



Rayleigh Town Council

The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD
www.rayleightowncouncil.gov.uk

Minutes of the **Planning Committee** meeting of Rayleigh Town Council held on Monday 13th April 2026 at The Pavilion, King George V Playing Field.

MINUTES

1. Apologies for Absence: To receive and accept apologies

Present: Cllrs L Knell, N Knell, R Linden, M O'Leary, S J Page, D Sperring, M Vernon, I Wilson.

Apologies: Cllr Robert Milne

Non-Committee Members - Cllr R Lambourne

Also present: Deputy Town Clerk

2. Declaration of Members' Interests: Cllrs R Linden, M O'Leary, S J Page, R Lambourne and I Wilson declared a non-pecuniary interest in matters relating to Rochford District Council due to being members of that council.

Cllr M Vernon declared a non-pecuniary interest in application 26/00145/Ful as the applicant is known to them.

3. Minutes of the Previous Meeting: Members agreed to approve the minutes of the Planning Committee meeting held on 16th March 2026 as an accurate record.

4. Public Session: There were no members of public present.

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 - deferred

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

Observation: Town Council has no comment

- 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
Observation: Town Council has no comment
- 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.
Observation: Town Council has no comment
- 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.
Observation: Town Council has no comment
- 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.
Observation: Based on the information provided to the Planning Committee the Town Council objects to the application due to overdevelopment site and out of character with the street scene.
- 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
Observation: Town Council has no comment
- 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.

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

- 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
Observation: Town Council has no comment
- 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
Observation: Town Council has no comment
- 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
Observation: Town Council has no comment
- 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.
Observation: Based on the information provided to this Planning Committee the Town Council objects to this application due to the site being on greenbelt land.
- 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
Observation: Town Council has no comment
- 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.

Observation: Town Council has no comment

- 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).
Observation: Town Council has no comment
- 6.16 26/00152/OUT – Land between Napier Road and Wellington Road, Rayleigh - deferred**
- 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
Observation: Town Council has no comment
- 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
Observation: Town Council has no comment
- 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.
Observation: Town Council has no comment
- 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.
Observation: Town Council has no comment
- 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.

Observation: Town Council has no comment

6.22 25/00708/FUL – Wildwood Farm Arterial Road, Rayleigh – deferred

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

Observation: Based on the information provided to this planning committee the Town Council objects to this application due to inappropriate illumination due to size and scale located on a busy junction on the public highway. Concerns for safety of drivers and public.

6.24 26/00257/FUL – 1a Weir Farm Road, Rayleigh, SS6 7AF

Applicant – Stacey Geoghegan

Ward – Wheatley

Proposal – Proposed single store front extension and convert garage to habitable accommodation

Observation: Town Council has no comment

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

Observation: Town Council has no comment

Meeting closed at 8.03pm

Chairman

Chairman Signature Date