



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



**Tel: 01268 741880 email: [clerk@rayleightowncouncil.gov.uk](mailto:clerk@rayleightowncouncil.gov.uk)**

**[www.rayleightowncouncil.gov.uk](http://www.rayleightowncouncil.gov.uk)**

**VAT Number: 830 7558 23**

**10th December 2018**

**Dear Member**

**I hereby summons you to the Planning Committee meeting to be held on Monday 17th December 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**

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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 and each person 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.

**04 SUBSTITUTES**

To be advised to the Town Clerk prior to the meeting.

**05 NON COMMITTEE MEMBERS ATTENDING**

**06 MINUTES OF THE MEETING HELD ON 26th November 2018**

To sign the Minutes of the Planning Committee meeting held on 26th November 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 Committee meeting, the Committee Chairman and Vice Chairman would be notified and would prepare a speech if it is necessary to comment at the meeting.

Members to receive information on Rochford District Council's Call for Sites submissions.

07 . 1	<b>18/00772/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Ms M Hughes		Date Received :- 17/12/2018
	Parish :- Wheatley		Date Returned :-
	Location :- 35 London Hill	Agent	
	Rayleigh		
	Essex		
	Proposals :- Construct 2 no. detached dwellings and garages with associated access road and landscaping.		
	Observations :-		

07 . 2	<b>18/00959/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- AS Watson Ltd-Mr Andy Lloyd		Date Received :- 26/11/2018
	Parish :- Wheatley		Date Returned :-
	Location :- 55 High Street	Agent	
	High Street		
	Rayleigh		

Proposals :- Installation of 4 x New HVAC Condenser Units  
Observations :-

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07 . 3	<b>18/00965/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr & Mrs R Brooks		Date Received :- 28/11/2018
	Parish :- Lodge		Date Returned :-
	Location :- Land South Side Of Ethel Rd Ethel Road Rayleigh	Agent	
	Proposals :- Retrospective Application for Erection of Building for Use as Overnight Accomodation		

Observations :-

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07 . 4	<b>18/00985/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr David Cook		Date Received :- 05/12/2018
	Parish :- Victoria		Date Returned :-
	Location :- Pearsons Farm London Road London Road Rayleigh	Agent	
	Proposals :- Demolish Barn, Sub-divide plot and construct two storey 2-bed dwelling with glass corridor connection to retained barn to re-converted to habitable accommodation and construct detached open double garage		

Observations :-

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07 . 5	<b>18/01016/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr John Livermore		Date Received :- 27/11/2018
	Parish :- Whitehouse		Date Returned :-
	Location :- High Gables Rayleigh Downs Rd Rayleigh Downs Road Rayleigh	Agent	
	Proposals :- Demolish existing dwelling and construct replacement four bedroomed chalet (revised siting application following 18/00792/FUL approved on 20th September 2018)		

Observations :-

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07 . 6	<b>18/01022/OUT</b>	Plot Ref :-	Type :- OUT
	Applicant Name :- LC Propco Ltd		Date Received :- 27/11/2018
	Parish :- Wheatley		Date Returned :-
	Location :- Michelin Farm Arterial Road Arterial Road Rayleigh	Agent	

Proposals :- Hybrid planning application: full planning application for erection of buildings for use within Classes B1(c), B2 and B8 with access and servicing arrangements, car parking, landscaping, drainage features and associated highway works (Phase 1); outline planning application for up to 33,500 square metres of employment uses (Classes B1(c), B2 and B8) including means of access with all other matters reserved (Phase 2).

Observations :-

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07 . 7	<b>18/01078/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Miss Gemma HOvey		Date Received :- 10/12/2018
	Parish :- Trinity		Date Returned :-
	Location :- 14 Uplands Park Road	Agent	
	Rayleigh		
	Essex		
	Proposals :- Proposed hip-to-gable loft conversion, with front and rear dormers, new rear first floor gable, proposed entrance canopy and rear extension.		

Observations :-

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07 . 8	<b>18/01100/DPDP3</b>	Plot Ref :-	Type :- DPDP
	Applicant Name :- Mr A Eden		Date Received :- 27/11/2018
	Parish :- Wheatley		Date Returned :-
	Location :- Longacre Lynwood	Agent	
	Nurseries		
	Arterial Road		
	Rayleigh		
	Proposals :- Notification for prior approval for a change of use from existing building Class B8 (storage and distribution centre) to 1no Class C3 (Dwelling House)		

Observations :-

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07 . 9	<b>18/01101/FUL</b>	Plot Ref :-	Type :- FUL
	Applicant Name :- Mr Steven Watts		Date Received :- 29/11/2018
	Parish :- Lodge		Date Returned :-
	Location :- 91 Rayleigh Avenue	Agent	
	Rayleigh Avenue		
	Eastwood, Leigh-on-Sea		
	Proposals :- Proposed single storey flat roof side extension with glass roof lantern (Orangery)		

Observations :-

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## **08 AMENDED PLANNING APPLICATIONS**

Amended Planning Applications received by the Town Council.

## **09 APPEALS**

Appeals received by the Town Council.

09 . 1      **17/01221/FUL**      Plot Ref :-      Type :- FUL  
 Applicant Name :- Sutttons Ltd - Mr P Sutton      Date Received :- 30/11/2018  
                          Parish :- Wheatley      Date Returned :-  
                          Location :- 42-46 Eastwood Road      Agent  
    Eastwood Road  
    Rayleigh  
 Proposals :- Change of use from shop (A1) to restaurant (A3) and creation of self-contained first floor flat and changes to rear elevation.

Members to note that an appeal has been made to the Secretary of State against the decision by Rochford District Council following their decision to refuse planning permission. The appeal is to be decided by written representations and the deadline is 17th December 2018. The Town Council's observations have already been forwarded. The Committee Chairman has asked for her speech to be forwarded.

Observations :-

**10**      **RDC DECISIONS**

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

**11**      **35 WEBSTERS WAY**

Further to minute no 125 of the Planning Committee Meeting held on 26th November 2018 members to receive a copy of the correspondence from Rochford District Council in relation to the siting of telecommunication equipment adjacent to the conservation area (attached).

**12**      **DEVELOPMENT CONTROL MEETING**

Members to note that the following plans have been called in for the Rochford District Council Development Control meeting to be held on 13th December 2018. The plans were discussed with the Committee Chairman and it was agreed that it is not necessary to attend this meeting.

- 18/00625/OUT - Kent Property Investments Ltd - Fairways Garden Centre
- 18/00954/FUL - Mr Robert Barber - 24 Sirdar Road