

Rayleigh Town Council

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD

on

19th April 2021 held via remote access.

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

Also in Attendance :- Cllr C Stanley

Miss K Gaiger - Deputy Town Clerk

25 DECLARATIONS OF INTEREST

Cllrs Mrs J Lumley, R Milne, Mrs C Pavelin, J Newport and C Stanley 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.

26 PUBLIC FORUM

There were no members of public present.

27 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Oatham. Cllrs Mrs C Callis and J Lawmon were absent.

28 SUBSTITUTES

Cllr J Newport substituted for Cllr R Oatham.

29 NON COMMITTEE MEMBERS ATTENDING

Cllr C Stanley attended as a non committee member.

30 MINUTES OF THE MEETING HELD ON 29th March 2021

RESOLVED that the minutes of the Planning Committee meeting held on 29th March 2021 be duly signed.

31 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.

31- 1 21/00180/FUL Plot Ref :- Type :- FUL
Applicant Name :- NewPlace Date Received :- 23/03/2021
Location :- Grange Service StationL Date Returned :- 19/04/2021
London Road
Rayleigh
SS6 9DW
Proposal : Demolition of existing buildings and structures and construction of 3 storey building consisting of 26 residential units (13 no. 1 bedroomed , 10 no. 2 bedroomed and 3 no. 3 bedroomed) and associated basement car parking and landscaping
Observations : Based on the information provided to this Planning & Highways Committee the Town Council object to this application due to the overdevelopment of site and not in keeping with the street scene. The building is dominant, overbearing and too high a density. There are safety concerns regarding the underground car parking and access and no affordable housing is provided.

31- 2 21/00233/FUL Plot Ref :- Type :- FUL
Applicant Name :- Metro Ltd - Mr C Nelson Date Received :- 08/04/2021
Location :- Imperial Park, Yard 2 Date Returned :- 19/04/2021
Rawreth Lane
Rayleigh
SS6 9RS
Proposal : Proposed construction of 2 commercial buildings with on site parking for use with use within use class E(g)
Observations : Based on the information provided to this Planning & Highways Committee the Town Council objects to this application due to the scale, bulk and height of the site. It will be intrusive and overbearing with an oppressive outlook. There are concerns there may be noise and odour disturbance from the property as no use has been stated and there is insufficient parking.

31- 3 21/00370/OUT Plot Ref :- Type :- OUT
Applicant Name :- Mr Shaun Glazebrook Date Received :- 08/04/2021
Location :- land adj 19 Parklands Avenue Date Returned :- 19/04/2021
19 Parklands Avenue
Rayleigh
SS6
Proposal : Outline application for proposed subdivide plot and construct one dwelling amaneded proposal
Observations : Based on the informaiton provided to this Planning & Highways Committee the Town Council has no objection to this outline application

32 AMENDED PLANNING APPLICATIONS

None received.

33 HIGHWAYS

a) SCHEDULE OF REPORTS

Members received an updated schedule of reports and noted the contents. The Committee Chairman reported some difference on the schedule and the office would check.

Members were reminded to check the Essex County Council website before reporting matters to the office as many have been reported several times.

b) ESSEX HIGHWAYS

i) Pot Holes

No further reports at the meeting

ii) Highway Markings/Barriers/Paving

Cllr E Dray provided an update on issues at 199 Eastwood Road (traffic bollard) and the Nisa Store pavement and bollards. Both remain as reported by Cllr J Lawmon at the previous meeting.

iii) Signage

There were no reports at the meeting.

iii) Lighting

It was reported that street light column no 22 Bull Lane does not exist on the Essex Highway map. The Committee Chairman will send an updated photograph to Cllr Mrs J Lumley to raise with ECC.

iv) Drainage Issues

A member reported a water leak on the London Road adjacent to the BP Garage. This is under investigation with the water board.

iii) LOCAL HIGHWAYS PANEL

Members received the LHP Schemes list from the website. Cllr Mrs J Lumley informed that this had not been updated since the meeting in March 2021 and she would send an update to the Town Council office, to be circulated to members in due course. Cllr Mrs J Lumley informed members that the previous minutes should have stated that the old flashing speed signs would not be replaced, but new signs can be applied for in the same locations. Members reported signs as not working in Down Hall Road, London Road near Lower Barn Farm and adjacent to 25 Helena Road.

RECOMMENDED that the above information be noted.

The Meeting closed at : 8.30pm

Signed : _____ Chairman Date: _____

On behalf of :- Rayleigh Town Council