

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Monday 17th June 2024 at 7:05pm
in the Rochford Day Centre, 33a Back Lane, Rochford**

Councillors present: Chair Mrs M Weir, L Fane, S May, Mrs J Strubel, M Strubel, Mrs M Weir.

Also present: Cllr T Hargrave (from 7:27pm), Cllr A MacPherson (from 7:33pm), seven members of the public.

PL 24/10 Receive apologies for absence:
All members were present.

PL 24/11 Declarations of any:
a) Disclosable Pecuniary Interest;
b) Other Registrable Interest;
on any matter on the agenda for 17th June 2024:
Cllr Mrs L Massey declared an interest relating to application 24/00291/FUL, by virtue the applicant was a direct neighbour; Cllr Mrs L Massey would withdraw from any decision on that application.

PL 24/12 Public Forum:
Seven members of the public were present.

PL 24/13 Approve Minutes of the Planning Committee meeting held on 29th May 2024:
Members approved the minutes of the Planning Committee meeting held on 29th May 2024.

PL 24/14 Rochford District Council (RDC) – Notification of new Director of Place and invitation to next forum meeting on 18th July 2024:
The Clerk asked Members to let her know if they would be attending the meeting.

PL 24/15 Notice of Town & Country Planning Appeal regarding application 23/00497/FUL: Land west side junction of Magnolia Road and Lincoln Road:
a) Appeal Statement submitted – see email dated 11th June 2024:
Members noted the submitted Appeal Statement. Members strongly opposed the subjective and libellous claims of racism made in respect of HPC's original response to the application. Council's policy was to object to any over-developments and/or infringement within the Greenbelt, and it did not distinguish between residents.
The Chair mentioned the issues relating to the Appellant asking for cost from Rochford District Council (RDC), and then invited the public to speak. P1 had received a letter about attending an appeal meeting on the 31st July and this had come from RDC. The Clerk confirmed HPC had not received that letter and considered it may be due to a timing issue, noting the letter shown was dated 14th June 2024.
P1 reported the Appellant had appeared to not have made any attempts to find alternative, more suitable Traveller sites. P2 voiced concerns over the highway impact of having large vehicles regularly on and off the site, noting the historic issues with both Magnolia Road and Lincoln Road. Members noted that the road was used by an array of users such as horse riders, school children, walkers, cyclists and that a playschool was in close proximity to the site. P3 noted that the parking for that playschool was often an issue and made it difficult at various times for standard vehicles to pass down Magnolia Road. P2 pointed out that Essex

Highways were aware of the issues with both Magnolia Road and Lincoln Road, particularly relating to speeding as there had been a case relating to speed humps which made the local news several years ago. Furthermore, Members noted the problems with the junction of Rectory Road and Magnolia Road, along with the entrance to Magnolia Park, with many difficulties for large vehicles manoeuvring, along with poor visibility on that corner. Matters relating to the special circumstance of an existing resident were raised and it was noted no regard had appeared to be taken in that respect, especially in the environmental reporting. P1 expressed concern that the Appellant had cited examples of racism and victimisation but that no regard had been taken for the special circumstances of the existing resident who had disability issues. Furthermore, it was noted no Planning Officer had visited the direct neighbour of the site during the consultation period.

P4 mentioned raised concerns about the flooding on site, noting the high-water table. It was noted the environmental report did not acknowledge this issue.

b) HPC's original response – see email dated 11th June 2024: Information was noted.

c) RDC has advised previous responses must be re-submitted online for the Appeal: Members **agreed** to re-submit its initial objection and that a further response following the Appeal Statement's comments should be submitted.

Six members of the public left the Chambers at 7:26pm. Cllr T Hargrave entered the Chambers at 7:27pm

PL 23/16 Planning Applications:

Responsibility: Delegated

Application: Application:24/00372/LDC. Autumn Place, Ironwell Lane, Hawkwell SS5 4JY. Lawful Development Certificate application for existing use of land as a residential garden.
Members had no objections to this application.

Application: 24/00352/FUL. 2 Wheatley Close, Rochford SS4 1SR. Replace existing side garage with single storey side extension.
Members had no objections to this application.

Application: 24/00291/FUL. 16 Woodville Close, Rochford SS4 1SN. Loft conversion incorporating flat roofed front and rear dormers, loft conversion, remove existing conservatory and construct single storey rear extension.
Members had no objections to this application.

Cllr A MacPherson entered the Chambers at 7:33pm

Responsibility: For information

Application: 24/00338/LDC. Greenhouse at Ivanhoe Nurseries, Ironwell Lane, Hawkwell. Application for a Lawful Development Certificate for proposed change of use of an agricultural building to a flexible commercial use for storage (B8) under Part 3, Schedule 2, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO). No operational development sought.
The information was noted.

The Chairman declared the meeting closed at 7:38pm

Chair