

## Rayleigh Town Council

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17th December 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)  
Cllr Mrs D Mercer (Chairman)  
Cllr R Oatham  
Cllr Mrs C Pavelin  
Cllr C Stanley

Also in Attendance :- Mrs P Allard - Committee Clerk

#### **126 DECLARATIONS OF INTEREST**

Cllrs J Burton, Mrs C Pavelin, Mrs J Lumley, R Oatham and C Stanley, 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.

#### **127 PUBLIC FORUM**

There were no members of public present.

#### **128 APOLOGIES FOR ABSENCE**

There were no apologies.

#### **129 SUBSTITUTES**

There were no substitutes.

#### **130 NON COMMITTEE MEMBERS ATTENDING**

There were no non committee members present.

#### **131 MINUTES OF THE MEETING HELD ON 26th November 2018**

RESOLVED that the minutes of the Planning Committee meeting held on 26th November 2018 be duly signed as a correct record.

#### **132 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 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.

132- 1 18/00772/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Ms M Hughes Date Received :- 17/12/2018  
Location :- 35 London Hill Date Returned :- 17/12/2018  
Rayleigh  
Essex  
SS6 7HW  
Proposal : Construct 2 no. detached dwellings and garages with associated access road and landscaping.  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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132- 2 18/00959/FUL Plot Ref :- Type :- FUL  
Applicant Name :- AS Watson Ltd-Mr Andy Lloyd Date Received :- 26/11/2018  
Location :- 55 High Street Date Returned :- 17/12/2018  
High Street  
Rayleigh  
SS6 7EW  
Proposal : Installation of 4 x New HVAC Condenser Units  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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132- 3 18/00965/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs R Brooks Date Received :- 28/11/2018  
Location :- Land South Side Of Ethel Rd Date Returned :- 17/12/2018  
Ethel Road  
Rayleigh  
SS6 8XH  
Proposal : Retrospective Application for Erection of Building for Use as Overnight Accommodation  
Observations : The Town Council objects to this application, as being on Green Belt land, it does not conform to policy DM1.

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132- 4 18/00985/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr David Cook Date Received :- 05/12/2018  
Location :- Pearsons Farm London Road Date Returned :- 17/12/2018  
London Road  
Rayleigh  
SS6 9DT  
Proposal : 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 : Based on the information provided to this Planning Committee the Town Council has no objection to this application, however they do have concerns about access onto an already busy main road.

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132- 5 18/01016/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr John Livermore Date Received :- 27/11/2018  
Location :- High Gables Rayleigh Downs Rd Date Returned :- 17/12/2018  
Rayleigh Downs Road  
Rayleigh  
Proposal : Demolish existing dwelling and construct replacement four bedroomed chalet  
(revised siting application following 18/00792/FUL approved on 20th September  
2018)  
Observations : Based on the information provided to this Planning Committee the Town Council  
has no objection to this application.

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132- 6 18/01022/OUT Plot Ref :- Type :- OUT  
Applicant Name :- LC Propco Ltd Date Received :- 27/11/2018  
Location :- Michelin Farm Arterial Road Date Returned :- 17/12/2018  
Arterial Road  
Rayleigh  
Proposal : 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 : Based on the information provided to this Planning Committee the Town Council  
has no objection to this application.

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132- 7 18/01078/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Miss Gemma Hovey Date Received :- 10/12/2018  
Location :- 14 Uplands Park Road Date Returned :- 17/12/2018  
Rayleigh  
Essex  
SS6 8AJ  
Proposal : Proposed hip-to-gable loft conversion, with front and rear dormers, new rear first  
floor gable, proposed entrance canopy and rear extension.  
Observations : Members voted 7 in favour of objecting to the proposed front flat roofed dormer  
and 3 against.  
Based on the information provided to this Planning Committee the Town Council  
objects to the proposed front flat roofed dormer as it does not conform to  
SPD2.8.2.

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132- 8 18/01100/DPDP3 Plot Ref :- Type :- DPDP  
Applicant Name :- Mr A Eden Date Received :- 27/11/2018  
Location :- Longacre Lynwood Nurseries Date Returned :- 17/12/2018  
Arterial Road  
Rayleigh  
Proposal : 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 : The Town Council objects to this application, as being on Green Belt land, it does not conform to policy DM1. Cllrs J Burton and Mrs J Lumley requested that it be minuted that they had no objection to the proposal.

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132- 9 18/01101/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Steven Watts Date Received :- 29/11/2018  
Location :- 91 Rayleigh Avenue Date Returned :- 17/12/2018  
Rayleigh Avenue  
Eastwood, Leigh-on-Sea  
Proposal : Proposed single storey flat roof side extension with glass roof lantern (Orangery)  
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

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### **133 AMENDED PLANNING APPLICATIONS**

There were no amended planning applications.

### **134 APPEALS**

Appeals received by the Town Council.

134- 1 17/01221/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Suttons Ltd - Mr P Sutton Date Received :- 30/11/2018  
Location :- 42-46 Eastwood Road Date Returned :-  
Eastwood Road  
Rayleigh  
SS6 7JQ  
Proposal : Change of use from shop (A1) to restaurant (A3) and creation of self-contained first floor flat and changes to rear elevation.  
Members noted 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. Members further noted that the Town Council's observations have already been forwarded and that the Committee Chairman had asked for her speech to be forwarded for additional representation.

Observations :

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### **135 RDC DECISIONS**

Members did not receive a List of Decisions from Rochford District Council

RECOMMENDED that the above information be noted.

### **136 35 WEBSTERS WAY**

Further to min.no. 125 of the Planning Committee Meeting held on 26th November 2018 members received a copy of correspondence from Rochford District Council in relation to the siting of telecommunication equipment adjacent to the conservation area and noted its contents.

RECOMMENDED that the above information be noted.

### **137 DEVELOPMENT CONTROL MEETING**

Members noted that planning applications:

18/00625/OUT - Kent Property Investments Ltd - Fairways Garden Centre and  
18/00954/FUL - Mr Robert Barber - 24 Sirdar Road  
had been called in for the Rochford District Council's Development Control meeting on 13th  
December 2018. Members noted that plans were discussed with the Committee Chairman and it  
was agreed not to attend this meeting.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.24pm

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

On behalf of :- Rayleigh Town Council