



**PLANNING APPLICATIONS WEEKLY LIST NO.1767**  
**Week Ending 25th July 2025**

**NOTE:**

- (i). Decision Notices will be issued in accordance with the following recommendations unless **ANY MEMBER** wishes to refer any application to the next Development Committee 25<sup>th</sup> September 2025
- (ii). Notification of any application that is to be referred must be received no later than 1:00pm on Wednesday **30th July 2025** this needs to include the application number, address and the planning reasons for the referral via email to the PBC Technical Support team [pbctechnicalsupport@rochford.gov.uk](mailto:pbctechnicalsupport@rochford.gov.uk) .If an application is referred close to the 1.00pm deadline it may be prudent for a Member to telephone PBC Technical Support to ensure that the referral has been received prior to the deadline.
- (iii) Any request for further information regarding applications must be sent to Corporate Services via email.

**Note**

Do ensure that, if you request a proposal to go before Committee rather than be determined through officer delegation following a Weekly List report, you discuss your planning reasons with Emma Goodings Director of Place. A planning officer will then set out these planning reasons in the report to the Committee.

Glossary of suffix's:-

Outline application (OUT), Full planning permission (FUL), Approval of Reserved Matters (REM), S106 legal obligation modification (OBL), Planning in Principle (PRINCI), Advertisement Consent (ADV), Listed Building Consent (LBC).

Index of planning applications: -

- 1. Recommended approve – 25/00421/FUL – 43 high Street Rayleigh  
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Application No :	25/00421/FUL      Zoning : Conservation Area
Case Officer	Mr Thomas Byford
Parish :	Rayleigh Town Council
Ward :	Wheatley
Location :	43 High Street Rayleigh Essex
Proposal :	Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required

## **SITE AND PROPOSAL**

1. The application seeks planning consent to remove of existing signage, external ATMs, and night safe components, with associated making good works where removals affect the building. It is proposed that the materials used for infill will match the original detailing.
2. The building affected by this application is a late twentieth-century structure located within the Rayleigh Conservation Area and Rayleigh Town Centre on the eastern side of the high street opposite the junction with Bellingham Lane. Adjacent to the north is the Grade II listed Old White Horse Public House (List Entry Number: 1112681), and to the west, on the opposite side of the road, is the Grade II listed Number 42a (Singer Sewing Machine Shop) and part of Number 40 (Mr B's Textiles Limited Shop) attached to the north (List Entry Number: 1112642).

## **RELEVANT PLANNING HISTORY**

3. Application No. 84/00608/ADV – Erect non – illuminated fascia sign – Refused.
4. Application No. 89/00032/FUL - Service Till – Permitted.
5. Application No. 89/00593/FUL – Cash dispenser to front elevation. – Permitted.
6. Application No. 89/03002/ADV – Illuminated projecting box sign – Refused.
7. Application No. 93/00237/ADV - Part internally illuminated projecting sign – Permitted.
8. Application No. 94/00392/FUL - New entrance facade to ground floor and external alterations in association with internal works to ground and first floors – Permitted.

9. Application No. 00/00863/FUL - Install roof mounted satellite dish (diameter 600mm). Total height above roof 1 metre – Permitted.
10. Application No. 02/00730/ADV - Install internally illuminated fascia and projecting signs and main ATM and surround panels – Permitted.
11. Application No. 04/00287/FUL - External illumination to entrance – Permitted.
12. Application No. 08/00045/FUL - Install air conditioning units to flat roofed area to rear. – Permitted.
13. Application No. 13/00171/FUL - Removal of existing plant/ductwork and installation of new ductwork, an air handling unit and 3No. external condensing units – Permitted.
14. Application No. 14/00583/ADV - Proposed 1No. fascia sign with internally illuminated lettering, 1No. internally illuminated hanging sign, 1No. acrylic nameplate sign (Non-Illuminated) 1No. website & telephone vinyl applied to glazing (non-illuminated) and 1No. colour acrylic ATM surround with internally illuminated letters – Permitted.

## **MATERIAL PLANNING CONSIDERATIONS**

15. The proposed development must be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
16. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
17. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:  
  
*'In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
18. The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 explains how there is a general duty to respect conservation areas within planning functions. Section 72(1) states:

*‘In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’*

19. Paragraph 203 of the National Planning Policy Framework (2024) (as amended) (NPPF) explains that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. *‘This strategy should take into account:*

*(d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*(e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*(f) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*(g) opportunities to draw on the contribution made by the historic environment to the character of a place.’*

20. Paragraph 204 of the NPPF states:

*‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’*

#### Impact on the Conservation Area and Listed Buildings

21. Upon review of the submitted documents, there are no concerns regarding the proposal (on the basis that new brick is an acceptable match to the existing), which is not considered to cause harm to the significance of the Rayleigh Conservation Area or to the aforementioned listed buildings in terms of the NPPF. It is therefore considered that the proposal would preserve the special interest of the listed buildings in accordance with Section 66(1), and would preserve the character and appearance of the Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

#### Impact on Residential Amenity

22. Given the nature of the proposal and its location, it is not considered that there would be significant adverse residential amenity impacts on neighbouring occupiers.

#### Flood Risk

23. The Environment Agency flood risk maps do show the site at low risk of surface water flooding. It is however considered that the proposal does not increase the footprint on the site, nor introduce a more vulnerable use which would increase flood risk on the site. Given the nature of the proposal and location, it is not considered that the proposal would increase flood risk on the site or elsewhere.

#### Other Matters

24. Given the limited nature of the proposal, it is not considered that there are other material considerations of note in the determination of this application.

#### Equalities and Diversity Implications

25. The Public Sector Equality Duty applies to the Council when it makes a decision. The duty requires us to have regard to the need:

- To eliminate unlawful discrimination, harassment, and victimisation.
- To advance equality of opportunity between people who share a protected characteristic and those who do not.
- To foster good relations between those who share a protected characteristic and those who do not.

26. The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, and pregnancy/maternity.

27. Taking account of the nature of the proposed development and representations received, it is considered that the proposed development would not result in any impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

### **CONCLUSION**

28. Approve subject to conditions.

### **CONSULTATIONS AND REPRESENTATIONS (summary of responses):**

Rayleigh Town Council: No comments received.

Neighbour representations: No comments received.

Essex County Council Place Services Historic Buildings and Conservation Advice: No objection, subject to brick match.

**Relevant Development Plan Policies:**

National Planning Policy Framework 2024 (as amended).

Rochford District Council Local Development Framework  
Core Strategy Adopted Version (December 2011) – Policy CP1.

Rochford District Council Local Development Framework  
Development Management Plan (December 2014) – Policy DM1.

Rochford District Council Local Development Framework  
Planning (Listed Buildings and Conservation Areas) Act 1990.

**RECOMMENDATION: APPROVE subject to conditions**

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall only be undertaken in accordance with the following approved plans: E7879-EX-E1 (dated 20.02.2025), E7879-GA-E1 (dated 20.05.2025) and Location Plan (dated 10.06.2025).

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with the details considered as part of the planning application.

- 3 The external facing materials to be used in the construction of the development hereby permitted, shall match the existing building or be those as listed on the application form and or those shown on the approved plans unless alternative materials are proposed in which case details shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.

REASON: In order to ensure that the development harmonises with the character and appearance of Rayleigh Conservation Area.

- 4 Prior to development, details of the proposed brickwork, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details and shall be permanently retained as such.

REASON: To ensure that the materials used are a match with the existing, in the interests of visual amenity and to preserve the character and appearance of the Rayleigh Conservation Area.

The local Ward Members for the above application are Cllr. R. C. Linden, Cllr. Mike Sutton and Cllr. A. G. Cross.