

Minutes of the PLANNING COMMITTEE
held on Tuesday, 27th November 2012
at 2.30pm
in the Parish Office, Main Road, Hawkwell

Present: Cllr Mrs M Weir (Chairman), Cllr V Leach, Cllr R Patient and Cllr Mrs P Young
Also Present: Clerk

1. **Apologies for absence:**
Cllr Mrs K Cooke, Cllr J Scrivener, Cllr D Weir and Mr J Hickman (HPPG).
2. **Declarations of any:**
 - a. **Disclosable Pecuniary Interest;**
 - b. **Other Pecuniary Interest; or**
 - c. **Non-Pecuniary Interest****on any matter on the agenda for 27th November 2012**
Cllr Leach declared a non-pecuniary interest regarding item 4.
3. **Minutes of Planning Committee held on 12th November 2012:**
Approved.
4. **Note RDC Weekly List: Application No: 12/00603/COU. Unit 2C Swaines Industrial Estate. Change of Use from Class D2 to Fitness Centre - Decision: Refused due to lack of Parking.**
Cllr Leach declared a non-pecuniary interest. Members were updated that the Application had since been accepted having gone before the Development Committee where Members overrode the Officer's recommendation as 16 car parking spaces had been identified. This was noted.
5. **Letter from ECC re. Removal of Highway Rights at Land Adj 213 Main Road, Hawkwell:**
After discussion the Committee felt that the ancient hedge that would be removed if the application were successful, added to the amenity of the area and **strongly recommended refusal**. Members felt that the loss of this last stretch of ancient hedge was unacceptable and it should be protected. The Clerk to respond accordingly.
6. **Clerk's paper on Review of Scheduling of Planning Committee meetings:**
Members discussed the Clerk's report fully and selected options 1 and 2 for further debate.
It was agreed to set Planning Committee meeting dates prior to Full Council and Committees and in advance for August and December.
Members debated the best way forward to achieve response deadlines when faced with an inquorate scheduled meeting. Cllr Patient presented that Committee Members should make Planning decisions but understood the need to meet response deadlines and whilst he recognised that the current Chair's knowledge and experience was extensive he pointed out that may change should a new Chair be elected.
It was resolved that the Clerk together with the Chair of Planning be given delegated powers to take planning decisions in order to meet RDC deadlines only in exceptional circumstances and the amendment to Standing Orders must reflect that to ensure it would not be the norm and assurance was given of Council's obligation to review Standing Orders annually.

The Chairman asked whether plans could be copied and enlarged for ease of view but this was felt to be taking a backward step. Members were reminded that plans could be viewed online and Members unable to attend a meeting could take the opportunity to look up planning applications and present any comments. Members could also look at the plans in the office prior to a meeting.

7. Set date for December Planning Committee meeting (will be called only if required):

Monday 17th December 2012 at 9.30am in the Parish Office.

8. Planning Applications:

Responsibility: Committee

Application No: 12/00565/FUL. Land Rear Of 1 – 3 Read Close, Hawkwell, Essex. Proposed 5 Bedroom Detached House with Attached Garage and Use Existing Access off Reads Close.

No Objection though the plans clearly show the access is off Clements Hall Way and not Read Close as stated in the application.

Responsibility: Delegated

Application No: 12/00669/FUL. Oaktree, Clements Gardens, Hawkwell Variation of Conditions 2 and 4 of Appeal Decision Dated 27th August 2010 (Planning Application Ref 09/00679/FUL) to Retain Outbuilding as Constructed and Shown on Drawing No. DMG/09/057-1B

Continued objection to this application as it constitutes unauthorised development in the Green Belt. The Inspector has determined that the building should be taken down and Council expect this decision to be upheld by Rochford District Council.

The meeting closed at 3pm.