

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Monday 24th July 2023 at 7:05pm
in the Rochford Day Centre, 33a Back Lane, Rochford**

Committee Cllrs present: Chair Mrs M Weir, Mrs J Strubel, M Strubel, S May & R Patient.

Also present: Cllr Mrs L Dalby, A MacPherson, Mrs L Massey, the Clerk & 10 members of the public.
(Seven from 7:00pm and three from 7:10pm)

PL 23/13 Receive apologies for absence:
No apologies were received; all Members were present.

PL 23/14 Declarations of any:
a) Disclosable Pecuniary Interest;
b) Other Registrable Interest
on any matter on the agenda for 24th July 2023:
Members made no declarations relating to a or b.

PL 23/15 Public Forum:
The Chair invited Members to speak. A Member informed the public that Hawkwell Parish Council (HPC) acted only as consultees in respect of any planning application.
P1 reported that there had been over 100 objections lodged with Rochford District Council (RDC) in relation to application 23/00497/FUL. P1 asked the Chair if the application were to be approved, would the site come out of RDC's allocation for Traveller sites, even though the land was private. The Chair did not know the answer but pointed out that RDC currently had not met its allocation in respect of Traveller sites.
P2 enquired if they could access Council's reports in relation to the same application. All information Members were in receipt of was available online from RDC.
P3 informed Members of their personal involvement relating to their attempt to purchase the land for application 23/00497/FUL, along with their personal circumstances and related concerns. P3 was aware the deed's covenants stated no caravans or carousels to be sited on the land, that the land was within the Green Belt and they had been told no planning would therefore be permitted. P3 also felt that the ecological report provided with the application contained several inaccuracies. The Clerk noted that no tree survey had been provided and that Essex County Council (ECC) had not provided a response.
P3 enquired how successful an appeal may be, should it get to that stage, given the application was on Green Belt Land. The Chair felt it would depend on how well the case was defended. The Clerk reported there had been some successful appeals in relation to Traveller sites within the Green Belt.
P1 noted there had been some confusion in relation to a particular objection they had referenced, but this had been clarified following the contribution from another member of the public.
A Member encouraged those with concerns about the application discussed to contact their District Councillor. The Clerk suggested any concerned residents should also attend RDC's Development Committee meeting; it was expected that would be in late August.
A Member informed the public that Council was looking for new Councillors and invited those in attendance to consider joining HPC.

PL 23/16 Approve Minutes of the Planning Committee meeting held on the 12th June 2023:
Members **approved** the minutes of the Planning Committee meeting held on the 12th June 2023.

PL 23/17 Planning Applications:

Responsibility: Committee/Weekly list

Application No: 23/00497/FUL. Land west side junction of Magnolia Road and Lincoln Road, Rochford

The mixed use of the keeping of horses and stationing of caravans for residential use and laying a hardstanding and erection of dayroom ancillary to that use.

The Chair noted that all the comments received that evening would be taken into consideration. The Chair informed Members about the classifications for Magnolia Road and Lincoln Road, claiming there had been historic attempts to close Magnolia Road to traffic given it was only a byway. It was noted ECC had yet to produce their comments which Members felt would be important from a highway perspective. The Chair also pointed out the issues with access for both Lincoln and Magnolia Road. It was also noted the roads were heavily used by horse riders, dog walkers and that there was also a children's nursery situated close to the application site.

Members also discussed concerns about setting a precedent of building within the Green Belt should the application be permitted.

Members agreed a list of concerns and objections would be submitted to RDC by the Clerk. (Appendix A). The Chair thanked the Clerk for the work in compiling the information.

Members unanimously agreed to **object** to the application as per the details set out in the report.

The Chair adjourned the meeting at 7:28pm; nine Members of the public left the chambers. The meeting was re-adjourned at 8:38pm with one member of the public re-joining the meeting.

Application: 23/00611/FUL. Garage block and amenity area Sudbury Close, Hawkwell. Proposed demolition of existing dilapidated garages and to provide car parking facility, including entrance height restriction barrier, low level boundary barriers and fencing.

Members had no objections to this application.

Responsibility: Delegated

Application No: 23/00446/FUL. 100 Main Road, Hawkwell SS5 4ES.

Erection of first floor side extension.

Members had no objections to this application.

Application No: 23/00557/FUL. 50 Eastbury Avenue, Rochford SS4 1SF.

Construction of a front dormer extension.

Members had no objections to this application.

Application: 23/00583/FUL. 20 York Road, Ashingdon SS4 3HQ.

Erection of a single storey rear extension, involving demolition of existing conservatory.

Members had no objections to this application.

Application: 23/00573/FUL. 107 Princess Gardens, Rochford SS4 3BJ.
Remove existing rear conservatory, construct single storey rear extension to form a kitchen/diner.

Members had no objections to this application.

Application: 23/00619/FUL. 78 Hawkwell Chase, Hawkwell SS5 4NE.
Proposed loft conversion, rear and front facing dormers and internal alterations.
Members had no objections to this application.

Application 23/00618/FUL. 41 Ashingdon Road, Hawkwell SS4 1NH.
Single storey ground floor side extension to existing property. Resubmission of application 23/00224/FUL.

(Members had no objections to the original application on the grounds there would be sufficient parking.)

Members had no objections to this application.

Application: 23/00629/FUL. 15 Doulton Way, Rochford SS4 3BX.
Proposed front open pitched roof porch.

Members had no objections to this application.

Application: 23/00536/FUL. 557 Ashingdon Road, Hawkwell SS4 3HX.
Raise eaves level to part of rear elevation, raise wall to form first floor rear extension and revised roof to rear (amended.)

Members had no objections to this application.

Responsibility: For information

Application:23/00600/DOC. Twin Oaks, Thorpe Road, Hawkwell SS5 4JT.
Discharge of condition 3 (external materials) of planning consent 22/01146/FUL.
Members noted the information.

The Chairman declared the meeting closed at 8:55pm

Chairman