

Planning Services Committee – 20 October 2005

Minutes of the meeting of the **Planning Services Committee** held on **20 October 2005** when there were present:-

Chairman: Cllr A J Humphries
Vice-Chairman: Cllr K J Gordon

Cllr Mrs R Brown	Cllr Mrs J A Mockford
Cllr P A Capon	Cllr R A Oatham
Cllr Mrs T J Capon	Cllr P R Robinson
Cllr T G Cutmore	Cllr P K Savill
Cllr Mrs H L A Glynn	Cllr C G Seagers
Cllr J E Grey	Cllr D G Stansby
Cllr Mrs S A Harper	Cllr Mrs M A Starke
Cllr K H Hudson	Cllr M G B Starke
Cllr C A Hungate	Cllr Mrs M S Vince
Cllr C J Lumley	Cllr Mrs M J Webster
Cllr Mrs J R Lumley	Cllr P F A Webster
Cllr J R F Mason	Cllr Mrs C A Weston
Cllr D Merrick	Cllr Mrs B J Wilkins

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R A Amner, C I Black, R G S Choppen, K A Gibbs, T E Goodwin, Mrs L Hungate, T Livings, J M Pullen, S P Smith and J Thomass.

OFFICERS PRESENT

S Scrutton	- Head of Planning Services
A Bugeja	- Head of Legal Services
J Whitlock	- Planning Manager
L Palmer	- Team Leader (South)
M Stranks	- Team Leader (North)
S Worthington	- Committee Administrator

405 MINUTES

The Minutes of the meeting held on 29 September 2005 were approved as a correct record and signed by the Chairman.

406 DECLARATIONS OF INTEREST

Cllr K H Hudson declared a prejudicial interest in item D1 of the Schedule by virtue of the applicant being his neighbour and left the Chamber during discussion of that item.

Cllr Mrs H L A Glynn declared a personal interest in item D1 of the Schedule by virtue of being a Member of Hawkwell Parish Council, and in item D2 of the Schedule by virtue of being a Member of Rochford Parish Council and in item

6 of the Schedule by virtue of having been acquainted with the applicant in the past.

Cllr J R F Mason declared a personal interest in item D1 of the Schedule by virtue of being a Member of Hawkwell Parish Council.

Cllr Mrs M S Vince declared a personal interest in item 6 of the Schedule by virtue of being a Member of Rochford Parish Council.

407 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Committee considered the Schedule of development applications and recommendations.

Item D1 – 05/00563/COU – Auto Plas International Ltd, Main Road, Hawkwell

Proposal – Change of use of existing warehouse to manufacturing and retention of dust extraction unit

It was noted that officers would write to the applicants expressing dissatisfaction at the site being used for manufacturing purposes without the necessary planning permission.

Resolved

That the application be approved, subject to the conditions outlined in the Schedule, and subject to condition 3 being amended to include details of audible frequency levels, and subject to the following additional conditions:-

- 4 Notwithstanding this planning permission, no manufacture of styrene shall occur in the building subject of this permission.
- 5 Prior to the dust extraction unit becoming operational, details of the equipment shall be submitted to and agreed in writing by the Local Planning Authority (in conjunction with the Environmental Health Department. (HPS)

(Note: Cllr P A Capon wished it to be recorded that he had voted against the above decision.)

Item D2 – 05/00427/COU – Brickhouse Farm, Fambridge Road, Ashingdon

Proposal – Conversion of redundant farm building to a dwelling

Resolved

That the application be approved, subject to the conditions set out in the Schedule. (HPS)

Item 3 – 05/00324/FUL – London Southend Airport Co Ltd, Southend Airport, Rochford

Proposal – Construction of a multi modal transport interchange facility for Southend Airport Railway Station, including parkway, car park, access to Southend Road and associated highway works.

Resolved

That this item be deferred. (HPS)

Item 4 – 05/00536/REM – Rochford Business Park, Cherry Orchard Way, Rochford

Proposal – Motor park development comprising 7 no. car dealerships, petrol filling station and valeting centre, with associated access, parking, vehicle display and landscaping.

Resolved

That the application be approved, subject to the conditions outlined in the Schedule and in the addendum to the Schedule and subject to the following additional condition:-

- 5 Notwithstanding the submitted landscaping scheme, further details of landscaping to the frontage of the site onto Cherry Orchard Way shall be submitted to and agreed in writing by the Local Planning Authority pursuant to condition 1 of 00/00005/OUT. Such details as agreed shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developers or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.
(HPS)

Item 5 – 05/00674/FUL – 1 Southend Road, Hockley

Proposal – Redevelopment of the site for a two storey block containing 11 self contained flats, single storey cart lodge, overall parking for 11 vehicles, closure of access onto Southend Road, sole vehicular access to the site via Hockley Rise

Mindful of officers' recommendation for approval, Members nevertheless considered that the application should be refused on the grounds that it constituted an over-development of the site.

Resolved

That the application be refused for the following reason:-

- 1 The proposal, by virtue of the number of units on this modestly sized and prominent corner site, would result in an over-development of this site, at an unreasonably high density when compared with the surrounding area, and would therefore result in an intrusive and inappropriate form of development. (HPS)

Item 6 – 05/00679/FUL – Land North of Market Square/West Street and West of North Street

Proposal – Revised application for three storey building to provide 29 sheltered apartments and three shop units

Resolved

That the application be approved, subject to being included as an addendum to the current Legal Agreement to the existing consent granted under application reference 03/00947/FUL and subject to the heads of conditions and heads of informatives, outlined in the Schedule and in the addendum to the Schedule, and subject to clause 3.21 of the legal agreement being amended to state: "No occupation of Block B until the supermarket space in Block A is available for fitting out". (HPS)

Item 7 – 05/00735/GD – Land at Landwick Gate, Bridge Road, Foulness

Proposal – Circular 18/84 application to relocate an existing mobile building to be used for MoD as security screening personnel to their access to the site

Resolved

That the applicant be advised that this Council has no objections to the proposal. (HPS)

EXCLUSION OF THE PRESS AND PUBLIC

Resolved

That the press and public be excluded from the meeting for the remaining business on the grounds that exempt information as defined in paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972 would be disclosed.

Item 8 – 05/00580/GDPNC – Bridge Road, Foulness, Southend-on-Sea

Proposal – Circular 18/84 application to erect new ejector seat test facility (height 48 metres when fully erected)

Members considered that the applicant should be informed that this Council has no objections to the proposal, given the officers' view that it was acceptable on the grounds that the facility would not impact on the visual amenity of the rural location.

It was, however, noted that there would be merit in the facility being painted green and blue.

Resolved

That the applicant be informed that this Council has no objections to the proposal, but would ask that consideration be given to the facility being painted in such a way that it blends into the surrounding area. (HPS)

Reason:

The proposal is not considered such that it would impact upon the visual amenity of the rural location.

The meeting closed at 10.00 pm.

Chairman

Date