



## Rayleigh Town Council

The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD  
[www.rayleightowncouncil.gov.uk](http://www.rayleightowncouncil.gov.uk)

Minutes of the **Planning Committee** meeting held on **Monday 16<sup>th</sup> March 2026** at **The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD**

### MINUTES

1. **Apologies for Absence:** To receive and accept apologies

**Present:** Cllrs M Vernon, M O'Leary, N Knell, L Knell, D Sperring, M Sutton

**Apologies:** Cllrs R Linden, S J Page, I Wilson

**Absent:** Cllr R Milne

**Also present:** Town Clerk and Deputy Town Clerk

Cllr Sutton attended as a non committee member

Due to the chairman of the Planning Committee not be present the meeting was chaired by Planning Committee Vice Chairman Cllr M Vernon.

2. **Declaration of Members' Interests:** Cllrs M O'Leary and M Sutton declared a non pecuniary interest in matters relating to Rochford District Council due to being a member.

Cllr D Sperring declared a non-pecuniary interest in application 25/00937/FUL as the applicant is known to him.

3. **Minutes of the Previous Meeting:** All present agreed to approve the minutes of the Planning Committee meeting held on 9<sup>th</sup> February 2026 as an accurate record.
4. **Public Session:** None present.
5. **Planning Applications Received:** Members agreed the response to the application received

**26/00077/FUL - 23 Cotswold Avenue , Rayleigh, SS6 8AW**

**Applicant** – Katie Barlow

**Ward** – Trinity

**Proposal** – Proposed single story/rear extension and front porch

**Observation:** The Town Council has no comment

**25/00947/FUL – Land Opposite Woodside, Disraeli Road, Rayleigh**

**Applicant** – Mr Abraham Lowe

**Ward** – Lodge

**Proposal** – Proposed custom and self-building dwelling

**Observation:** Based on the information provided to this Planning Committee the Town Council objects to this application due to it being on greenbelt land.

**26/00081/FUL – 8 Elizabeth Avenue, Rayleigh, SS6 7SH**

**Applicant** – Mr & Mrs Sewell

**Ward** – Wheatley

**Proposal** – Extension of first floor, involving roof extension, single storey front and rear extension, erect front canopy, and alterations to fenestration/openings, following the demolition of existing front bay window, chimney and rear conservatory.

**Observation:** Based on the information provided to this planning Committee the Town Council objects to this application due to the overdevelopment of site.

**26/00092/FUL – 17 Brooklyn Drive, Rayleigh, SS6 9 LW**

**Applicant** – Mr Daniel Batchelor

**Ward** – Downhall & Rawreth

**Proposal** – Two Storey rear extension

**Objection:** The Town Council has no comment.

**26/00120/DPDP16 – Telecommunications Mast 29896 at Diamond Close, Rayleigh**

**Applicant** – Cellnex UK

**Ward** – Downhall & Rawreth

**Proposal** – Application to determine if prior approval is required for a proposed development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on or under land controlled by that operator or in accordance with the electronic communications code: upgrade of telecoms tower.

**Objection:** The Town Council would propose that prior approval is required for this application.

**25/00937/FUL – 114 High Road , Rayleigh, SS6 7AE**

**Applicant** – Govey Homes

**Ward** – Wheatley

**Proposal** – Residential development of 9 dwellings adjacent to Weir Farm House: 3 terraced dwellings replacing existing barns, 6 further terraced units, internal roads, parking, landscaping and conversion of existing barn to parking.

**Objection:** Based on the information provided to this planning committee the Town Council objects to this application due to the site being on greenbelt land, overdevelopment of site and would result in a loss of diversity.

**26/00137/FUL – 66 Cheapside West, Rayleigh, SS6 9DE**

**Applicant** – Ms Smith

**Ward** – Downhall and Rawreth

**Proposal** – Single storey rear extension.

**Objection:** The Town Council has no comment

**26/00111/FUL – 72 Hockley Road, Rayleigh, SS6 8EB**

**Applicant** – The FitzWimarc School

**Ward** – Trinity

**Proposal** – Redevelopment of school including demolition of the majority of existing buildings, and their replacement with new teaching and sports blocks, plus external works including alterations and enhancements to car parking and landscaping.

**Objection:** Based on the information provided to this planning Committee the Town Council has no objections to this application. However, the Town Council would request that due to this being a large-scale project that a traffic management and site management plans are implemented to manage the disturbance to the local area in relation to site access, parking, times site will be operating. The Town Council would request that a pupil pick up and drop off area is allocated due to the impact this site will have on surrounding roads, being near a Primary School and located on a busy highway.

- 6. Pre-Planning Application:** To agree a response to the pre-planning application received – Consultation for a mobile phone base station installation Eastwood Road, opposite 30 Eastwood Road Rayleigh SS6 7JQ

Members stated that the proposed area is located on the perimeter of the King George V Playing Field which is in the conservation area. The area is currently planted with shrubs to create a welcoming entrance to the well-used playing field. . The site would be located on the busy public footpath into the High Street. It is strongly recommended that the other sites mentioned in the report are investigated as an alternative location.

Meeting closed at 6:58pm