



Rayleigh Town Council

The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD

www.rayleightowncouncil.gov.uk

Members of Planning Committee

You are hereby summoned to attend a **Planning Committee** meeting of **Rayleigh Town Council** to be held on **Monday 13th April 2026** commencing at **7:30pm**. The meeting will be held at **The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD** for the purpose of transacting the following business. Papers have been circulated for items marked with (*)

Members of the public and press are welcome to attend the meeting. All council meetings will be conducted in accordance with the Civility & Respect pledge and adopted Code of Conduct.

Shaun Fishenden

Shaun Fishenden PSLCC

Town Clerk & Responsible Financial Officer

Date Issued: 7th April 2026

Councillors: L Knell, N Knell, R Linden, R Milne, M O'Leary, S J Page, D Sperring, M Vernon, I Wilson

AGENDA

- 1. Apologies for Absence:** To receive and accept apologies
- 2. Declaration of Members' Interests:** To receive declarations of pecuniary and non-pecuniary interests for this meeting
- 3. Minutes of the Previous Meeting:** To approve the minutes of the Planning Committee meeting held on 16th March 2026 as an accurate record (*)
- 4. Public Session:** To receive any representation from members of the public
- 5. Developer Presentations:** item removed from the agenda
- 6. Planning Applications Received:** To agree a response to the applications received
(* *Late applications may be considered*)

- 6.1 25/00794/OUT- Limehouse Nursery, The Drive, Rayleigh**
Applicant – SINAI BOAT LTD
Ward – Lodge
Proposal – Outline planning application for up to 142 dwellings, with access and layout included for consideration.
- 6.2 26/00065/FUL – 9 High Road, Rayleigh, SS6 7SA**
Applicant – Life Chiropractic Clinics
Ward – Wheatley
Proposal – Single storey extension on land at No 5 High Road to extend chiropractic clinic opening hours will be 08.30 -20.00 Monday to Friday and 08.30-14.00 Saturday
- 6.3 26/00129/Ful – 20 Western Road, Rayleigh, SS6 7AX**
Applicant – Philip Wilce
Ward Wheatley
Proposal – Retrospective planning application for construction of timber shed for personal storage and hobbycraft use with raised deck
- 6.4 26/00164/DPDP1 – 215 Warwick Road, Rayleigh SS6 8UJ**
Applicant – Mr James Mendoza
Ward- Lodge
Proposal – Householder prior approval for single storey side extension. Projection 4.8m for original rear wall, Eaves height 3.0m, Maximum height 3.4m.
- 6.5 26/00180/FUL – 6 Kenilworth Gardens, Rayleigh, SS6 9HS**
Applicant – Mr & Mrs Worsley
Ward – Sweyne Park and Rawreth
Proposal – Single storey rear extension. Storey and half front extension. Loft conversion. First floor rear extensions.
- 6.6 26/00141/FUL – 54 High Road, Rayleigh, SS6 7AD**
Applicant – Mr Tim Kirley
Ward – Wheatley
Proposal – Demolition of existing garage and construction of a self-build, detached dwelling to the rear of no 54 High Road with access to the side of the property utilising the existing access.
- 6.7 26/00145/FUL – Leawood, Hullbridge Road, Rayleigh SS6 9QS**
Applicant – Ms Chloe King
Ward – Downhall & Rawreth
Proposal – Conversion and extension of existing stable into 1-bed residential dwelling inclusive of amenity space and parking
- 6.8 26/00148/OUT- Land South of Orchard Cottage Rayleigh Downs Road, Rayleigh, Essex.**

Applicant – Mr Charlie Eastwood

Ward – Lodge

Proposal – Outline application for a new dwelling (self-build) with all matters reserved except access.

6.9 **26/00161/FUL – 49 High Road, Rayleigh, SS6 7DT**

Applicant – Mr & Mrs Lofthouse

Ward – Wheatley

Proposal - Variation of condition no 2 planning approval reference 25/00097/FUL

6.10 **26/00181/FUL – 41 Rawreth Lane, Rayleigh, SS6 9PZ**

Applicant – Athony Duck

Ward – Downhall & Rawreth

Proposal – First floor extension/two-storey extension to form a house. Remove existing crossover and for new crossover

6.11 **26/00197/NMA – Land opposite Rayleigh Cemetery Hockley Road Rayleigh**

Applicant – Mr M West, Carter & Ward

Ward – Trinity

Proposal – Non material amendment following application ROC/48/79 – Fenestration alterations – Bay window omission to plots 1,2 and 7

6.12 **26/00205/FUL – Glen Ross, Goldsmith Drive, Rayleigh, SS6 9QX**

Applicant – Mr Jamie Clarke

Ward – Downhall & Rawreth

Proposal – Demolish existing dwelling and outbuilding and construct a single storey self-build dwelling.

6.13 **26/00215/FUL – 19 Kelso Close, Rayleigh, SS6 9RT**

Applicant – Mr Philip Bridge

Ward – Downhall & Rawreth

Proposal – Single storey rear extension with flat roof

6.14 **26/00220/LDC – 11 Broadlands Avenue, Rayleigh, SS6 8AQ**

Applicant – Mr & Mrs Ferris & Turner

Ward- Trinity

Proposal – Application of a Lawful Development Certificate proposed removal of existing box dormer to rear section of roof and proposed construction of new box dormer to rear.

6.15 **26/00119/FUL – The Regency, High Street, Rayleigh**

Applicant – Eden One Ltd- Mr Dylan Collins

Ward – Wheatley

Proposal – Proposed variation of condition No15 pursuant to planning permission reference 20/00452/FUL (proposed demolition of existing

buildings. Redevelopment of the site to provide 2 No commercial units and 24 No residential apartments with associated landscaping) to allow for use of one ground floor commercial unit to be within Use Class E(c) (iii) as a hair and beauty salon. Amend the condition to allow the commercial unit to operate within both Use Class E(g) and Use Class E (c) (iii).

6.16 26/00152/OUT – Land between Napier Road and Wellington Road, Rayleigh

Applicant – Ms Sarah Conlan – B Yond Homes

Ward – Trinity

Proposal – Outline application for the erection of up to 87 residential dwellings (including 44 affordable homes), together with the associated vehicular and pedestrian access, landscaping and public open space on land at Wellington Road, Rayleigh, with all matter reserved except for access.

6.17 26/00192/FUL – 29 Clarence Road, Rayleigh, SS6 8SJ

Applicant – Mr Martin Rutter

Ward- Lodge

Proposal – Build up of gable end wall and change of roof from hipped end to gable end

6.18 26/00196/FUL – Land between 54 and footpath Helena Road, Rayleigh

Applicant – Mr N Johnson

Ward – Wheatley

Proposal – Erection of 1 No detached dwelling consisting of 4no. bedrooms with associated parking and amenity

6.19 26/00200/FUL – 6 Boxford Close, Rayleigh, SS6 9TD

Applicant – Caroline Drage

Ward – Sweyne Park and Grange

Proposal – Rear extension with pitched roof and conversion of existing garage into habitable space.

6.20 26/00219/FUL – 11 Broadlands Avenue, Rayleigh, SS6 8AQ

Applicant – Mrs & Mr Ferris & Turner

Ward – Trinity

Proposal – Proposed double pitched roof dormers to front elevation.

6.21 26/00224/FUL – 6 Albert Close, Rayleigh, SS6 8HP

Applicant – Mr Stephen Thompson

Ward – Trinity

Proposal – Convert garage to habitable accommodation, erect single side extension and alterations to roof over existing porch.

- 6.22 25/00708/FUL – Wildwood Farm Arterial Road, Rayleigh**
Applicant – Mr Brian, Dennis, Thomas & Christopher Barrett
Ward – Lodge
Proposal – Proposed siting of 21 No mobile homes for residential occupation by Gypsy/Traveller families and the laying of hardstanding to provide associated driveways/parking
- 6.23 26/00229/ADV – Advertising Right Adjacent 161 High Street, Rayleigh**
Applicant – Wildstone Estates Ltd
Ward – Wheatley
Proposal – Installation of a digital advertisement display
- 6.24 26/00257FUL – 1a Weir Farm Road, Rayleigh, SS6 7AF**
Applicant – Stacey Geoghegan
Ward – Wheatley
Proposal – Proposed single store front extension and convert garage to habitable accommodation
- 6.25 26/00228/FUL – 30 Roach Avenue, Rayleigh, SS6 7TA**
Applicant – Mr Leo Schramm
Ward – Wheatley
Proposal – Hip to gable roof extension incorporating pitched roofed front dormers and flat roofed rear dormer