

**Minutes of the meeting of the
PLANNING COMMITTEE
held on Monday 10th February 2025 at 7:05 pm
at the Rochford Day Centre, 33a Back Lane, Rochford**

Committee Cllrs present: Chair Mrs M Weir, Mrs L Massey, L Fane & S May.

Also present: Cllr T Hargrave (from 7:23pm), Cllr A MacPherson (from 7:24pm), District Cllr I Wilson (from 7:20pm), Essex County Councillor Mrs L Shaw (from 7:27pm) and two members of the public (one present from 7:05pm, one from 7:24pm)

PL 25/31 Receive apologies for absence:

All Members were present.

PL 25/32 Declarations of any:

a) Disclosable Pecuniary Interest;

b) Other Registrable Interest;

on any matter on the agenda for 10th February 2025:

Cllr L Fane declared an interest in respect of his own application at Agenda item 7 (Minute PL 25/37) and would withdraw from any discussion or decision. Cllr Mrs L Massey declared an interest in relation to agenda item 7, whereby the applicant was a neighbouring property; she would withdraw from any decision on that application.

PL 25/33 Public Forum:

Two members of the public were present along with District Cllr I Wilson and ECC Cllr Mrs L Shaw.

PL 25/34 Approve Minutes of the Planning Committee meeting held on 13th January 2025:

Members approved the minutes of the Planning Committee meeting held on 13th January 2025.

PL 25/35 Croudace Homes – Hall Road Housing Development proposal:

a) Information from the Public Exhibition: Members noted the information.

b) Verbal update from Council attendees (Cllrs S May/Mrs M Weir):

Cllrs S May and Mrs M Weir had attended a special Cllr session with Urbanista on behalf of Croudace Homes. They had been disappointed to be invited to a session which had not provided much information and lacked any representative that was able to answer a variety of questions. Members also felt that the invitation had caused unrest among the community as the session had appeared to look exclusive to Cllrs, when in fact it had been no different to the open session for the public. Cllr Mrs M Weir raised concerns about the proposal's boundary in relation to Ironwell Lane, but it was noted no information provided was overly clear on the access rights. Members briefly discussed infrastructure concerns and noted the initial proposal did very little to negate those issues and lacked any form of public consultation. Members noted the mention of improved bus routes and the inclusion of green spaces within the design. It was agreed a formal decision and response would be required when the official plans had been submitted to RDC.

PL 25/36

Rochford District Council (RDC):

- a) **Rochford Parish & Town Council Forum – Slides regarding National Planning updates and Local Plan implications:** The Clerk brought Members attention to changes relating to Grey Belt land and the focus on land for Travellers.
- b) **Local Development Scheme timetable for 2025-28:** Members noted the timetable.

PL 24/37

Planning Applications:

Responsibility: Committee

District Cllr I Wilson entered the Chambers at 7:20pm.

Application: 24/00885/FUL. 10 Gregory Close, Hawkwell.

Partial demolition and alterations to existing dwelling including rear dormer extension comprising two bedrooms. Construction of new self-build dwelling to rear with associated garage, parking and gated access with additional new crossover to front of existing dwelling

Members objected to this application on the grounds they felt it would have too much of a negative impact on the parking arrangements/vehicular access for existing Gregory Close residents. Additionally, Members viewed the development as back-land development and felt it would severely impact the green-corridor for wildlife and would result in a loss of green space which would be detrimental to the existing natural environment and biodiversity of the area. It was noted Council had declared a climate emergency and such developments as these went against the mission to improve the natural environment.

Cllr T Hargrave and a member of the public entered the Chambers at 7:23pm. Cllr A MacPherson entered the Chambers at 7:24pm.

Responsibility: Delegated

Cllr L Fane left the Chambers at 7:25pm.

Application: 25/00038/FUL. 238 Main Road, Hawkwell SS5 4EG.

Single storey rear extension and new patio

Members had no objections to this application.

ECC Cllr Mrs L Shaw entered the Chambers at 7:27pm. Cllr L Fane entered the Chambers at 7:28pm.

Application: 25/00041/FUL. 64 Hawkwell Chase, Hawkwell SS5 4NG.

Pitched roofed front dormer and roof light.

Members had no objections to this application.

Application: 25/00033/FUL. 16 Woodville Close, Rochford SS4 1SN.

Loft conversion incorporating pitched roofed front dormers, rear dormer. Remove existing conservatory and construct single storey rear extension.

Members had no objections to this application.

For Information

Application: 25/00009/DOC. 7 Hillside Avenue, Hawkwell SS5 4NN.

Discharge of conditions No.3 (Construction Management Plan) no 4 (External materials)

No.5 (Parking, accesses and crossovers) & No. 6 (landscaping) of planning consent

22/01086/FUL (Allowed under appeal reference APP/B1550/W/23/3319265)

The information was noted.

The Chair declared the meeting closed at 7:31pm

Chair