

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

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

PL 25/43 Receive apologies for absence:

All Members were present.

PL 25/44 Declarations of any:

a) Disclosable Pecuniary Interest;

b) Other Registrable Interest;

on any matter on the agenda for 7th April 2025:

No interests were declared.

PL 25/45 Public Forum:

No members of the public were present.

PL 25/46 Approve minutes of the Planning Committee meeting held on 3rd March 2025:

Members approved the minutes of the Planning Committee meeting held on 3rd March 2025.

PL 25/47 Planning Applications:

Responsibility: Weekly List

Application: 25/00114/FUL. Piggeries, Lincoln Road, Rochford SS4 3AF.

Demolish all existing buildings & erect two 3-bed self-build bungalows with garages, new boundary treatments & associated residential gardens & form new vehicular accesses & driveways.

Members noted there had been several historic applications for this site with a mixture of approvals and refusals. Members objected to this application given environmental concerns about the drainage; Members of the Planning Committee, along with Rochford District Council (RDC), were aware of current issues with the foul drainage discharge into Magnolia Nature Reserve and felt that further development of the site could exacerbate those issues, which they felt were of serious concern. Members agreed a site visit from RDC was warranted to explore this issue and hoped this would be arranged. Members were also disappointed that RDC had failed to respond to the Clerk who had been trying to obtain updates from them about the ongoing matter.

Members further objected to the application on the grounds that the ecological survey did not appear to be as thorough and accurate as the previous survey on record. This raised concerns, particularly given the drainage dispel issue; Members were concerned this outflow was causing harm to the general wildlife and Great Crested Newts, which were present in the Nature Reserve.

Responsibility: Delegated

Application: 25/00172/FUL. 24 Nutcome Crescent, Rochford SS4 1RT.

Single storey rear extension & proposed loft conversion, incorporating flat roofed front & rear dormers with associated internal alterations

Members had no objections to this application.

For Information:

Application: 25//00177/DOC. Land side of junction of Magnolia Road and Lincoln Road.

Discharge of Conditions 8 (Scheme of Landscaping), 10 (external lighting), 11 (Disposal of Sewage), 12 (Surface water drainage), 13 (Construction Environmental Management Plan), 14 (Biodiversity Enhancements), 15 (Means of Enclosure) and 16 (Flood Warning and Evacuation Plan) of planning consent 23/00497/FUL.

The information was noted.

The Chair declared the meeting closed at 7:21pm.

Chair