
22/00022/FUL**7 ARTERIAL PARK, CHELMSFORD ROAD, RAYLEIGH
INSTALLATION OF THREE FLUES**

APPLICANT: 1 TOUCH REPAIR LTD

**ZONING: NEW EMPLOYMENT LAND ALLOCATIONS
NEL 1 – WEST OF THE A1245 , RAYLEIGH**

PARISH: RAYLEIGH TOWN COUNCIL

WARD: WHEATLEY

1 RECOMMENDATION**1.1 It is proposed that the Committee RESOLVES**

That planning permission be approved, subject to the following conditions:-

- (1) The development shall be begun not later than the expiration of three years, beginning with the date of this permission.

REASON: To accord with Section 91 (as amended) of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be built in accordance with the following approved plans:-

- (i) Sheet no. CP/2021/66/01 (site location plan)
- (ii) Sheet no. CP/2021/66/02 (block plan)
- (iii) Sheet no. CP/2021/66/06-A (proposed layout plan)
- (iv) Sheet no. CP/2021/66/07-A (proposed roof plan)
- (v) Sheet no. CP/2021/66/08-A (proposed elevations)

REASON: To clarify the scope of the permission, the details considered and for the avoidance of doubt.

- (3) The external finishing materials of the hereby approved development shall match those on the host building or be those specified in the application unless variation in such materials is first sought and approved by the Local Planning Authority.

REASON: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy CP1 of the Rochford District Council Core Strategy (2011); Policy DM1 of the Development Management Plan (2014); and National Planning Policy Framework (2021).

2 PLANNING APPLICATION DETAILS

The Site and Context

- 2.1 The application site (Unit 7) lies within the new development forming the Arterial Park/Industrial Estate northwest of the junction of the A127 (Southend Arterial Road) and the A1245.

The Proposal and Summary

- 2.2 Planning permission is sought for the installation of three flues pursuant of use of Unit 7 for a high quality specification paint spraying operation and repair of motor vehicles.

The proposed flues are very modest in scale/size and would not appear unduly prominent in the locality. It is considered that the proposed flues would not detract from the host building in terms of scale and external finishing materials and that the proposals would be unlikely to harm the character or appearance of the host building or street scene. The proposals are broadly consistent with Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Development Management Plan (2014) and are acceptable.

3 PLANNING HISTORY

- 3.1 Application No. 18/01022/OUT - Hybrid planning application - full planning application for the erection of buildings for use within Classes B1(c), B2 and B8 with access and servicing arrangements, car parking, landscaping, drainage features and associated highway works (Phase 1); outline planning application for up to 33,500 square metres of employment uses (Classes B1(c), B2 and B8), including means of access with all other matters reserved (Phase 2). Application permitted 14 June 2019.
- 3.2 Condition 6 of 18/01022/OUT - Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (GPDO) as amended, none of the premises as built shall benefit from provisions within the GPDO which allow for a change of use. The development hereby permitted shall be restricted to the uses proposed in this application and for no other purpose.
- 3.3 Application No. 21/00809/FUL - Application for Variation of Condition 2 (list of approved plans) of planning permission 18/01022/OUT - to allow for material changes to the original consent, namely the removal of an attenuation pond and replacement with landscaping and for the provision of 3No. sub stations. Hybrid planning application - full planning application for the erection of

buildings for use within Classes B1(c), B2 and B8 with access and servicing arrangements, car parking, landscaping, drainage features and associated highway works (Phase 1); outline planning application for up to 33,500 square metres of employment uses (Classes B1(c), B2 and B8) including means of access with all other matters reserved (Phase 2). Application permitted 11 February 2022.

- 3.4 Application No. 22/00186/REM (Arterial Park) - Reserved Matters application relating to Appearance, Landscaping, Layout, Access (within the site) and Scale for Phase 2 relating to outline planning permission reference 21/00809/FUL for the erection of buildings for use within Classes B1(c), B2 and B8, plus associated works. Pending.

4 MATERIAL PLANNING CONSIDERATIONS

Assessment

- 4.1 Policy CP1 of the Rochford District Council Core Strategy (2011) promotes high quality design, which has regard to the character of the local area. Design is expected to enhance the local identity of an area. This point is expanded in Policy DM1 of the Council's Development Management Plan (2014) which states that 'The design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality, innovation or initiative'. Policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).
- 4.2 Policy DM1 seeks a high standard of design requiring that developments promote the character of the locality to ensure that development positively contributes to the surrounding built environment. Part (ix) of this policy specifically relates to the promotion of visual amenity.

Principle of Development

- 4.3 The use of unit 7 (spray painting of vehicles Class B2) is consistent with land uses approved under extant planning permission(s) 18/01022/OUT and 21/00809/FUL [that permit Classes B1(c), B2 and B8 uses]. The use provides modest employment opportunity in the locality. The proposal accords with Policy DM32 (Employment Land) and is acceptable in principle.

Impact on Residential Amenity

- 4.4 By reason of orientation, separation distances and scale of proposed flues, it is considered that the proposals would be unlikely to have significant impact on the residential amenities of neighbours and are acceptable.

5 CONSULTATIONS AND REPRESENTATIONS**Rayleigh Town Council**

5.1 No response received.

Neighbour representations

5.2 No response received.

6 EQUALITY AND DIVERSITY IMPLICATIONS

6.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

7 CONCLUSION

7.1 The proposal would put newly completed business premises (pursuant to extant planning permissions 18/01022/OUT and 21/00809/FUL) to approved use and promote employment in the area and by virtue of its size and design is considered an acceptable form of development. The proposal would be unlikely to cause harm to the amenities of the adjacent occupiers. The proposal is therefore considered to comply with Policy CP1 of the Rochford District Council Core Strategy (2011); Policies DM1 and DM32 of the Development Management Plan (2014); and National Planning Policy Framework (2021); and is acceptable.



Marcus Hotten

Assistant Director, Place & Environment

Relevant Development Plan Policies and Proposals

National Planning Policy Framework (2021)
Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving well-designed Places

Core Strategy Adopted Version (December 2011)
Policy CP1 (Design)

Development Management Plan (December 2014)
Policy DM1 (Design of New Developments)
Policy DM30 (Parking Standards)
Policy DM32 (Employment Land)

SPGs/SPDs/Guide & Advice
Parking Standards: Design and Good Practice Supplementary Planning Document
(December 2010)

Supplementary Planning Document 2 (January 2007) – Housing Design

The Essex Design Guide (2018)

Natural England Standing Advice

Background Papers:-

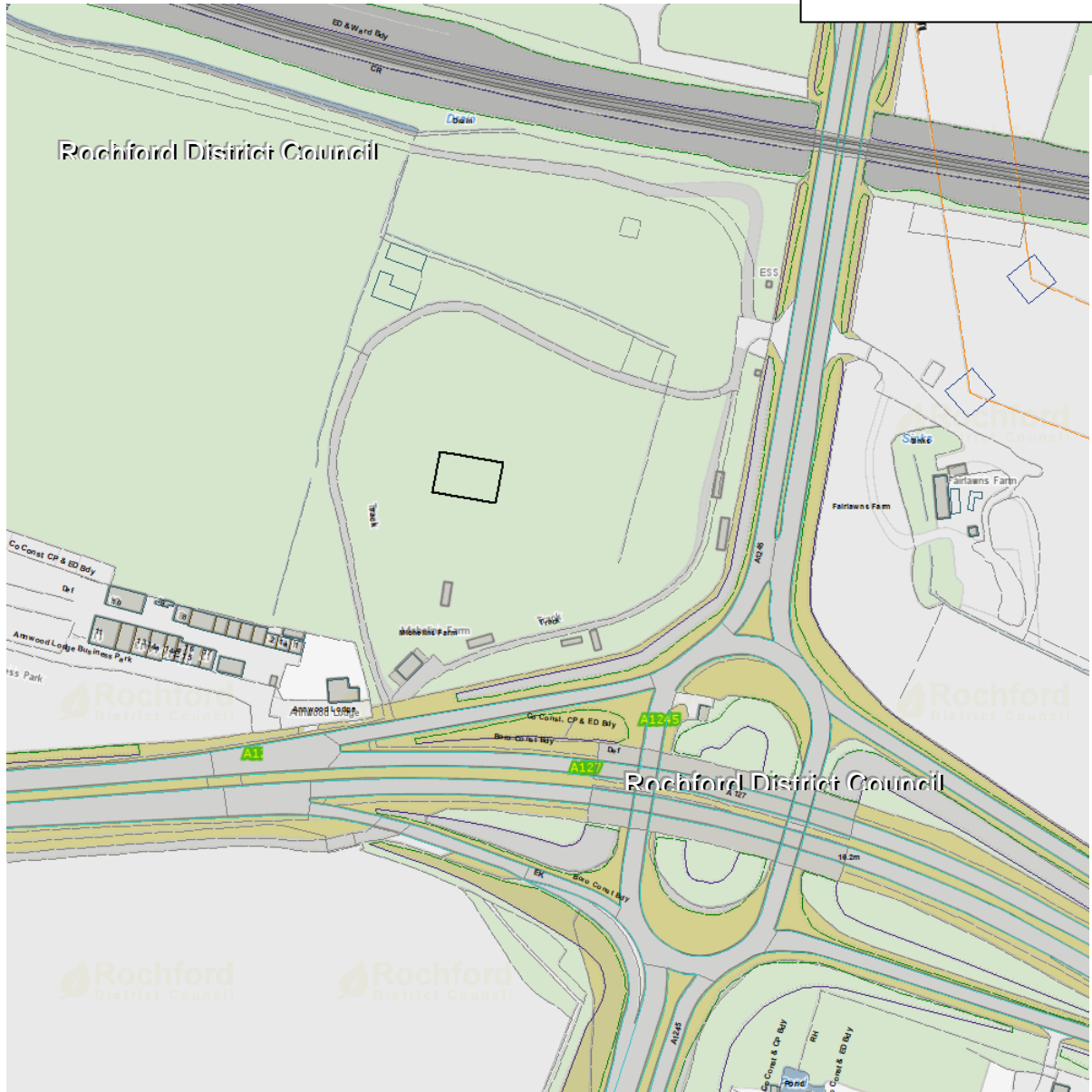
None.

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

22/00022/FUL



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