ROCHFORD DISTRICT COUNCIL PLANNING APPLICATIONS**

i) Acceptance of Planning Applications

Members received a copy of the correspondence from Mr Matthew Thomas, Assistant Director, Rochford District Council regarding the procedure for the acceptance of planning applications. In response to the Town Council asking what happens if a planning application is received which does not need planning, Rochford District Council stated that they are duty bound to consider any application submitted and would be dealt with under the Council's protocols. Only certain application such as householder or applications for a certificate of lawfulness are delegated because they are a technical consideration, as opposed to the consideration of merit as with all other types of application.

ii) Rochford Hundred Association of Local Councils

Members received a copy of 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. In response, Mr Scrutton made an assurance that it is the District's intention to always include Parish/Town Council responses in committee reports where these have been submitted within the prescribed timescales.

RECOMMENDED the above information be noted.

### **50 DECLARATIONS OF INTEREST**

Cllrs J Burton, 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.

All councillors declared a non-pecuniary interested in planning application 18/00600/FUL.

The Meeting closed at : 8.22pm

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

On behalf of :- Rayleigh Town Council