

Rayleigh Town Council

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD on 22nd February 2021. held via remote access.

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

Also in Attendance :- Miss K Gaiger - Deputy Town Clerk

01 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.

02 PUBLIC FORUM

None present.

03 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Milne, E Dray and R Oatham.

04 SUBSTITUTES

There were no substitutes

05 NON COMMITTEE MEMBERS ATTENDING

There were no non committee members present.

06 MINUTES OF THE MEETING HELD ON 9th March 2020

RESOLVED that the minutes of the Planning Committee meeting held on 9th March 2020 be duly signed as a correct record.

07 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.

07- 1 20/01196/FUL Plot Ref :- Type :- FUL
Applicant Name :- Star UK Rayleigh PropCo Date Received :- 29/01/2021
Location :- Michelin Farm Arterial Road Date Returned :- 22/02/2021
Arterial Road
Rayleigh
SS6
Proposal : Proposed 1 No. building for use within classes B2 (general industrial) and B8 (storage and distribution) with access and servicing arrangements, car parking, landscaping and new boundary fencing (including section of 5 metre-high acoustic fence), gate house building, drainage features and associated highways works
Observations : Based on the information provided to this Planning and Highways Committee the Town Council objects to this application due to the overdevelopment of site. There are major concerns regarding traffic issues on the A1245 with problems impacting on the Fairglen and Carpenters Arms roundabouts. The development will cause an increase in traffic congestion especially considering the plans for a new spur road from the A130 to the A1245. The infrastructure is not in place at the moment to support a development of this size and scale. There are concerns for the safety of lorries accessing A1245 at a lower speed to the on-coming traffic from the Fairglen Interchange, which will be traveling at a considerably higher speed.
There is poor central reservation lighting on the A1245 and concerns over the noise pollution, air quality and carbon emissions generated by the site, and the impact on neighbouring residential areas.

07- 2 21/00010/FUL Plot Ref :- Type :- FUL
Applicant Name :- Mr Freddie Dove Date Received :- 05/02/2021
Location :- Land Opp- 2-2a Lancaster Road Date Returned :- 22/02/2021
Lancaster Road
Rayleigh
SS6
Proposal : Sub-divide plot 347 Eastwood Road and construct 2 No 2 bed bungalows with frontage onto Lancaster Road Extend existing crossover onto Lancaster Road
Observations : Based on the information provided to this Planning and Highways Committee the Town Council objects to this application due to overdevelopment of site and not conforming with SPD2 5.2 which states the minimum width of the property should be 9.25m. The plans show both properties being only 8.1m

08 AMENDED PLANNING APPLICATIONS

None received.

09 APPEALS

None received.

10 RDC DECISIONS

None received.

11 RAYLEIGH TOWN COUNCIL OBSERVATIONS

Members received and noted the contents of a list of planning observations made to Rochford District Council in relation to applications reviewed by all members of the Planning & Highways Committee since lockdown commenced in March 2020.

RECOMMENDED that the above information be noted.

12 HIGHWAYS

a) SCHEDULE OF REPORTS

Members were informed that a copy of the reported issues would be sent to all members of the committee. The chairman requested that if they could check the ones in their immediate area and inform the Town Council office if the issue had been resolved or completed in order for the table to be updated.

Members noted that planned works in the area had been put back due to the Covid-19 virus and the recent weather conditions. (Ridgeway, Castle Drive and Websters Way)

b) ESSEX HIGHWAYS

i) Pot Holes

There were no reports at the meeting.

ii) Highway Markings/Barriers/Paving

Cllr Mrs C Callis reported the paving slab outside Audley Mills Surgery. This has been reported by the office.

iii) Signage

There were no reports at the meeting.

iii) Lighting

Cllr Mrs J Lumley informed members of the on-going issue with the lighting on Crown Hill. The work is not considered a priority by UK Power Networks. Residents are encouraged to complain directly to the company in order to escalate the problem.

iv) Drainage Issues

Cllrs Mrs D Mercer and R Dowell reported the issues with the on-going work carried out by the Essex & Suffolk Water at the junction of Bull Lane and Avondale Road. Cllr Dowell informed this had impacted on the area by Turret Open Space and the footpath. Members would continue to monitor the situation as works continues.

iii) LOCAL HIGHWAYS PANEL

Cllr Mrs J Lumley informed members that the additional lighting at Sweyne Park (5-7 street lights) is on the scheme of programmed work. The Town Council have informed them that they would contribute towards the cost. The improvements to the bridal way in this area will be a separate project.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.44pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council