

**Minutes of the PLANNING COMMITTEE**  
**held on Monday, 10<sup>th</sup> September 2012**  
**in the Committee Room, The Freight House, Bradley Way, Rochford.**

**Councillors Present:** Cllr Mrs M Weir (Chairman), Cllrs Mrs K Cooke, R Patient, J Scrivener, D Weir and Mrs P Young.

**Also Present:** Mr J Hickman, Hawkwell Parish Plan Group (HPPG) and Members of the public.

1. **Apologies for absence:**  
Cllr V Leach (ill) and Mrs A Slemmonds.
2. **Approve Minutes of Meetings held on 16<sup>th</sup> July & 31<sup>st</sup> July 2012 and to approve the destruction of the manuscript notes in respect of those meetings:**  
Agreed.
3. **Declarations of Interest:**  
None.
4. **Note Planning Applications reviewed by Chairman during Clerk's holiday:**  
Members noted the following applications reviewed by the Chairman.

**Responsibility: Delegated**

Application No: 12/00472/FUL. 55 Albert Road, Ashingdon, Essex SS4 3EX. Construct Single Storey Pitched Roofed Side Extension To Form Attached Garage And Revise Driveway/Hardstanding.

My Council object to this application as the proposed extension goes right across the plot and has visual impact on neighbouring properties.

Application No: 12/00461/FUL. 29 Derbydale, Rochford, Essex SS4 3BY. Two Storey Side and Rear Extension Incorporating New Garage.

My Council has no objection to this application.

5. **HPC response to RDC's 2012 Strategic Housing Land Availability Assessment Review (decision required):**  
Members commended the draft response written by the Chairman. Mr Hickman suggested using the Hawkwell Action Plan to add weight to it and this was positively discussed. **Members proposed one addition, to follow on from the last sentence of the draft, referring to the response to the Hawkwell Parish Plan Questionnaire.** The Clerk was instructed to respond accordingly.
6. **The Planning Inspectorate Appeal Decision: Land between Main Road and Rectory Road and Clements Hall Way, Hawkwell – copies available by request:**  
The Chairman read aloud the last paragraph of the appeal decision paper. She quoted the Inspector who felt it was "inappropriate that it would affect the openness but it would go towards the 5 year supply of land and also produce social housing which made special circumstances to allow this inappropriate development in the green belt"  
Mr Hickman queried the definition of metropolitan green belt and the Chairman explained the classification.  
Members noted the Decision document.

7. **Letter from Meeting Place Communications (representatives for David Wilson Homes (DWH)) re. Outline Management Proposals for open space – proposed development at Rectory Road, Hawkwell:**

The Chairman advised the outline management proposal plan was new. Mr Hickman raised that DWH might not build to the new plan, therefore questioning whether the proposal on the table would still apply to the first plan. In response the Chairman perceived there were still similar amounts of green on there and it was for 175 houses as opposed to 330.

Members queried the projected build time and it was thought to be a 2 year project. Members discussed the principle that the residents of that estate should be charged for communal gardens; residents of flats would normally have to pay to maintain the grounds area.

Members questioned who would manage the open space if HPC rejected it, anything taken on by the Parish would be of value to RDC but would be at huge cost to HPC and increasing the Precept would have a negative effect on the Parish. Members agreed the Developer could not just leave the estate to manage the open spaces themselves with 14 grass cuts per year and the Developer should set up a Grounds Management Company.

No financial discussion had taken place so far and this would be needed to allow proper consideration but Members expressed frustration that they were unsure as to which Plan DWH would be building to.

The Clerk sought the Committee's recommendation to Full Council as to whether Meeting Place Communications should be invited to come and talk to them. Whilst some Members felt the proposal could not be properly considered without a presentation Cllr Weir expressed strong opinion that Council should not give them any right of way on land managed by the Parish and it was important to tell them what the Parish Council's thoughts were. **Cllr Weir proposed the recommendation to Full Council "that this Parish Council write to Meeting Place Communications informing them as far as Hawkwell Parish Council is concerned we do not wish to partake in this project and we will not give access to this land"**. Cllr Mrs Cooke seconded the motion stating she had concerns over the long term impact on the Parish and in support of the motion Cllr Weir explained it would not stop Meeting Place Communications from coming back to Council. **Members voted and the motion was carried.**

Mr Hickman requested to make an amendment to the motion and was informed this was not possible.

8. **Note Development Committee Meeting Date of 27<sup>th</sup> September 2012 at 7.30pm in the Council Chamber, Civic Suite, Rayleigh:**

This was noted.

9. **Planning Applications:**

**Responsibility: Committee**

Application No: 12/00260/FUL. Land between Greenacres And Clements Hall, Victor Gardens, Hawkwell Essex.

Erect 3 Dwellings; 1 Detached And 1 Pair of Semi Detached Houses with Access Off Victor Gardens.

My Council objects to this application on the grounds that allowing such development in the green belt would set a precedent for the surrounding areas of green belt which should be protected and retained. In addition, the grounds that are being put forward

as reasons to override such an objection are based on planning decisions taken in the 1930s, prior to the introduction of the green belt in 1948, so in Council's opinion should not be taken into account.

**Responsibility: Delegated**

Application No: 12/00510/FUL. 69 Rectory Road, Rochford, Essex SS4 1UE. Single Storey Extensions to Side and Rear. Raise Hip End To Gable And Convert Loft Space to Bedrooms.

My Council has no objection to this application.

Application No: 12/00480/FUL. 229 Ashingdon Road, Rochford, Essex SS4 1RS. Single Storey Side Extension. Extend Existing Roof Area to Accommodate Rooms in Roof with Rooflights to Front, Side and Rear Elevations.

My Council has no objection to this application but would like to point out that the proposed extension does not leave a metre wide gap up to the boundary fence, it shows as only 900cm.

Application No: 12/00504/FUL. 256 Main Road, Hawkwell, Hockley SS5 4NW. Proposal to Re-roof Existing Dwelling and Create First Floor Over to Create Two Storey House With Conservatory to Rear and Porch Canopy to Front. Alter Fenestration.

My Council objects to this application as it contravenes HPC's housing policy which opposes converting bungalows into houses.

Application No: 12/00522/FUL: Change of Use - Class D2 Use as a Fitness Centre  
Application No: 12/00523/FUL: Illuminated Fascia Sign  
Unit 4. Swaines Industrial Estate Ashingdon Road, Rochford

My Council has no objection to these two applications.

**10. Summary of Decisions/Actions:**

- The Clerk to include addition to the paper and send in response to the Strategic Housing Land Availability Assessment Review.
- The Clerk to pass on Planning Committees recommendation to Full Council.

The meeting closed at 7.40pm.

Chairman