

Rayleigh Town Council

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD

on

16th December 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 J Lumley (ex officio)
Cllr Mrs D Mercer (Chairman)
Cllr R Oatham
Cllr Mrs C Pavelin

Also in Attendance :- Mrs P Allard - Committee Clerk

121 DECLARATIONS OF INTEREST

Cllrs Mrs J Lumley and Mrs C Pavelin 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.

122 PUBLIC FORUM

There were no members of public present.

123 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Milne.

124 SUBSTITUTES

There were no substitutes.

125 NON COMMITTEE MEMBERS ATTENDING

There were no non-committee members in attendance.

126 MINUTES OF THE MEETING HELD ON 25th November 2019

RESOLVED that the minutes of the Planning Committee meeting held on 25th November 2019 be duly signed as a correct record.

127 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.

127- 1 19/00946/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr P Timson-Physiotherapy Date Received :- 27/11/2019
Location :- Suite 1 Webster Court Date Returned :- 16/12/2019
Websters Way
Rayleigh
SS6 8JQ
Proposal : Retrospective application to retain use of unit as D1 use for Physiotherapy
Clinic from use as Office Suite
Observations : Based on the information provided to this Planning Committee the Town Council
has no objection to this application.

127- 2 19/01059/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr and Mrs Gunner Date Received :- 16/12/2019
Location :- 35 London Hill Date Returned :- 16/12/2019
Rayleigh
Essex
SS6 7HW
Proposal : Alteration and conversion of existing swimming pool building to form a detached
dwelling house. Demolish existing shed, widen and alter existing vehicular
access, erect retaining wall and new/alter driveway
Observations : The Town Council objects to this application as it is an inappropriate
development adjacent to an ancient monument within the Conservation Area,
impacting on the visual amenity of users of the Rayleigh Mount. The Town
Council also has concerns on refuse collection and access.

127- 3 19/01068/COU Plot Ref :- Type :- COU
Applicant Name :- Mr Sajeed Khudurun Date Received :- 03/12/2019
Location :- 144 High Street Date Returned :- 16/12/2019
High Street
Rayleigh
SS6 7BU
Proposal : Change of use of ground floor from A2 (Estate Agents) to D1 (Foot Clinic)
Observations : Based on the information provided to this Planning Committee the Town Council
has no objection to this application.

127- 4 19/01091/ADV Plot Ref :- Type :- ADV
Applicant Name :- Mrs Dawn Van Win Date Received :- 10/12/2019
Location :- 6 Church Street Date Returned :- 16/12/2019
Church Street
Rayleigh
SS6 7EE
Proposal : New brass individual letters 200mm high on metal back board reading
"SUNRISE STUDIO" Two new illuminated notice boards in black or gold
surround. Proposed painted sunrise in yellow above entrance door. New wrought
iron planting box to window cill
Observations : The Town Council objects to this application as the proposed Yellow Sun Sign

POTHOLES				
26.11.19	Pothole	Eastwood Road/Bartletts	2641543	Scheduling works
27.11.19	Potholes	Eastwood Road/Connaught Road	2641676	Not priority
27.11.19	Badly repaired potholes	Poplar Road	Emailed ECC	Machine treatment completed in June 2019. Joint and crack repair treatment completed on 2 nd Dec 2019 but still not adequate.
29.11.19	Road collapsing	Marshalls Close	2642018	Not priority
5.12.19	Potholes	Victoria Road	2642637	Awaiting inspection
17.12.19	Pothole	High Road 100 yds from Rayleigh Weir	2644258	Awaiting inspection
18.12.19	Pothole	Mortimer Road/Hullbridge Road	2645541	Awaiting inspection
15.12.19	Drains	Lodge Ward – Eastwood Road between The Drive and towards The Chase – drains are blocked with silt		Reported to RDC. 18.12.19 Officer inspected and arranged drain clearing.
VEGETATION				
29.11.19	Overgrown hedge	1 Grove Road	2642021	Liaising with third party
STREET LIGHTS				
29.11.19	Whole Road street lights out	Appledene Close	20454827	No status
9.12.19	Street light out	Hilary Crescent #7	20455552	Investigating the issue
20.12.19	Street light out	Bull Lane #17	20458229	Investigating the issue
20.12.19	Street light out	Hilary Crescent #5	20458662	Investigating the issue
PAVEMENTS				
27.11.19	Paving slab loose	High Street, Prezzo	2641678	Cllr Mrs J Lumley taking to Footwear repair
27.11.19	Retarmacked but grass growing through	Alexandra Road	2641701	Further investigation required
29.11.19	Retarmacked but grass growing through	Albert Close	2642019	Further investigation required
9.12.19	Pavement	Station Road outside Bestax	2643028	Not priority
18.12.19	Paving stone	High Street, Santander	2644540	No status

and planting box are not in keeping with a Grade II Listed building within the Conservation Area and internally lit signs contravene Policies SAT 9 &10 of the Rochford District Replacement Local Plan and SPD4 . 11.1 & 11.8.

128 AMENDED PLANNING APPLICATIONS

There were no amended plans received.

129 APPEALS

There were no appeals received.

130 RDC DECISIONS

There were no List of Decisions received from Rochford District Council.

Members were informed that Planning Applications 19/00919/FUL, 42-46 Eastwood Road,, 19/00914/FUL - 17 Thorington Road and 19/00882/FUL - High Gables, Rayleigh Downs Road have been referred to the District Council's Development Committee meeting to be held on 23rd January 2020 for discussion.

Information regarding Rochford District Council's South Essex Plan: Statement of Community Involvement Consultation and Notice of Public Consultation on a proposed addendum and Castle Point Local Plan Consultation was received and distributed to committee members on the day of the Planning Sub Committee meeting. Members were requested to read both of the consultation's information and prepare notes to bring along for discussion at the Planning Committee meeting to be held on 6th January 2019.

RECOMMENDED that the above information be noted.

131 HIGHWAYS

i) SCHEDULE OF REPORTS

Members received a schedule of reports.

ii) ESSEX HIGHWAYS

a) Maintenance

A member queried Essex Highways's comment on "not priority" for the loose paving stone outside Prezzo in Rayleigh High Street, stating that the paving stone has been detrimental to many members of the public as a trip hazard for a long time. Cllr Mrs J Lumley, Rayleigh South Representative at Essex County Council said that she would take through to the Footwear Repair programme.

Cllr J Lawmon reported a badly repaired pot hole in Poplar Road, he was advised to inform Rayleigh North Representative of Essex County Council and forward full details; i.e pictures and exact location.

Members were informed that if there were any drainage issues that need attention, they must be forwarded to Cllr Mrs J Lumley prior to the Flood Forum meeting due to be held on 20th January 2020.

A large rainwater filled pothole in the High Road - 100 yards from the Rayleigh Weir Roundabout on the left before the junction with the Weir Farm Road.

An email from Cllr R Milne advising members of an issue in Lodge Ward in that the drains in Eastwood Road, between The Drive and towards the Chase are blocked with dirt and silt (not just leaves) The system to clear the drains has failed since the initial launch of the Flood Forum in Rochford District and as a result larger puddles are forming on road junctions and other parts of the Eastwood Road. Cllr R Milne has been advised to gather photographic evidence and give the exact locations and send to the Rayleigh North Representative for Essex County Council, Cllr M Maddocks.

b) Signage

The committee were informed that "A" Board leaflets are being distributed to businesses in the High Street and Eastwood Road on behalf of Essex County Council. Members were enlightened to the fact that the leaflet stated that all A Boards must be registered to Rochford District Council.

There are many A Boards present in the Town. Members agreed that the Committee Clerk request a list of registered A Board businesses and advise Planning Enforcement of any visual boards that are not on the list.

c) Lighting

Lamp Column 22, opposite to Hilary Crescent in Bull Lane, is not working, however it is not on the ECC location map. Town Council officer to investigate.

iii) LOCAL HIGHWAYS PANEL

Cllr Mrs J Lumley informed members that the Parish Representative for the Highways Panel is Angelina Marriott, who has not attended a meeting to date. Essex County Council always stipulated that it was important for the Parishes to have representation at any meeting, therefore it was agreed to feedback to RHALC of the non-attendance of the current representative and request nomination of another person.

Current schemes for Eastwood Road/Sainsbury for a signalised crossing and Clyde Crescent to address the regular obstructive parking with a one way system are still in the design stage. It was noted that Clyde Crescent residents are showing no support for the system therefore South East Parking Partnership (SEPP) cannot introduce it.

Culvert drainage works at Laburnum Way and Rawreth Lane are still in the design stage and funding will come from the Hullbridge development.

A127/129 Rayleigh Weir - Improved lane markings are to be funded, however still waiting for costings.

Our Lady of Ransom School/Little Wheatley Chase - Flashing 20's Speed Sign has been agreed by ECC as feasible and they wish to do another speed survey.

The Chase/Warwick Road Junction - request for a speed table to be put in at junction - invalidation.

RECOMMENDED that i) Town Council officer liaise with District Planning enforcement officer regarding A Boards and ii) the above information be noted.

132 19/00335/FUL & 19/00862/REM -Rochford District Council

Members noted that planning applications 19/00335/FUL - Land rear of 98-128 High Street, Rayleigh and 19/00862/REM - 41 Crown Hill, Rayleigh will be reported to the District Council's Development Committee meeting on 19th December 2019. Cllr J Lawmon volunteered to represent the Town Council at the meeting and speak for 5 minutes. All agreed that Cllr J Lawmon send the proposed speech to the Chairman of the Committee and the Town Council office before sending to the District and attend the meeting as the Town Council representative.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.35pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council