

## Rayleigh Town Council

### MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING held on 20th May 2019 at 7.30pm. The Pavilion, King George V Playing Field, Rayleigh

Committee Members Present :- Cllr Mrs C Callis  
Cllr E Dray  
Cllr J Lawmon  
Cllr Mrs J Lumley (ex officio)  
Cllr Mrs D Mercer (Chairman)  
Cllr Mrs C Pavelin

Also in Attendance :- Committee Clerk - Mrs P Allard

#### **001 ELECTION OF CHAIRMAN**

Cllr Mrs C Pavelin proposed and Cllr Mrs J Lumley seconded, that Cllr Mrs D Mercer be elected Chairman of the Planning Committee for the remainder of this Municipal year.

RESOLVED that Cllr Mrs D Mercer is the Chairman of the Planning committee for the remainder of this municipal year.

#### **002 ELECTION OF VICE CHAIRMAN**

Cllr Mrs C Pavelin proposed and Cllr Mrs C Callis seconded that Cllr R Dowell be elected Vice-Chairman of the Planning Committee for the ensuing Municipal year. All voted in favour, however, in Cllr R Dowell's absence it was agreed that the proposed election would be subject to Cllr Dowell's acceptance.

RESOLVED that Cllr R Dowell be the Vice-Chairman of the Planning committee for the ensuing municipal year, subject to acceptance from him.

#### **003 DECLARATIONS OF INTEREST**

Cllrs Mrs C Pavelin and Mrs J Lumley 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.

Cllr Mrs J Lumley declared a non-pecuniary interest as a member of Essex County Council.

#### **004 PUBLIC FORUM**

There were no members of public present.

#### **005 TERMS OF REFERENCE PLANNING COMMITTEE**

Members received the Terms of Reference and agreed remove wording "to manage, improve and enhance street furniture and facilities in the Town", add "to report work for the Rangers Team, add "to report issues to the Local Highways Panel " under the Functions and Objectives criteria and approve the Terms of Reference for the Planning Committee (annex to the minutes)

RECOMMENDED to amend the Terms of Reference as above and approve the annex to the

minutes.

**006 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs R Oatham, B Milne, R Dowell and J Burton.

**007 SUBSTITUTES**

There were no substitutes.

**008 NON COMMITTEE MEMBERS ATTENDING**

There were no non committee members present.

**009 MINUTES OF THE MEETING HELD ON 23rd April 2019**

RESOLVED that the minutes of the Planning Committee meeting held on 23rd April 2019 be duly signed as a correct record.

**010 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.

---

010- 1	19/00212/FUL	Plot Ref :-	Type :-	FUL
	Applicant Name :- Miss Kayleigh Brown		Date Received :-	09/05/2019
	Location :- 180 Bull Lane Rayleigh Essex SS6 8NN		Date Returned :-	20/05/2019
	Proposal : Erect new and reposition fence.			
	Observations : The Town Council objects to this application as it is a loss of amenity space and the committee have not seen an approved application for Removal of Highway Rights.			
<hr/>				
010- 2	19/00217/LBC	Plot Ref :-	Type :-	LBC
	Applicant Name :- Allen Reynolds Partnership		Date Received :-	13/05/2019
	Location :- 84 High Street High Street Rayleigh SS6 7EA		Date Returned :-	20/05/2019
	Proposal : 1 X Internally Illuminated Projecting Sign & Bracket Incorporating Crown Jewels Only Sign 'A' 1 X Externally Illuminated Painted Letters & Crown Logo 'B' 2 X None Illuminated Amenity Board 'C'-'D' 2 X Externally Illuminated Insert Panel To Existing Panels 'E'-'F' 1 X Non Illuminated Amenity Board 'G'			
	Observations : The Town Council objects to this application as internally illuminated signs are detrimental to the Conservation Area and do not comply with RDC's policy DM38(2).			

---

010- 3 19/00218/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Allen Reynolds Partnership Date Received :- 13/05/2019  
Location :- 84 High Street Date Returned :- 23/04/2019  
High Street  
Rayleigh  
SS6 7EA

Proposal : Proposal:1 X Internally Illuminated Projecting Sign & Bracket Incorporating Crown Jewels Only Sign 'A'  
1 X Externally Illuminated Painted Letters & Crown Logo 'B'  
2 X Non Illuminated Amenity Board 'C'-'D'  
2 X Externally Illuminated Insert Panel To Existing Panels 'E'-'F'  
1 X Non Illuminated Amenity Board 'G'

Observations : The Town Council objects to this application as internally illuminated signs are detrimental to the Conservation Area and do not comply with RDC's policy DM38(2).

---

010- 4 19/00258/OUT Plot Ref :- Type :- OUT  
Applicant Name :- Mr Mitchell Nunn Date Received :- 30/04/2019  
Location :- Land Adjacent Date Returned :- 20/05/2019  
The Ramblers  
Eastwood Rise, Eastwood

Proposal : Outline application for demolition of existing structures and replacement with two detached dwellings along with associated works with all matters reserved apart from access.

Observations : The Town Council objects to this application as it on Green Belt land.

---

010- 5 19/00266/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Mr Mark Fryer-The Works Store Date Received :- 25/04/2019  
Location :- 59 High Street Date Returned :- 20/05/2019  
Rayleigh  
Essex  
SS6 7EW

Proposal : Externally illuminated fascia sign and externally illuminated projecting sign.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

010- 6 19/00277/DPDP3 Plot Ref :- Type :- DPDP  
Applicant Name :- Mr Stephen Drewer Date Received :- 10/05/2019  
Location :- Seven Oaks Cottage Napier Road Date Returned :- 20/05/2019  
Napier Road  
Rayleigh

Proposal : Prior notification for a change of use from storage or distribution building (Class B8) to Dwelling House (Class C3)

Observations : The Town Council objects to this application because it is on Green Belt land.

---

010- 7 19/00280/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr A Eden Date Received :- 30/04/2019  
Location :- Longacre Date Returned :- 20/05/2019  
Lynwood Nurseries  
Arterial Road  
Proposal : Demolition of existing storage building/barn and erection of new residential dwelling including parking and amenity space.

Observations : The Town Council objects to this application because it is on Green Belt land.

---

010- 8 19/00297/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mrs Diana Davis Date Received :- 30/04/2019  
Location :- Our Lady of Ransom Primary Sch Date Returned :- 20/05/2019  
Little Wheatley Chase  
Rayleigh  
SS6 9EH

Proposal : Install an all weather running track

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

010- 9 19/00308/OUT Plot Ref :- Type :- OUT  
Applicant Name :- Mr Mathew & Ben Huntley Date Received :- 29/04/2019  
Location :- 12 Hedgehope Avenue Date Returned :- 20/05/2019  
Rayleigh  
Essex  
SS6 9LS

Proposal : Subdivide plot and construct one detached house

Observations : The Town Council objects to this application as it is an over development and the frontage of proposed application is less than the recommended 9.25m.

---

010- 10 19/00319/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs Newman Date Received :- 30/04/2019  
Location :- 6 Copford Avenue Date Returned :- 20/05/2019  
Rayleigh  
Essex  
SS6 8RL

Proposal : Proposed loft conversion with front and rear dormers

Observations : The Town Council objects to this application as it does not comply with SPD2.8.2, flat roof front dormers.

---

010- 11 19/00321/ADV Plot Ref :- Type :- ADV  
Applicant Name :- Miss Linda Francomb Date Received :- 10/05/2019  
Location :- Bus Shelter Fronting Date Returned :- 20/05/2019  
Library  
High Street

Proposal : Internally illuminated double sided poster panel to bus shelter.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

010- 12 19/00335/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr Dylan Collins Date Received :- 14/05/2019  
Location :- Land Rear of 98-128 High St Date Returned :- 20/05/2019  
High Street  
Rayleigh  
SS6 7BY

Proposal : Proposed demolition of existing buildings. Redevelopment of the site to provide 2No commercial units and 35No residential apartments with associated landscaping.

Observations : The Town Council objects to this application as there are parking and accessibility issues. The design is not in keeping with the area of Rayleigh, there is no social housing and the development is too high. There are concerns with construction vehicles on an extremely busy junction in the High Street. The development could have an impact on other proposals for the Highway in Rayleigh High Street.

---

010- 13 19/00382/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Andy Whittingham Date Received :- 14/05/2019  
Location :- 84 High Street Date Returned :- 20/05/2019  
High Street  
Rayleigh  
SS6 7EA

Proposal : External part decoration, Garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new washup area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, Rearrange ladies toilet,convert bedroom to bathroom and bedroom to office.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

010- 14 19/00383/LBC Plot Ref :- Type :- LBC  
Applicant Name :- Andy Whittingham Date Received :- 14/05/2019  
Location :- 84 High Street Date Returned :- 20/05/2019  
Rayleigh  
Essex  
SS6 7EA

Proposal : External part decoration, garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new washup area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, rearrange ladies toilet, convert bedroom to bathroom and bedroom to office.

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

010- 15 19/00390/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Mr & Mrs A Smith Date Received :- 10/05/2019  
Location :- 21 Rectory Garth Date Returned :- 20/05/2019  
Rayleigh  
Essex  
SS6 8BB

Proposal : Proposed First Floor Balcony to Rear

Observations : Based on the information provided to this Planning Committee the Town Council has no objection to this application.

---

### **011 AMENDED PLANNING APPLICATIONS**

There were no amended planning applications.

### **012 APPEALS**

There were no appeals.

### **013 RDC DECISIONS**

There were no List of Decisions from Rochford District Council.

RECOMMENDED that the above information is noted.

### **014 HIGHWAYS**

#### GENERAL

Members received a table of recent recorded issues, although it was noted that there is no feedback of when an issue has been addressed and repaired. Members were reminded to report all general issues to the Town Council on an ongoing basis and exceptionally at the meeting.

Members reported the following:

Crossing markings at Castle Road had faded, it was noted that this had been reported by ECC Member Cllr June Lumley several months ago with other locations which had all been re-marked. Highways determine which are a priority for attention.

Give Way signs at the Chase and Grove Road Junctions - one needs re-adjusting and the second one has offensive stickers on back which need removing.

The Town Clock had offensive stickers on it

Street Light not working outside 73 Avondale and street light no. 2 on Louise Road has a damaged lamp column.

#### FOOTWAY DEFECTS

ECC County Cllr Mrs J Lumley, representing Rayleigh South, explained the system that enables the Essex County Council Members to each report 5 serious footway defects that need urgent repair. Rayleigh North Division Member is Cllr Malcolm Maddocks.

There are 9 different types of footway defect (Annex attached). Only 5 defects to be reported by each County Member. Members were advised to report only priority defects for repair to the Town Council office accompanied by full details of location and photos for passing on to the County Members.

#### RANGERS TEAM

Members did not have any work to report for the Rangers Team at this stage.

LOCAL HIGHWAYS PANEL

Further to min.no. 191.4 of the Environment Committee meeting held on 4th March 2019, members agreed that clarification is needed on what matters would be reported to the Planning Committee from the panel.

**015 18/01064/FUL - Rochford District Council**

Members noted that planning application 18/01064/FUL - Land rear of 37-39 Downhall Road, Rayleigh is to be discussed at the District Development Committee meeting being held on 4th June 2019 and that Cllr Mrs J Lumley will be speaking on behalf of her ward as an objection to this proposal. Members further noted that the District Council officer is recommending approving with conditions.

Members discussed sending a representative from the Town Council and it was agreed that Cllr Mrs D Mercer would attend and speak for an objection.

RECOMMENDED that i) Cllr D Mercer attend and speak as an objection on application 18/01064/FUL - Land rear of 37-39 Downhall Road, Rayleigh and ii) the above information be noted.

**016 19/00089/FUL -Rochford District Council**

Further to min.no. 203 of the Planning Committee meeting held on 23rd April 2019, members noted that the RDC Planning Development meeting due to be held on 23rd May 2019 has been cancelled and re-scheduled for Tuesday 4th June 2019.

Members, todate have not received a report from Cllr J Burton, and it was agreed for Cllr Mrs D Mercer to liaise with Cllr J Burton and confirm whether he wished to attend the meeting at RDC. It was decided that Cllr Mrs D Mercer would attend the meeting on 4th June 2019, in the absence of Cllr J Burton, to speak on planning application 19/00089/FUL.

RECOMMENDED that i) Cllr Mrs D Mercer liaise with Cllr J Burton regarding planning application 19/00089/FUL, ii) attend RDC meeting on 4th June 2019, if Cllr J Burton was not available.

The Meeting closed at : 9.10pm

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

On behalf of :- Rayleigh Town Council