

<p>Item 4 Land Between Main Road And Rectory Road And Clements Hall Way Hawkwell 13/00231/FUL</p>	<p>1. Hawkwell Parish Council</p> <p>Object to this application for a second sales office; one has recently been approved at Thorpe Road. Council also objects on the grounds that it constitutes commercial activity in a residential area.</p> <p>2. Officer Comments</p> <p>The applicants have confirmed they do not intend to have two sales offices open simultaneously – partly because they do not consider the site is of a size to require more than one sales office at any one time and partly because of staffing issues – two offices would require double the number of staff. They will open the second sales office (off Clements Hall Way) only after the first sales office (off Thorpe Road) is no longer required. They envisage that the second office will be kitted out over a weekend ready to be opened on the Monday of the following week, with the first sales office closing on the Sunday. They envisage the switch from one office to the other will be in December 2014 – though precisely when will depend on how well sales are going with the earlier phase of the development.</p>
<p>Item 5 Land opposite 2 Goldsmith Drive, Rayleigh. 13/00118/FUL</p>	<p>Further Neighbour Representation</p> <p>One further letter has been received from the following address:-</p> <p>Montefiore Avenue: “Jofrema”</p> <p>And which makes the following comments and objections in addition to those set out in the report:-</p> <p>We would like to lodge our objection to the above Planning Application for the following reasons:-</p> <ul style="list-style-type: none"> ○ Goldsmith Drive being unmade and single track, is not suitable for use by large vehicles and the manoeuvring of such vehicles to and from Hullbridge Road would be hazardous. ○ Industrial use of the land would adversely impact on the local residents and wildlife and is not appropriate on Green Belt land. ○ There is no shortage of industrial areas available for this type of business and therefore no need to base one in the Green Belt.

	<ul style="list-style-type: none"> ○ We would also like it noted that as local residents at no time have we had notification of this application from the Council and therefore have been unaware of any time limits regarding objections.
<p>Item 6 Acacia House, 2 East Street Rochford. 13/000263/FUL</p>	<p>1. Rochford Parish Council</p> <p>Members have concerns that the access to the site may cause issues, particularly as this is virtually a blind corner.</p> <p>2. English Heritage</p> <p>On the basis of the information provided we do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions, details of which are enclosed.</p> <p>If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of English Heritage, we would be grateful if you could explain your request.</p> <p>3. Essex County Council Historic Buildings and Conservation</p> <p>This application is to demolish the existing out building and convert the existing office building into flats.</p> <p>The out buildings make little or no contribution to the character and appearance of the conservation area and I raise no objection to this proposal.</p> <p>The physical alterations to the exterior of Acacia House are generally of a minor nature. I am gratified that the fire escape staircase is to be retained. The alteration of the fire escape door to a window would be acceptable.</p> <p>I note with concern, however, the proposal to replace the existing windows with double glazing units. This would harm the integrity and appearance of this attractive building which, although not listed, makes a considerable contribution to the character of the Conservation Area. None of this application could be said to positively preserve or enhance the character and appearance of the Conservation Area, but this element of the scheme would do actual harm.</p> <p>If this part of the proposal were omitted I could recommend permission for the application, but cannot support it as it stands.</p>

	<p>4. Officer Comment and Revised Recommendation</p> <p>Officers share the concerns raised by the Historic Buildings and Conservation Officer with regard to double glazing being installed throughout this prominent draft Local List building. That being the case, a condition is proposed to exclude the replacement of any windows and doors from the application; if any changes are subsequently proposed, these will need to be the subject of a further application.</p> <p>It is proposed that the Committee RESOLVES to DELEGATE TO THE HEAD OF PLANNING AND TRANSPORTATION TO DETERMINE upon the outcome of the outstanding period of consultation for the press advertisement after 7 June 2013 to APPROVE planning permission, subject to a revised condition 2 plus an additional condition relating to the new window to replace the fire escape door, as set out below, in addition to those other heads of conditions as set out in the report.</p> <p>2. Notwithstanding the replacement fenestration details on the approved plan, this planning permission does not permit this or changes to any external doors. In the event that replacement windows or doors are required, this will need to be the subject of a separate planning application, which will be considered on its merits. The particular scheme indicated is considered inappropriate on a building of this age – which is being considered for inclusion on the emerging Local List and is within the Conservation Area.</p> <p>15. Notwithstanding the window details shown on the submitted plans and application form, large scale plans (1:20) showing details of the replacement window for the existing fire door, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The new window shall be timber construction and paint finished to match the detail and glazing bars of existing windows in the building with single glazed and putty detail.</p>
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