

ITEM 9

19/00391/REM

LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

1. Agent Correspondence

The agent has queried if condition 3 can be amended to reflect the materials they have stated in their briefing note which includes glass fibre reinforced polyester, finished in green rather than requiring details of materials to be agreed.

2. Officer Comment

This is considered an acceptable suggestion. The head of condition should be re-worded to state as follows:

3) Materials to be used as described in the briefing note.

The application remains a recommendation of approval.

ITEM 10(2)

19/00318/FUL

LAND ADJACENT TO 34 MOUNT CRESCENT, HOCKLEY

1. Agent Correspondence

In regard to the comments made by Cllr A H Eves, the proposed development is re-using the existing vehicle crossover and driveway so there will be no change in vehicle movements to and from the site. New parking to the existing property will be created via a new vehicle crossover, as indicated on the site plan which is designed in accordance with highways guidelines.

ITEM 10(3)

19/00591/FUL

1 - 9 FERRY ROAD, HULLBRIDGE

1. Agent Correspondence

Confirmation was sought for the works to the roller shutters. Confirmation has been provided by the agent that the roller shutters and the housing unit are existing and, as part of the refurbishment works, these are to be re-painted only.

2. Officer Comment

The proposal section of the Committee report should be amended to reflect the re-painting of the roller shutters and the housing unit. It should be confirmed that the roller shutters and housing unit are not to be replaced. The re-painting of the roller shutters and the housing unit does not amount to development. The remainder of the report is correct in referring to the re-painting of the shop front and roller shutters, including the housing unit.

3. Open Hours

Upon further review of the suggested conditions, it is considered that condition 3 should be removed. The suggested condition restricts the opening hours of the store to those which the Co-op store is currently operating under. The proposal is for minor physical amendments to the building and plant only and does not impact on the use or permitted opening hours. Therefore, the opening hours are not relevant to the proposal. The Committee report acknowledges the revised opening hours of the premises and confirms that the Local Planning Authority (LPA) is not opposed to these hours as there are no condition currently restricting the hours of use imposed on the original planning permission and therefore opening hours can alter without the need for consent from the LPA. A condition has been suggested in an effort to prevent a further increase in opening hours; however, where a condition relating to operating hours does not already exist, a condition such as this should not have been suggested as the condition fails to meet the six tests of conditions set out in paragraph 003 ID 21a-003-20190723 of the Planning Policy Guidance, and paragraph 55 of the National Planning Policy Framework. As the proposal does not relate to the use of the premises, the restriction on opening hours is not necessary to make the development acceptable, or relevant to the development to be permitted. Therefore, this condition should not be imposed on the development under consideration.

ITEM 10(4)

19/00360/FUL

WATERSIDE FARM, THE CHASE, PAGLESHAM

1. Neighbour Correspondence

A neighbour letter has been received from Orchard Cottage outlining their continued objection to the proposal due to flood risk and environmental impacts on this small rural hamlet in a quiet and unspoilt location. Therefore a tourism use is not considered appropriate in this location.

If the application is approved, then amenity restrictions are requested to be put in place regarding the following:

- i) Existing gates to be moved as in their current position would result in noise disturbance with guests arriving at all times.
- ii) Fencing to be provided along the boundary of the property to provide privacy and to prevent activities encroaching on areas outside of the development.
- iii) Restrictions to be put in place on the use of bikes, quad bikes, barbeques, ball games or any other leisure activity not considered appropriate for Green Belt land to prevent undue noise disturbance and loss of privacy.
- iv) No caravans, tents, tepees, camper vans or excessive parking of vehicles outside of the proposed parking area to be permitted.

2. Officer Comment

The constraints of the site and the comments from the neighbouring properties have been fully considered during the appraisal of the application. The proposal is found to be policy compliant in all respects and is a suitable location for low key holiday let accommodation. Conditions have been used to mitigate the flood and environmental impacts, as well as restricting the use to holiday let accommodation only and limiting the activities that are allowed on site such as outdoor activities.