

APPLICATION REFERRED FROM THE WEEKLY LIST

WEEKLY LIST NO. 1340 – 24 June 2016

16/00323/FUL

31 HIGH STREET RAYLEIGH

INSTALLATION OF ROLLER GRILLE TO ENCLOSE ENTRANCE TO SHOP

1 DETAILS OF REFERRAL

- 1.1 This item was referred from Weekly List No. 1340 requiring notification to the Managing Director by 1.00 pm on Wednesday, 29 June 2016 with any applications being referred to this meeting of the Committee.
- 1.2 Cllr C M Stanley referred this item on the grounds that it is in a Conservation Area, which would not be in keeping with the policy of the Council.
- 1.3 The item that was referred is attached at appendix 1 as it appeared in the Weekly List.
- 1.4 A plan showing the application site is attached at appendix 2.

2 RECOMMENDATION

- 2.1 It is proposed that the Committee **RESOLVES**

To determine the application, having considered all the information.

If you would like this report in large print, Braille or another language please contact 01702 318111.

Appendix 1

Application No : 16/00323/FUL Zoning : Town Centre

Case Officer : Miss Elizabeth Thorogood

Parish : Rayleigh Town Council

Ward : Wheatley

Location : 31 High Street Rayleigh Essex

Proposal : Installation Of Roller Grille To Enclose Entrance To Shop

SITE AND PROPOSAL

The application is to a site on Rayleigh High Street, and neighbours 29 High Street to the north and 33 High Street to the south. Number 31 High Street is situated within the primary shopping frontage area, Conservation Area and town centre of Rayleigh.

The proposal is for a white powder coated, fully electric, roller grille to enclose the entrance to the shop. The shutters would be made from mild steel and galvanised steel components, with uninsulated conventional rod and link lath sections, running within a mild steel guide channel section, terminating in a T-form bottom rail.

Relevant Planning History:

None

Consideration:

The site is situated within the primary shopping frontage area, Conservation Area and town centre of Rayleigh, as well as being located within the Rayleigh Centre Area Action Plan.

The Rayleigh Conservation Area Appraisal divides the Conservation Area into 6 character areas. The host site is within an area of buildings of mainly 1950's to 1970's design and modern in style. The Rayleigh Conservation Area Appraisal and Management Plan describes the neighbouring property (butchers) and the host site at no. 31 as a matching pair, one in a white brick and the other in a red brick, both with projecting first-floor windows. They are described as probably dating from the 1950's and look like the re-fronting of older buildings.

In terms of impact of this development on the integrity of the Conservation area, advice from the Historic Buildings Consultant was sought whilst in general the

principle of a roller shutter within a Conservation Area would not be supported on a normal basis as they are somewhat visually intrusive. Taking this application in isolation and owing to the issues and difficulties the business owner is having with regard to people vomiting and urinating in the doorway to the premises, particularly on a Friday night there should be consideration made to step aside from the comments from the consultant.

Taking account of these circumstances put forward as part of this application this proposal would not be considered unacceptable as it seeks to enhance the area by restricting opportunities for anti-social behaviour. A brick-type open shutter style grille would be considered acceptable here, however the materials submitted with this application are not considered acceptable and as such the grant of any planning permission would be subject to a condition i requiring alternative materials to be submitted and approved in writing by the Local Planning Authority. The proposed roller grille should be painted black so as not to draw the presence of this to the eye. It would be considered reasonable to impose this as a condition in order to protect the Conservation Area.

The applicant has stated within the application that they have to clean up mess on Saturday mornings due to the use of the recess after the pubs and clubs have closed. This area is the doorway into the premises and the use of the area on Friday evenings results in an uninviting access into the shop which deters customers, and has to be cleaned before it can be used.

Comments from the Council's Anti-Social Behaviour Officer collaborate with the owner that all of the premises with indented doorways suffer from people urinating in them. Number 31 is on the main route from the Pink Tooth Brush to the Taxi rank and given the queue for the rank can extend beyond Ernie Lane back to the Pink Tooth Brush, many of the shops along that stretch suffer as they are slightly out of sight. The shops have not made complaints directly but raise the issues in the various forums and have asked if the clubs would provide street urinals to reduce the abuse of their frontages. It has now become a common practice to have to wash doorways and frontage down at weekends before opening.

Policy RTC4 of the Rochford District Council Core Strategy is concerned with Rayleigh Town Centre and among other things seeks to promote a safe and high quality environment for residents and visitors. The current use of the indented doorway is not considered to result in a safe and high quality environment and as such would be contrary to this policy in its current state. The proposal to enclose this area with the roller grille would be considered to comply with Policy RTC4 of the Rochford District Council Core Strategy.

The site is also located within the Rayleigh Centre Area Action Plan (RCAAP). Policy 5 of the RCAAP relates to Character Area A - Central High Street, and the host site is located within this Character Area. The policy states that whilst the individual buildings are generally not in themselves special, the central High Street area benefits from a good quality townscape, with buildings generally respecting the prevailing 3 storey scale. It is not considered that the proposed roller grille would cause significant harm to the townscape of this area, in accordance with Policy CP2

of the Rochford District Council Core Strategy and the National Planning Policy Framework, so as to justify a reason for refusal.

Representations:

RAYLEIGH TOWN COUNCIL: Objects to this application as it is not an appropriate design for the Conservation Area.

ECC Historic Buildings Consultant:

I would not be supportive of the principle of a roller shutter within a Conservation Area on a normal basis, they are somewhat visually intrusive. This being said, I think if there are special circumstances, which you feel justify it as a necessity, I would suggest that the materials are acceptable, but it may be worth asking them to paint it black, as white does somewhat draw your eye to it.

APPROVE

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 No development shall commence, before details of the proposed materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.
- 3 Prior to first use, the materials to be used in the construction of the roller grille hereby permitted shall be painted black in order to reduce the impact of the proposal on the Rayleigh Conservation Area.

Relevant Development Plan Policies and Proposals:

Rochford District Council Allocations Plan 2014

Policy RTC4 and Policy CP2 of the Rochford District Council Core Strategy 2011

Rayleigh Centre Area Action Plan 2015

Rayleigh Conservation Area Appraisal 2007

The local Ward Member(s) for the above application are Cllr J D Griffin

Cllr. J C Burton Cllr R R Dray

Appendix 2

16/00323/FUL



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