

Rayleigh Town Council

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD

on

12th August 2019 at 7.30pm.

The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr Mrs C Callis
Cllr R Dowell
Cllr E Dray
Cllr J Lawmon
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin

Also in Attendance :- 1 member of Public
Mrs P Allard - Committee Clerk

053 DECLARATIONS OF INTEREST

Cllrs Mrs C Pavelin declared a non-pecuniary interest as member 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.

054 PUBLIC FORUM

There was 1 member of public present.

055 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs J Lumley. Cllr R Milne was absent.

056 SUBSTITUTES

There were no substitutes.

057 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members.

058 MINUTES OF THE MEETING HELD ON 22nd July 2019

RESOLVED that the minutes of the Planning Committee meeting held on 22nd July 2019 be duly signed as a correct record.

059 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.

RECOMMENDED that the above information be noted.

059- 1 19/00552/FUL Plot Ref :- Type :- FUL
Applicant Name :- IPT Property Holdings Ltd Date Received :-
Location :- 55 High Street Date Returned :-
High Street
Rayleigh
SS6 7EW
Proposal : We seek the variation of condition 3 on application 18/00630/FUL by exchanging Drawing number P-006C with Drawing number P-006D.
Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

059- 2 19/00582/OUT Plot Ref :- Type :- OUT
Applicant Name :- Mr Jack Rodwell Date Received :- 05/08/2019
Location :- 3 Harper Way Date Returned :- 12/08/2019
Rayleigh
Essex
SS6 9NA
Proposal : Outline application for proposed development for 4 flats.
Observations : The Town Council objects to this application as there are concerns on Highway Safety issues.

060 AMENDED PLANNING APPLICATIONS

There were no amended planning applications.

061 APPEALS

Appeals received by the Town Council.

061- 1 18/001110/BLDG_B Plot Ref :- Type :- BLDG_B
Applicant Name :- Mr Barrie Stone Date Received :- 01/08/2019
Location :- Land South of Bartletts Date Returned :- 02/09/2019
Bartletts,
Rayleigh
Proposal : Erection of a 1.87m steel palisade fence and double gates

Members noted that an appeal has been made to the Secretary of State against an Enforcement Notice issued by the District Council concerning the above alleged breach of planning control and that the Council's reason for issuing the notice and Appellants grounds for this appeal are attached.

The appeal is to be decided by the written representations procedure and a site visit by an Inspector and any representations must be received by the Planning Inspectorate by 4th September 2019.

The Town Council objects to this appeal as the minimum width standards (1 1/2 meters) for the Rayleigh 45 footpath have not been met between the fence and Anglian Water. The proposed development would represent inappropriate development within the Green Belt, having a significant detrimental impact upon the openness of the Green Belt. Furthermore no "very special circumstances" have been submitted sufficient to justify the development and the proposal

appears to be contrary to the National Planning Policy. The fence is also out of character with the street scene, being an industrial standard, high metal fence.

Observations :

062 RDC DECISIONS

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

RECOMMENDED that the above information be noted.

063 HIGHWAYS

63.1 GENERAL

Members received a table of recent recorded issues. Members were reminded to report all general issues to the Town Council, preferably before the meeting.

Members reported the following:

Overflowing dog litter bin in Grove Woods

Offensive stickers by the job centre and 4 London Hill on the street columns.

Offensive stickers on the green lamp columns in the High Street (from Iceland to Palmers Solicitors on both sides of the road, as well as on the crossing posts outside Kirbys travel shop in Eastwood Road.

The road arrow sign by the roundabout in Eastwood Road has been demolished.

New Cafe on Eastwood Road has too many A Board signs encroaching onto the public highway.

Bin Fly tipped in 144 Bull Lane.

Overgrown pathway at Turret nature reserve

Sandbag left outside 132a Bull Lane

63.2 ESSEX HIGHWAYS

Members were informed that the pedestrian crossing in Eastwood Road has been repaired, however this is not accurate. The correct information is the pedestrian crossing in Castle Road has been repainted.

Members were informed of three Road Traffic Regulation Orders

- i) Orchard Avenue commencing on 30th September for 5 days
- ii) Philbrick Crescent East commencing on 28th September for 7 days
- iii) Gayleights commencing on 27th September for 7 days

Members are reminded that there are 9 different types of repair, although only 5 major defects can be submitted by each representative. Members were advised to think carefully about the type of repairs and only report priority issues, accompanied with full details and photos.

Further to min no 52 (ii) of the Planning and Highways Committee meeting held on 22nd July 2019, a member was reminded to report that there are trees obstructing the site line on the hill between Rayleigh Downs Road and 370 Eastwood Road. To be reported to Cllr Mrs J Lumley.

63.3 RANGERS TEAM

Overgrown vegetation in ditch from Bramfield Road West to East.

63.4 LOCAL HIGHWAYS PANEL

Further to min.no.52 (iv) of the Planning & Highways Committee meeting held on 22nd July 2019, members noted that no new information had been received.

RECOMMENDED that the above information be noted.

064 RDC- Consultation of Community Involvement Addendums

Members received a public consultation document from Rochford District Council titled "Statement of Community Involvement" and were encouraged to take part.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.03pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council