

## Rayleigh Town Council

### MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD

on

27th January 2020 at 7.30pm.

The Pavilion, King George V Playing Field, Rayleigh

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

Also in Attendance :- 2 members of public  
Committee Clerk - Mrs P Allard  
Administration Assistant - Miss L Clifton

#### **149 DECLARATIONS OF INTEREST**

Cllrs R Milne, 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.

#### **150 PUBLIC FORUM**

There were 2 members of public present.

#### **151 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr R Dowell and J Lawmon .

#### **152 SUBSTITUTES**

There were no substitutes.

#### **153 NON COMMITTEE MEMBERS ATTENDING**

There were no non-committee members.

#### **154 MINUTES OF THE MEETING HELD ON 6th January 2020**

RESOLVED that the minutes of the Planning Committee meeting held on 6th January 2020 be duly signed as a correct record.

#### **155 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.

155- 1 19/01110/LBC Plot Ref :- Type :- LBC  
Applicant Name :- Mrs Dawn Van Win Date Received :- 09/01/2020  
Location :- 6 Church Street Date Returned :- 27/01/2020  
Rayleigh  
Essex  
SS6 7EE  
Proposal : Individual letters sign, two illuminated notice boards, sunrays and yellow painted arch to front door, window box to ground floor windows.  
Observations : The Town Council objects to this application as the proposed Sun Sign 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 Local Plan and SPD4 11.1 & 11.8

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155- 2 19/01148/OUT Plot Ref :- Type :- OUT  
Applicant Name :- Mr Hynes Date Received :- 08/01/2020  
Location :- 22 Tillingham Way Date Returned :- 27/01/2020  
Tillingham Way  
Rayleigh  
SS6 9HF  
Proposal : Outline planning application to demolish garage and sub-divide plot and construct attached one bedroomed house and access and parking area  
Observations : The Town Council objects to this planning application because it is an over development of the site.

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155- 3 19/01160/FUL Plot Ref :- Type :- FUL  
Applicant Name :- Vision Express - Mr Ian Thomas Date Received :- 14/01/2020  
Location :- 58 High Street Date Returned :- 27/01/2020  
High Street  
Rayleigh  
SS6 7EA  
Proposal : Proposed single storey rear extension to existing retail unit together with material alteration to shop frontage  
Observations : Based on the information provided to this Planning Committee the Town Council has no objections to this application.

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## **156 AMENDED PLANNING APPLICATIONS**

Amended plans received by the Town Council.

156- 1 19/00258/OUT Plot Ref :- Type :- OUT  
Applicant Name :- Mr Mitchell Nunn Date Received :- 20/01/2020  
Location :- Land Adjacent Date Returned :- 28/01/2020  
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.

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### **157 APPEALS**

There were no appeals received.

### **158 RDC DECISIONS**

Members received a List of Decisions from Rochford District Council and noted its contents.

RECOMMENDED that the above information be noted.

### **159 HIGHWAYS**

#### **i) SCHEDULE OF REPORTS**

Members received a schedule of reports.

#### **ii) ESSEX HIGHWAYS**

Maintenance

Cllr R Milne reported a ravine at the junction of Victoria Road and Hockley Road which has been unattended for a long time and he also reported problems with the speed bumps in Grove Road. The councillor was advised to contact his Essex County Council Rayleigh North representative, Cllr M Maddocks.

Cllr R Oatham reported a pothole opposite no. 1 Teignmouth Drive.

#### **ii) Signage**

Further to minute no. 143ii of the Planning & Highways Committee meeting held on 6th January 2020, members were informed that there was one report of an A Board in the dossier to date, and Cllr E Dray volunteered to take pictures of any A Boards in the High Street that are encroaching onto the Highway.

#### **iii) Lighting**

Cllr Mrs J Lumley informed members that she had reported the dark area at the top of Crown Hill where the street lights are not emitting enough light to shine on the bend in the road.

Cllr Mrs J Lumley also informed members that the lighting problem by Glebe Primary School has still not been rectified and is the responsibility of UK Power Network. It was agreed the the Town Council office would contact Essex County Highways for an update.

Members were reminded to report any lamp columns that are out of order to the Town Council office.

#### **iii) LOCAL HIGHWAYS PANEL**

Further to minute no. 86.2 of the Planning & Highways Committee meeting held on 23rd September 2019, members were informed that the knee high fence to protect the green in Clyde Crescent is now in place and the lockable bollards, to go either end of the fence, are due to be installed within the next few weeks. Cllr E Dray thanked Cllr Mrs J Lumley for her efforts on the project.

Cllr Mrs J Lumley informed members that Zebra crossings are sited close to mini roundabouts as traffic is slowing down which makes it safer for pedestrians to cross the road.

Traffic signals in the town centre work independently from each other and are unable to communicate to improve the traffic flow. Timings are set for the safety of pedestrians. To upgrade them would be significant work.

The LHP have agreed to fund a study into the safety of the two mini roundabouts at High Street,

Crown Hill and Eastwood road junctions in the new year.

The LHP Officer has today suggested that we ask the LHP to include a survey of traffic signals at the junctions of Eastwood Rd High St and Crown Hill High Street these would then incorporate crossing facilities and speak to each other.

These were actions from a Highways report following a meeting at the Town Council in March 2019.

Cllr Mrs Lumley is meeting with the LHP Officer to progress this on Friday 31st January 2020

RECOMMENDED that i) the Town Council office contact UK Power Network regarding lights in Glebe Primary School area and ii) the rest of the information be noted.

### **160 SITE VISITS - 98-128 High St & 84 Love Lane**

Members noted that Cllrs J Lawmon and E Dray attended the Rochford District Council site visits on 18th January 2020 in relation to applications 19/00335/FUL Land rear of 98-128 High St, Rayleigh and 19/01131/REM 84 Love Lane, and a verbal report was given.

Cllr Mrs D Mercer attended the District Council's Development Committee meeting held on 23rd January 2020, as the Town Council's representative and spoke on planning application 19/00335/FUL (attached). Cllr Mrs D Mercer informed members that this application has been refused by the committee for several reasons, including over development, access and RDC's own planning policies.

Members were also informed that the developer has sent out a letter to neighbouring residents informing them that a public meeting has been arranged for 5th and 21st February 2020 between 5.00pm and 7.00pm to discuss the sites further development.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.33pm

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

On behalf of :- Rayleigh Town Council