

GREAT WAKERING PARISH COUNCIL

Minutes of the Planning Committee held on Monday 17th December, 2018, in the Parish Council Offices, Little Wakering Hall Lane, Great Wakering, SS3 0HH, commencing at 1.00 p.m.

Present: - Councillors: D. Efde, M. Flynn, R. Loding, L. Rodger and M. Sawyer (Chair).

In attendance: - S. Hyatt (Parish Clerk)

- 1. The Chair of the Committee to declare the meeting open.**
Meeting declared open at 1.00pm.
- 2. To receive apologies for absence.**
Apologies received from Councillors Brandon, Green and Hitchman.
- 3. To receive declarations of interest in accordance with the Council's Code of Conduct and with section 106 of the Local Government Finance Act 1992**
Declarations of interest received from Councillor Sawyer – Memorial Hall Secretary and Councillor Efde – District Councillor.
- 4. To agree as a correct record the minutes of the Planning Committee Meeting held on 29th October 2018.**
Resolved that the minutes be accepted.
- 5. The meeting will stand adjourned to permit Parishioners of Great Wakering to address the Council.**
Parishioners expressed concerns re 43 Victoria Drive application.
- 6. To consider planning applications and to decide upon any response to the District Council:**
 - a) 18/00870/FUL – 43 Victoria Drive**
Comment made to Rochford District Council as follows:

The Parish Council Planning Committee met today to discuss this application and the Meeting was attended by Parishioners who strongly objected to the application.

The main objections were to the lack of parking that is already causing an issue down Victoria Drive with cars having to park on pavements blocking pedestrian access. The application states that four parking spaces would be available and this does not seem an acceptable number for a business with the proposed three or four full time employees plus part-time staff, proposed volunteers, the service users, their visitors, deliveries and rubbish collections. It was stated that the property does not have a vehicular cross-over but the application states that there will be no new or altered access from the public highway.

Access throughout the road is also an issue as the road is narrow and already congested with vehicles. The road ends in a cul de sac and there are already issues with vehicles turning and people struggling to use their drives due to the constriction of the road. Refuse vehicles frequently struggle with access and there were concerns expressed with regard to emergency vehicles being able to access properties.

It was also felt that the proposed usage was not acceptable to neighbouring properties and incompatible with a residential road. Concerns were expressed with noise emanating from the property and garden with the proposed activities. Residents felt that they were entitled to continued peaceful occupation of their properties which should not be disturbed by a business operating in a residential street.

The unreliability of the sewerage supply in this area was frequently mentioned with many existing sewerage problems due to the current demand on the system and concerns were expressed re the increased potential and demand on the service if this change of use were granted.

Residents asked the Parish Council to request that Planning Officers from Rochford and Rochford District Council's Planning (Development) Committee attend the site to see these problems first hand.

b) Any other planning applications received before the date of the meeting.

None received.

7. At the Chairman's discretion to exchange information relating to planning matters.

Councillor

8. To decide date and time of next meeting.

To be advised.

Meeting Closed 1.50pm