

ITEM 7

18/01064/FUL

Land Rear of 37 and 39 Down Hall Road, Rayleigh

Full Consultation Response from Rayleigh Town Council

The Town Council objects to this application due to the narrow access road, especially for emergency services and service lorries and parking issues; it is an undesirable form of backland development.

ITEM 8

17/00877/OUT

Cherry Orchard Brick Works, Cherry Orchard Lane, Rochford

A letter has been received from consultants Glennys submitted by the applicant which makes the following points in support of the application:-

Glennys has been asked to comment on the accuracy of a report from Ayers & Cruiks dated 13 March 2019 demonstrating a lack of new built office demand in the Southend/Rochford area in connection with the above proposed development.

The application for a substantial retirement housing development on the site is at odds with the London Southend Airport Environs Joint Area Action Plan – approved 2014. The brick works site is part of the area covered by policy E3 Saxon Business Park which envisages the creation of 20,000 sq metres of B1/education floor space. Furthermore, Policy E4 aspires for the development of “a landmark building and entrance feature/gateway establishing the identity of the area as a high quality business park”.

From a regional development perspective, the quantity of speculatively built commercial accommodation in Essex has gradually increased since the start of 2013, albeit this activity is entirely focused on the light industrial and distribution sectors in existing established core locations.

Chelmsford City is the premier office location in Essex and the focus of leasing activity, especially where requirements seek headquarter style buildings. We are aware of only one office development in recent times in Chelmsford, on the central former Anglia Ruskin University site. The Genesis Housing Association re-

development allowed for the refurbishment of the historic law building to provide some 18,750 sq ft of offices, albeit as part of a wider residential scheme and therefore this is not a true office development.

Over the past five years the regional office market has been characterised by the continuing loss of office buildings to permitted residential development with the loss of key town centre buildings in Chelmsford, Basildon, Brentwood, Romford and Southend.

Major office development of the quantum envisaged at the subject site is limited to opportunities within the wider East London region, as evidenced by Lendlease's TIQ (The International Quarter) providing up to 4,000,000 sq ft in Stratford. At Royal Albert Docks in Newham opposite London City Airport, developer ABP is able to provide up to 3,300,000 sq ft and the first speculative phase of 460,000 sq ft has just been launched.

The office market in Southend and Rochford is considered tertiary within the regional context and has been dominated by the clustering of old multi-storey buildings in Victoria Avenue, many of which have suffered long vacancies and are functionally obsolete. Numerous buildings have been converted to residential, including the former Heath House 165,000 sq ft, Baryta House and The Pinnacles. Portcullis House of 90,000 sq ft was entirely demolished due to lack of demand and to mitigate empty rates payments.

Glenny was involved in the last major local office development comprising three, two storey high quality buildings at The Garrison Shoeburyness totalling approximately 20,000 sq ft which were built as part of the residential developer's planning obligation to provide employment space within a residential-led development. These took approximately five years of marketing and void to secure occupiers due to generally poor demand, the isolated location and a lack of immediate amenities.

Glenny is familiar with the master plan aspirations for the adjacent Airport Business Park and did provide marketing advice and recommendations to Henry Boot in May 2016 when they were selecting an agency team. We were broadly critical of the master plan which envisaged office accommodation in excess of 500,000 sq ft and industrial accommodation of almost 350,000 sq ft, but narrowly confined to B2 General Industrial uses rather than B8 Warehousing and Distribution. Based upon our analysis of take-up of office accommodation in Southend over a 6-year period from 2010 (according to EGPropertylink/CoStar data) we then suggested that the scale of office accommodation targeted would take some 15 years to achieve. We are not aware of any effective interest in office development at the master plan site since our preliminary advice in 2016.

We concur with Ayers & Cruiks' general assessment as to limited office demand in the Southend area, based on direct experience at Gladedale's Garrison office development and having regard to the long void periods suffered in Victoria Avenue with virtually zero appetite to refurbish older buildings for a continued office use.

It is our opinion that office development in this location is not viable owing to a lack of sustainable demand and generation of poor rental values. In the climate of rising construction costs, we believe it is necessary to achieve a minimum of £20 per sq ft on lettings and some £260 per sq ft for freehold sales which are highly aspirational figures that have failed to be achieved in the Southend area.

There has been a limited initial phase of development and infrastructure works to provide a roundabout access to the business park from Cherry Orchard Way, nonetheless in terms of amenity provision there are no facilities on site or in the near vicinity to serve business park occupiers.

It is our opinion that the current poor connectivity of the site to the nearest station at Rochford and lack of on site facilities will further deter demand from the office sector.

Taking the above into consideration, we are able to fully support the comments of the Ayers & Cruiks report and would conclude that the subject site is not suitable for a business park development on the grounds of limited historic office demand in the location, viability concerns, poor connectivity and lack of amenity provision.

ITEM 9

19/01022/OUT

Michelin Farm, Arterial Road, Rayleigh

1. Revised financial contribution figure of up to £473,878 for off site early years and childcare provision.
2. Minor revisions made to the wording of the following conditions:-

Condition 14: No surface drainage works should take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Condition 15: No construction works other than enabling works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and prevent pollution has been submitted to,

and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Condition 16: The development should not be occupied until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing by the Local planning authority.

Condition 20 - Prior to each phase of development approved by this planning permission no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

No occupation of any part of the permitted development/of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring and maintenance plan shall be implemented as approved.

No development should take place until a long term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the local planning authority, shall be submitted to and approved in writing by the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the local planning authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the local planning authority.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Condition 21 - The design of the development shall be of such a standard that it will protect from the nearest noise receptors from external and internal noise. Noise mitigation measures must be carried out in accordance with the approved Noise Assessment (Section 6) produced by WYG (reference A110509 dated 28 September 2018) to ensure that the nearest noise receptors are not exposed to daytime and evening noise levels exceeding 50 dB(A), L_{Aeq} , 1hr in outdoor living areas and 25 dB(A), L_{Aeq} , 1 hr for indoor living areas.

Condition 24 - Where used, only visual, broadband reversing alarms and/or tonal reversing beepers will be permitted on vehicles operating and based on the site.

Condition 25 - No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Condition 33 – All buildings within the site shall achieve at least 10% of their energy from decentralised and renewable or low carbon sources, unless this cannot be achieved for reasons of viability in which case details of the rating that can be achieved, including details to demonstrate the viability case why 10% cannot be achieved, shall be submitted to and approved in writing by the local planning authority. If an alternative percentage of energy from decentralised and renewable or low carbon sources is approved for the buildings this shall be met.

ITEM 10

19/00315/REM

Land North Of London Road and South of Rawreth Lane and West of Rawreth Industrial Estate, Rawreth Lane, Rayleigh

1. ECC Lead Local Flood Authority

Having reviewed the Surface Water Drainage Strategy and the associated documents which accompanied the planning application, we do not object to the granting of the planning permission 19/00315/REM. It is in line with the approved outline drainage strategy and as such should be subject to the same conditions applied to the outline application (15/00362/OUT).

2. Agent Comments (Regarding Pond Safety)

By way of background, the overriding approach to the green spaces around Wolsey Park is to maximise public access for the health and amenity benefits open spaces can offer, except in locations where there is a need to protect private property, public safety or ecological habitat.

With respect to the storage pond included within the Reserved Matters application 19/00315/REM, it is one of four storage ponds planned at Wolsey Park. The purpose of these ponds is to:

- Reduce surface water run off from the site into Rawreth Brook
- Control and manage water flows, by storing and holding water on site through a series of sustainable drainage features.

In 2018, the first two storage ponds were approved by the Council under planning reference 17/00588/REM. Subsequent to that planning approval, an independent sustainable urban drainage scheme (SUDs) safety review of these two ponds was undertaken by RoSPA (The Royal Society for the Prevention of Accidents) to review their safety in terms of providing public access and to advise on what precautionary measures should be installed. A RoSPA sustainable urban drainage scheme (SUDs) safety review is an essential prerequisite of the process of adoption of drainage features by Anglian Water. In reviewing the design of the first two ponds, RoSPA concluded that it was not necessary to prevent public access to them through the installation of fencing or defensive planting.

With respect to the third storage pond (pond 3), which is the pond the subject of this Reserved Matters application (19/00315/REM), in normal climatic conditions the pond is designed to maintain a static water level of approximately 50cm except in times of high rain fall or during hot periods. The inward edges of Pond 3 have been

designed to have slopes of between 1 in 3 and 1 in 4 which is of a sufficient gradient to enable people to climb out of the pond with relative ease taking into account potential water levels.

Should planning permission be granted, the design of pond 3 will be reviewed by RoSPA who will advise whether any measures are required to be installed as part of its adoption to prevent public access on the grounds of public safety. Should RoSPA conclude that there is a requirement for any fencing to be installed, this would need to be approved via discharge of condition 21.

3. Officer Comments

Officer recommendation remains that of approval.

ITEM 12(1)

19/00257/FUL

33 Eastwood Road, Rayleigh

1. Neighbour Responses (25B and 31C Eastwood Road, 19B and 31B Ulfa Court)

These can be summarised as follows:

- Find proposed change of use alarming;
- Already have a pub/bar below which causes a lot of noise and disturbance - brawls and other public disorders, patrons outside bar smoking and shouting; and
- Problems with private parking - 33 has one reserved space; already experienced problems with staff and patrons of current bar parking in residents' spaces and blocking entrances. A further pub would exacerbate the situation.

2. Response in Support (35 Henley Crescent, Westcliff-on-Sea)

This response can be summarised as follows:

- Would commend this application to the Committee;
- Micropubs have shorter opening hours than conventional pubs, are generally frequented by people more interested in enjoying the variety and quality of (predominantly) beer on offer than becoming incapable and, by virtue of their size, are friendly community spaces; and
- Through these characteristics they provide a community asset with little or no adverse impact on neighbouring properties.

3. Officer Comments

Officer recommendation remains that of approval.