

<p>Item 6</p> <p>16/00062/FUL – Star Lane Brick Works, Star Lane, Great Wakering</p>	<p>Contents:</p> <ol style="list-style-type: none"> 1. Landscaping 2. Noise 3. Additional Planning Condition 4. s106 – Deed of Variation <p>1. Landscaping</p> <p>A detailed plan showing proposed soft landscaping to the amenity space, the small areas to the front of the dwellings and for proposed tree planting along the northern boundary has been provided. The amenity space would be grassed and wildflower seeded with shrub planting and 17 No. trees to the edges. 18 No. trees are proposed along the northern boundary with species to include Silver Birch, White Beam, Lime, Field Maple and Wild Cherry. Box hedges, grass and shrub planting are proposed to the small soft landscaped areas to the front of the dwellings. This proposed planting is considered acceptable; however, the requirement that some soft landscaping including tree planting to the parking court be provided is still necessary as the current landscaping plan omits any soft landscaping to this area. Condition 3 as reported therefore remains a requirement although has been amended as below to read:-</p> <p>(3) <i>Notwithstanding the submitted landscaping plan Drawing Number 16.1897.01, prior to occupation of the dwellings hereby approved details of the proposed hard and soft landscaping, including that to the public open amenity space and parking court, shall be submitted to and agreed in writing by the Local Planning Authority, details shall include:-</i></p> <ul style="list-style-type: none"> • <i>Schedules of species, size, density and spacing of all proposed tree, hedge and shrub planting</i> • <i>Fencing and other means of enclosure and boundary treatments</i> • <i>Paved or otherwise hard surfaced areas (the first 6 metres of all driveways and access roads adjoining the highway shall be surfaced in a bound material)</i> • <i>Areas to be grass seeded or turfed</i> • <i>Street furniture</i> <p><i>Notwithstanding the layout plan hereby approved, provision of soft landscaping including tree planting, shall be incorporated into the design and layout of the parking court.</i></p>
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Soft landscaping shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed or caused to die or become seriously damaged or defective within 5 years of planting shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site, in the interests of visual amenity, including some soft landscaping to the parking court.

2. Noise

Environmental Health has provided comment on the application as set out below:-

The plans for this proposed development have now been examined. Would you please include the following comments in your Agenda for the appropriate Development Committee:-

The acoustic report relating to this application (Reference RP01-14613) considers a number of matters relating to this application and permission 12/00252/FUL.

The proposed glazing specification is accepted, as is the conclusion regarding the pumping station itself. Condition 17 of 12/00252/FUL is therefore accepted.

However, the report concludes that the acoustic barrier required by condition 36 of permission 12/00252/FUL is no longer required because of acoustic mitigation measures installed at GBN, Star Lane Industrial Estate and the barrier effect of the proposed pumping station.

Although the acoustic environment on the former brick works may have improved since permission 12/00252/FUL was granted, this conclusion cannot be accepted as the Council has no control over the specifications or maintenance of any such measures. Officers therefore recommend that condition 36 of 12/00252/FUL is kept to adequately protect future residents from unreasonable noise disturbance.

A slight change to condition 9 is recommended to ensure that an acoustic barrier is provided. The words ' unless a noise assessment report is submitted, which satisfactorily demonstrates the absence of a need to provide an acoustic barrier as a result of noise level in the rear garden of the dwellings achieving acceptable noise levels without such' have been removed. It is considered that an acoustic barrier in the control of the site and to be maintained in perpetuity is a requirement notwithstanding existing acoustic fencing, which may have been erected within the industrial estate.

- (9) *Prior to the commencement of development to erect the dwellings hereby approved, full specifications of an acoustic barrier (including heights, materials, performance and maintenance plans) to the northern and eastern boundaries of the site shall be submitted to and agreed in writing by the LPA with a noise assessment report to justify the proposed height of the barrier. Details of any barrier submitted for approval shall include methods to reduce the visual impact of the barrier. Any acoustic barrier agreed shall be installed in the approved form prior to first occupation of any dwelling hereby permitted unless otherwise agreed in writing by the LPA and shall be maintained in the agreed form in perpetuity.*

REASON: To ensure an acceptable noise level is achieved in the rear gardens of dwellings to protect future amenity of the occupants of the development.

3. Additional Planning Condition

- (11) *The development hereby approved shall be carried out in accordance with the following approved plans:-*

1358:510 Rev 00, 1358:504 Rev 00, 1358:509 Rev 00, 1358:508 Rev 00, 12981-101, 1358:500 Rev A, 1358:512 Rev 00, 1358:506 Rev 00, 1358:507 Rev 00, 1358:505 Rev 00, 1358:503 Rev 00 date stamped 15.02.2016 and 1358:501 Rev A and 1358:502 Rev A date stamped 12 July 2016.

REASON: To ensure the development is undertaken in accordance with the approved plans and for clarity.

4. S106 Deed of Variation

This application, if approved, will be subject to a requirement for a Deed of Variation to tie this re-design consent to the requirements in the original s106 legal agreement relating to 12/00252/FUL.

Item 7 16/00323/FUL – 31 High Street, Rayleigh	<p>Contents:</p> <ol style="list-style-type: none">1. Incorrect Application Details on Agenda Report2. Alteration to Condition 3 <ol style="list-style-type: none">1. Incorrect Application Details on Agenda Report This application was reported on Weekly List No. 1340 with the correct title details and description of the application. In the transfer of the report to the agenda for this meeting the same report is reproduced but with the title details and description for a different application. A front sheet to the report has been circulated with the report and with the correct details. Officers advise that the reference to the Riverside Infant School in Hullbridge is in error and should be disregarded. Members should follow the description and application details as set out on the accompanying front sheet to page 7.1.2. Alteration to Condition 3 Following issues raised by Members and discussions with the applicant on a suggested alteration of the colour finish of the shutter proposed, District officers have sought an informal view from the Historic Buildings Consultant at Essex County Council who is in support of the proposed alteration to provide the shutters in a powder coated green colour. Officers therefore can support a revised Condition 3 changed to the following:- (3) <i>The roller grille hereby permitted shall be finished in a green colour to match with the existing street furniture.</i>
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