



**Rochford District
Council**

APPLICATION NO.	23/00342/FUL
ADDRESS	Rochford Recreation Ground Pavilion, Stambridge Road Rochford Essex SS4 1ED
APPLICATION DETAILS	Single storey front and side extension, alterations to fenestration and addition of a patio area to front and 1.2m wide tarmac footpath
APPLICANT	Mr. T Eede
ZONING	Unallocated
PARISH	Rochford Parish Council
WARD	Roche North And Rural

REPORT SUMMARY

This application is referred to the Development Control Committee in the interests of openness, accountability and transparency as the subject site is owned by Rochford District Council.

The proposal involves a front and side extension to the existing clubhouse at Rochford Recreation Ground which is leased to Rochford Town Sports & Social Club. The extension would allow the club to extend the social area, provide additional toilets and storage and two further changing rooms. The extensions would encroach onto the playing field to the south and west of the clubhouse.

RECOMMENDATION

It is proposed that the Committee **RESOLVES**

That planning permission be approved subject to the following conditions:

Conditions

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The Development hereby approved shall be carried out in total accordance with the approved plans numbered 04 (Site Plan) and 01A (Location Plan) received by the Local Planning Authority on 18th May 2023 and plan references 03B (Proposed Floor Plan and Elevations) and 01 (Proposed and Existing Site Plan) received by the Local Planning Authority on the 19th April 2023.

REASON: For the avoidance of doubt and to specify the plans to which the permission relates.

Submission of external materials

3. No development involving the use of any facing or roofing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless any variation is agreed in writing by the Local Planning Authority.

REASON: To ensure the external appearance of the building/structure is acceptable having regard to Policy DM1 of the Council's Local Development Framework's Development Management Plan.

Limitations as to use

4. The development hereby permitted (Use Classes E(b) and E(d)) shall be used for assembly and leisure and restaurant / café use only and for no other purpose (including any other purpose in Class E of the Schedule to the Town and County Planning (Use Classes)) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order, with or without modification.

REASON: Having regard to the nature of the site and the particular circumstances of the application in the interests of the amenity of nearby residential occupiers.

Limitations on hours

5. The use hereby permitted shall only take place between the hours of 09.00 and 23.00 Monday to Sunday.

REASON: To satisfactorily protect the residential amenities of nearby occupiers.

Tree Protection measures

6. No development, ground works or demolition shall take place until a method statement for no-dig construction is submitted to and approved in writing by Rochford District Council for the construction of the proposed pathway linking the car park and the pavilion building as shown on plan reference 04 received by the Local Planning Authority on 18th May 2023. The path shall be constructed as a starting phase of development to provide suitable ground protection for the development access. The finished surface may be left until the end phase of development. The details to be submitted shall be further supported by a statement for arboricultural supervision to ensure compliance during the construction phase with the supply of evidence of photos of the installation.

REASON: To ensure the protection of nearby trees and hedgerow and in the interests of the appearance of the development in the locality.

Tree Protection measures

7. No demolition, ground works or development shall take place until all trees as identified on the tree protection plan as supplied by Andrew Day consulting, have been protected in accordance with the plan and method statement as provided. Prior to demolition and during the construction phase photos shall be sent to the local planning authority showing the barriers and ground protection to ensure compliance.

REASON: To ensure the protection of trees in the locality and in the interest of visual amenity generally afforded by trees on the site.

Restriction on floodlighting

8. No floodlights or other means of artificially illuminating any part of the site shall be installed and/or operated, whether or not in association with the use of the site hereby permitted without the written prior approval of the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over such means of illumination, in the interests of residential amenity.
Provision of cycle parking

9. Prior to first occupation, the cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with County Highways Policy DM8.

Off street construction materials storage

10. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

REASON: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with County Highways policy DM1.

1.0 PLANNING APPLICATION DETAILS

DRAWING NOS.	04 (Site Plan), 01A (Location Plan), 03B (Proposed Floor Plan and Elevations) and 01 (Proposed and Existing Site Plan)
SUBMITTED DOCUMENTS	Design and Access Statement Phase I Contamination Risk Assessment

- 1.1 The application site is located wholly within Rochford, in a predominately residential setting. The site occupies an area of approximately 0.1 hectares of part of a larger playing field. The application site comprises a single-storey brick and concrete construction clubhouse, with a flat, felt-covered roof. Situated immediately to the west of the building is a metal storage container. A concrete paving slab apron was noted at the front of the clubhouse and a concrete paving slab pathway running along the rear of the clubhouse. To the east of the subject property approximately 100m away is a relatively large car park that also serves a playground and the Rochford Bowls Club.

- 1.2 The proposal involves a front and side extension to the clubhouse which is leased to Rochford Town Sports & Social Club. The extension would allow the club to extend the social area, provide additional toilets and storage and two further changing rooms. The extensions would encroach onto the playing field to the south and west of the clubhouse.

2.0 MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 2.1 The latest version of the National Planning Policy Framework ('the Framework') was revised in December 2023. Like earlier versions it emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development, through three overarching objectives – economic, social and environmental. It makes it plain that planning policies and decisions should play an active role in guiding development towards sustainable solutions but should take local circumstances into account, to reflect the character, needs and opportunities of each area. The framework emphasises the focus on design quality, not only for sites individually but for places as a whole.
- 2.2 To ensure that sustainable development is pursued in a positive way there is a presumption in favour of sustainable development at the heart of the Framework. Paragraph 11 of the Framework explains that for decision-taking this means, firstly, approving development proposals that accord with an up-to-date development plan without delay. If there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, then planning permission should be granted unless the application of policies in the Framework (rather than those in development plans) that protect areas (which includes habitat sites and/or land designated as Green Belt) or assets of particular importance, provide a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Design

- 2.3 Good design is promoted by the National Planning Policy Framework (NPPF) as an essential element of sustainable development. It advises that planning permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.
- 2.4 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 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).

- 2.5 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, part (x) refers to establishing a positive relationship with existing and nearby buildings.
- 2.6 Furthermore, policy DM1 seeks to ensure that any alterations or extensions to buildings are harmonious in character, scale, form and proposed materials with the existing building, have an acceptable relationship with adjacent properties and have an acceptable visual impact in terms of the streetscene. The NPPF advocates and infers that proposals should create high quality places which maintain a strong sense of quality and place. As previously stated, the application site is located adjacent to several playing fields and to the south is Rochford Conservation Area, but this does not wash over the site. Whilst to the north are numerous residential properties and the Metropolitan Green Belt beyond. Whereas, to the east is a car park and bowling green. Alterations and extensions to buildings are generally acceptable in principle, subject to appropriate design, scale and massing, appropriate use of facing materials and is sympathetic to neighbour amenity, in accordance with Local Plan Policy DM1.
- 2.7 The issue is therefore whether this proposal is appropriate in terms of scale, height, position, materials and relationship with the surrounding area.
- 2.8 The existing structure is in a poor state of repair, does not possess any architectural merit and in its present form, detracts from the character and appearance of the local environ.
- 2.9 The existing building measures approximately 22m long by 7.6m deep and is 3.8m high. The external footprint of the building is elongated rectilinear in form and the external floor area measures roughly 172m². According to plan reference 03B the applicant is proposing to erect an extension on the west facing aspect of the host building, which will also wrap around the front. The proposed extension will have a footprint which is roughly in the shape of a letter ‘L’. The proposal will result in a building measuring 37m long and 11m deep (at the widest points) and the height will be maintained at 3.8m. The external footprint of the proposed extension measures approximately 266m² (combined 438m²). In order to accommodate the proposed development, the

existing metal storage container which is located to the west of the existing building will be removed in order to make way for the proposal.

- 2.10 According to the submitted planning application forms/plans, the proposed extension will be constructed with silicone render and incorporating brick piers under a modern flat roofing system, to match the existing building. All new PCA windows, door and roller shutter over the top to be finished in black. Black UPVC soffits and fascia would surround the whole building with a 600mm overhang to prevent climbing. Notwithstanding this, it is considered that a condition to agree final details of external materials are agreed, in the event that planning permission is approved.
- 2.11 The proposal will incorporate various sized apertures on the elevations which will help to break up the scale and mass of the building and help to make it appear less solid. It is not considered that the proposed apertures will appear incongruous or disharmonious and to the contrary they will help the proposal assimilate into the wider environ. A paved slab apron will wrap around the majority of the exterior of the building. No objections are raised to this element of the proposal. Internally the additional accommodation will comprise changing rooms, toilets and enlarged sitting area.
- 2.12 Based on the above, it is considered that the proposed development would improve the character and appearance of the area and whilst still functional and utilitarian in appearance, be an improvement to the current building in-situ. The proposal will help to improve and retain this important community facility. The design is therefore considered to be acceptable subject to the use of high-quality external materials which would be secured by condition. It is considered that the proposal complies with the Council's policy DM1 and guidance advocated within the NPPF.
- 2.13 Linking the existing building to the nearby car park, which is located to the east of the pavilion, is a well-trodden path in the turf. In inclement weather this path gets get very muddy and patrons using the clubhouse tread the mud into the building making it appear unkempt. Therefore, the applicant is proposing to install a tarmac footpath linking the building to the neighbouring car park. The proposed footpath will measure 1.2m wide by approximately 107m long. It is not considered that the proposal will appear as discordant or inappropriate feature and will be seen against a backdrop of mature hedgerow and trees, which help to incorporate the path into the wider environ. This element of the proposal is also considered acceptable.

Residential Amenity

- 2.14 Paragraph 135 (f) of the NPPF seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard

of amenity for existing and future users. This is reflected in the Council's Policy DM1, which seeks to ensure that new developments avoid overlooking, ensuring privacy and promoting visual amenity, and create a positive relationship with existing and nearby buildings.

- 2.15 Amenity is defined as a set of conditions that one ought reasonably to expect to enjoy on an everyday basis. When considering any development subject of a planning application, a Local Planning Authority must give due regard to any significant and demonstrable impacts which would arise as a consequence of the implementation of a development proposal. This impact can be in terms of overlooking, loss of light or creating a degree of overbearing enclosure (often referred to as the tunnelling effect) affecting the amenity of adjacent properties.
- 2.16 The nearest residential properties are located some 10 metres to the north and separating these properties from the application site is a stone wall approximately 1.4m high with a wire mesh fence on top measuring roughly 2m (in total). Furthermore, the boundary is demarcated by mature hedgerow, which is punctuated at sporadic intervals by mature trees. Overall, considering the scale, nature, design, separation distances and intervening boundary treatment, the proposal broadly complies with the aims and objectives of Policy DM1. The proposed building would not give rise to issues relating to loss of privacy, loss of light or direct overlooking.
- 2.17 Notwithstanding the above, the playing of amplified music and amplified voice would be of particular concern during late evening hours – but could also create problems at other times – dependant on the type of event, type of music and volume levels. In addition, if weddings or events were held which involved the gathering of numbers of persons outdoors – this could result in noise impact from 'an accumulation of people'. Again, this would have most impact during late evening / nighttime hours, when the general background noise level falls and nearby residents may wish to sleep. However, the potential for noise complaint / noise impact at other times remains possible.
- 2.18 In order to address this issue, the applicant as part of their Design and Access statement, state that "The extension is solely connected to the football club matches, functions and meetings. These uses shall not take place outside the hours of 9am to 11pm Monday to Sunday". The case officer considers it prudent to attach a condition restricting the hours of use to those specified within the Design and Access Statement.

Trees

- 2.19 Policy DM25 of the of the Development Management Plan 2014 states that:

“Development should seek to conserve and enhance existing trees and woodlands, particularly Ancient Woodland. Development which would adversely affect, directly or indirectly, existing trees and/or woodlands will only be permitted if it can be proven that the reasons for the development outweigh the need to retain the feature and that mitigating measures can be provided for, which would reinstate the nature conservation value of the features.

Where development would result in the unavoidable loss or deterioration of existing trees and/or woodlands, then appropriate mitigation measures should be implemented to offset any detrimental impact through the replacement of equivalent value and/or area as appropriate”.

- 2.20 The case officer noted that there are several trees which are situated along the boundary of the existing pavilion and the adjacent footpath, which are both the subject of this application. The Councils Arboriculturist Officer was consulted in regard to the proposed development and stated “There are a number of trees on the boundary that may be affected by the proposal. I would suggest the applicant supply an impact assessment to determine the feasibility and mitigation required to implement the design”.
- 2.21 The applicant submitted an arboricultural report which was produced by the Andrew Day Arboricultural Consultancy dated September 2023. The report concludes that in order to implement this development:
- None of the trees will need to be removed or worked on;
 - Part of the outer RPA (Root Protection Area) of T2 & T9 will be partially crossed with hard surfacing for paving, it is unlikely that constructing this in a traditional manner will impact on the tree’s health or longevity. BS5837:2012 allows for shallow surfaces such as this to cross the RPA as long as no more than 20% of the total area is occupied. In this case it is not;
 - If a traditional construction method is not permitted for the hard surfaces in the RPA, a ‘No Dig’ construction solution can be used instead;
 - Where access slightly across the RPA is likely to be required, the relevant permissions will be in place and suitable ground protection laid down before access is allowed; and
 - The trees can be adequately protected from construction pressures by implementing and adhering to the protection measures provided in the method statement.
- 2.22 The Councils arboriculturist was reconsulted following the receipt of the arboricultural report and raises no objection subject to conditions to require hand dig for the hard landscaping and tree protection measures during the construction phase in order to prevent/minimize impact.

- 2.23 To conclude, the Council's arboriculturist has reviewed the submitted information and determines there would be no unacceptable impact on trees/landscape in the immediate vicinity of the proposal subject to the imposition of the aforementioned conditions. There is no reason for the Local Planning Authority to take an alternative view and as such the proposal broadly complies with policy DM25.

Flooding

- 2.24 According to the Environment Agency's Flood Risk Map the application site is located entirely in Flood Zone 1, where there is the lowest probability of flooding from rivers and the sea and to where development should be directed. As such the development is compatible with the advice advocated within the NPPF.

Contaminated Land

- 2.25 Paragraph 190 to The National Planning Policy Framework (Ground Conditions and Pollution) indicates that where a site is affected by contamination or land stability issues, responsibility for securing a safe environment rests with the developer and/or the landowner. Paragraph 191 indicates that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. Any potential adverse impacts arising from a development should be mitigated. Given the historic use of the site ground contamination is a particularly relevant matter for consideration.
- 2.26 The legislative framework for the regulation of contaminated land is embodied in Part IIA of the Environmental Protection Act 1990, implemented in the Contaminated Land (England) Regulations 2000. This legislation allows for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment. The approach adopted by UK contaminated land policy is that of "suitability for use" which implies that the land should be suitable for its current use and made suitable for any proposed future use. The Council's Core Strategy policy ENV11 advises that the presence of contaminated land is not in itself a reason to resist development but requires that sites be subject to thorough investigation and that necessary remediation is carried out.
- 2.27 The applicant as part of his submission, has included a Phase I Contamination Risk Assessment produced by Ground and Environmental Services Ltd dated May 2023 which was carried out to identify potential contamination from previous or current uses of the site and surrounding area, and to provide an initial assessment of geological and geotechnical aspects of the site and how the proposed development or surrounding environment might be affected.

- 2.28 The report reaches the following conclusions: -
- The site has been a clubhouse/pavilion since circa 1930s, prior to which it was part of a large open field.
 - The geology underlying the site is anticipated to comprise London Clay, with superficial River Terrace Deposits.
 - The site is set upon Unproductive strata and is not situated within a Groundwater Source Protection Zone.
 - No visual evidence of potential sources of significant ground contamination was identified during the historical map search or site walkover.
 - No suspected asbestos containing material was identified during the site walkover. Any suspected asbestos materials should be handled by an appropriately qualified person and should be removed and taken to a suitably licensed waste site.
 - The risks to water resources, and buried services are considered to be low in the absence of any significant sources of ground contamination.
 - Desk Study data has identified the presence of an historical landfill located on site and to the northwest of the site. The possibility of landfill gases migrating towards the site can therefore not be discounted and it is recommended that this should be investigated to ascertain whether any gas protection measures should be incorporated into any proposed structures constructed on the site.
 - In the absence of a more detailed gas investigation of the site, the risks to human health, and buildings is considered to be low-moderate.
- 2.29 The submitted report does not recommend that a phase II contaminated land assessment is required. It is considered, in light of the above conclusions and given that there are sufficient safeguards in place, for example the Environmental Protection Act and Building Control, in particular, Approved Document Part C Site Preparation and resistance to contaminants and moisture, the proposed development complies with policy ENV11.

Parking

- 2.30 Policies DM1 and DM3 of the Council's Development Management Plan require sufficient car parking, whereas Policy DM30 of the Development Management Plan aims to create and maintain an accessible environment, requiring development proposals to provide sufficient parking facilities having regard to the Council's adopted parking standards.
- 2.31 The Parking Standards Design and Good Practice guide (2010) states that car parking spaces are required with dimensions of 5.5m x 2.9m.

- 2.32 In accordance with paragraph 115 of the framework, it must be noted that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.33 Given that parking provision in this case is tested against the number of pitches and not the size of the resultant pavilion, the proposal would not alter the current parking requirement at the site or result in an increase in parking provision to the application site. Furthermore, the existing access/egress arrangements will remain unaltered. Therefore, no concerns are raised with regards to highway and pedestrian safety.
- 2.34 The case officer observed to the east of the application site is an 80-space car park which is situated off Stillwells, Rochford. Furthermore, the application site is situated in a sustainable location being in close proximity to Rochford town centre and is easily accessible by a range of transport modes. The proposed development results in no material change in terms of the use of the application site when compared with its lawful use with no restrictions on use. Whilst the proposal would result in additional floorspace, and by reason of its improved offer, maybe resulting in greater demand of parking provision, having regard to the highly sustainable location, despite the increase in floorspace, given the availability of parking within the vicinity of the site, the proposal is found to be acceptable in terms of highways and parking. Furthermore, Colleagues in Essex County Council Highways Department have been consulted and stipulate that *“The proposal includes extensions to provide a larger facility. A hard surfaced footpath is included that will provide a suitable connection from the pavilion to the car park...from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority”* subject to the imposition of conditions relating to cycle parking and reception and storage of materials. There is no reason for the Local Planning Authority to take an alternative view.

Sports & Community Facilities

- 2.35 As previously stated, the proposal seeks planning consent to upgrade the existing facilities already offered on site by increasing the size of the pavilion. The existing structure is approximately 50 years old and is in a poor state of repair and its current visual appearance detracts from the local environ. Furthermore, the facilities which are currently offered wholly inadequate.
- 2.36 The proposed alterations and extension are intended to provide more capacity in the social area to support football matches, meetings and functions. The additional changing rooms would provide more changing capacity for supporting the use of the football pitches on the site. This is important due to the existing changing room layout as well as being dated, do not meet the

Football Foundation's guidance on changing room areas, shower provision or safeguarding. A larger footprint would allow the club to remodel the changing room part of the clubhouse at a later date to provide modern changing facilities that are responsive to current needs. In light of the above, the improvement of a sport and community facility is a general aspiration shared by the NPPF and the Council's planning policies.

- 2.37 The Council's Policy DM16 specifies that development of new sports facilities will be supported where it is demonstrated that the proposal has been considered in light of Sport England Guidance. Sport England have confirmed that the application meets Exception 2 of their Playing Fields Policy, in that: *'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use'*. The proposal therefore complies with local planning policies relating to the provision of sport and leisure facilities and guidance advocated within the NPPF.

Ecology

- 2.38 The proposed extension will be sited partially on existing hardstanding and turf. Furthermore, the proposal will necessitate the removal of the existing storage container, which has been sited to the west of the existing building. The proposed path, which will measure approximately 1.2m wide by 107m long (approx.) linking the existing car park to the subject site. According to the application the proposal will not require the removal of any trees. Therefore, considering the nature of the existing building which is regularly frequented by patrons of the clubhouse and the surrounding turf is regularly mowed, it is considered that the application site has limited ecological value and the proposal will not have any detrimental impact on protected species.

Other Matters

- 2.39 Some neighbours have raised concerns relating to the construction phase of the proposal and wanting reassurance that there would be no significant disruption due to builder's vans, equipment, noise, and mess. These comments are noted. Some noise is not uncommonly associated with construction however this should be for a limited period of time. Vehicles associated with construction or with patrons frequenting the site may be able to park adjacent to the site or on the road but should not cause obstruction, for example blocking peoples drives, this would then be a matter which could be dealt with by the Police who have the appropriate legislation and powers to ensure access. Furthermore, some neighbours have raised concerns that local youths already climb on the roof of the building and throw items into their garden and other forms of anti-social behaviour and they are concerned if the proposal is allowed this will make the situation worse. Once again, whilst the

concerns of the neighbours are noted these matters could be dealt with by the Police. The planning system should not duplicate other legislation.

3.0 CONSULTATIONS AND REPRESENTATIONS

- 3.1 Rochford Parish Council: No comments received.
- 3.2 Essex County Council Highways: No objection subject to conditions relating to cycle parking, reception and storage of materials and standard informatives.
- 3.3 Sport England: Raise no objection to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 99 of the NPPF (now paragraph 103). No conditions are requested on this occasion.
- 3.4 Rochford District Council Arboricultural Officer: No objection subject to conditions hand dig for the hard landscaping and tree protection measures during the construction phase in order to prevent/minimize impact.

3.5 Neighbour representations:

Two letters have been received from the following addresses:

Doggetts Close: 24, 30.

And which in the main make the following comments and objections:

- People are parking close to junctions and on pavements;
- Where will the construction workers park their vehicles?;
- There is a lot of noise from car doors being slammed and people fighting in the lane;
- Youths have climbed on the roof of the existing building and thrown stuff into our garden
- There is no consideration for parking in the area will drives and junctions routinely blocked or obstructed and this has a impact on road safety;
- Will they be able to hold parties beyond their licensing hours;
- We can hear loud music being played regularly;
- We need resident parking permits or better enforcement.

4.0 EQUALITY AND DIVERSITY IMPLICATIONS

- 4.1 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.

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5.0 CONSULTATION DIRECTION

- 5.1 The Town and Country Planning (Consultation) (England) Direction 2021 requires that the Council consult the Secretary of State on certain planning applications where the local planning authority does not propose to refuse the application.
- 5.2 The proposal has been reviewed against the criteria for referral to the Secretary of State and it is confirmed that the Council would not be required to consult the Secretary of State prior to issuing a grant of planning permission in respect of this application.



Steve Summers
Strategic Director

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RELEVANT DEVELOPMENT PLAN POLICIES AND PROPOSALS

National Planning Policy Framework 2023

Core Strategy Adopted Version (December 2011) Policies CP1, ENV11

Development Management Plan (December 2014) – policies DM1, DM8, DM16, DM25, DM30

Parking Standards: Design and Good Practice Supplementary Planning Document
(December 2010)

The Essex Design Guide (2018)

Natural England Standing Advice

BACKGROUND PAPERS

None.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date

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

