

**ITEM 6 - APPLICATION NO. 23/00358/FUL – LAND
OPPOSITE SEARLES YARD, TRENDERS AVENUE,
RAYLEIGH**

1. Proposed Dayroom

- 1.1 As discussed within the officer report, the stable block would be retained/changed use to be utilised as a dayroom. Officers made a judgement on the appropriateness of the scale of the building within the officer report (paragraphs 2.58 and 2.59) and made reference to the request to the agent for a floor plan of the dayroom to be submitted. Subsequently, a floor plan of the dayroom has now been submitted (drawing no. 005 REV 01). It is considered that the assessment made within the officer report remains relevant in regard to the submitted floor plan.
- 1.2 The planning agent for the applicant has provided additional clarification on the scale stating that the dayroom would provide facilities that enable the occupants of the caravans to minimise the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene. The dayroom would serve both pitches as a communal utility space.
- 1.3 To ensure the stable block is amended internally to reflect the layout depicted within the floor plan, it would be listed as an approved plan within condition 3 (as listed within the officer report). Point 3 of the addendum will speak to this amendment.

2. Site Layout Plan Amendments

- 2.1 Following review of the proposed site layout plan, it was noted that there were some of the key/legend items that were not applicable to the proposal. Officers requested these items were removed from the key/legend to avoid confusion and an amended plan which has removed those items has been submitted. The amended site plan (drawing no. 003 REV P03) would substitute the site plan (drawing no. 003 REV P02) listed within conditions 3, 6, 8 and 10 of the officer report. Point 3 of the addendum will speak to this amendment.

3. Amendments to Drawing Numbers within Conditions

3.1 As discussed above, condition 3 (approved plans) would substitute drawing no. 003 REV P02 to allow for the amended site plan drawing no. 003 REV P03. Condition 3 would also be amended to include drawing no. 005 REV 01. Condition 3 would be amended to be worded as follows:

[3] The development hereby permitted shall be carried out in complete accordance with the following approved plans: 001 REV P01; 002 REV P01; 003 REV P03; 005 REV 01.

3.2 In addition, condition 6 (boundary treatments), condition 8 (retention of soft landscaping) and condition 10 (planting details) would substitute drawing no. 003 REV P02 with drawing no. 003 REV P03. These conditions would be amended to be worded as follows:

[6] Prior to the caravans being brought onto the site, an alternative boundary treatment to replace the closeboarded timber fence as depicted on drawing no. 003 REV P03, shall be submitted to and agreed in writing by the local planning authority. The agreed boundary treatment shall be installed in complete accordance with those details agreed prior to the first use of the site for residential purposes.

[8] The existing trees and hedgerow within the application site depicted between the points A to F on the approved drawing no. 003 REV P03, shall be retained and shall not be removed or otherwise reduced in height, without the prior written agreement of the local planning authority. Any tree or shrub removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective within the lifetime of the development, shall be replaced by the applicant(s), with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

[10] Prior to the planting of the trees and hedge as depicted on drawing no. 003 REV P03, details of the species, spacing and planting method of these trees and hedge shall be submitted to and agreed in writing by the local planning authority. Those details as may be agreed shall be implemented in their 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 be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the applicant(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.

4. Amendment to Condition 11 (foul drainage)

4.1 It is recommended that condition 11 be amended to provide an implementation timeframe to ensure the development provides the foul drainage details that would be agreed as part of this condition. Condition 11 would be amended as follows:

[11] Prior to the caravans being brought onto site, details of the foul drainage system to serve the development hereby approved and a foul drainage maintenance plan shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority prior to the first occupation of the site and maintained in the approved form thereafter.

**ITEM 7 - APPLICATION NO. 2300497/FUL – LAND WEST
SIDE JUNCTION OF MAGNOLIA ROAD AND LINCOLN
ROAD**

1. Site Layout Plan Amendments

1.1 Following review of the proposed site layout plan, it was noted that there were some of the key/legend items that were not applicable to the proposal. Officers requested these items were removed from the key/legend to avoid confusion and an amended plan which has removed those items has been submitted. The amended site plan (drawing no. 003 REV P02) would substitute the site plan (drawing no. 003 REV P01) listed within conditions 3, 8 and 12 of the officer report. Point 2 of the addendum will speak to this amendment.

2. Amendments to Drawing Numbers within Conditions

2.1 As discussed above, condition 3 (approved plans), condition 8 (front access gate) and condition 12 (planting details) would substitute drawing no. 003 REV P01 to allow for the amended site plan drawing no. 003 REV P02. These conditions would be amended as follows:

[3] The development hereby permitted shall be carried out in complete accordance with the following approved plans: 001 REV P02; 002 REV P01; 003 REV P02; 005 REV P01.

[8] Prior to the installation of the front access gate (as proposed by drawing No. 003 REV P02) and any other fencing, gates, walls or other means of enclosure, their appearance (including height, material and colour) shall be submitted to and agreed in writing by the local planning authority. The front access gate (along with any other agreed means of enclosure) shall be installed in complete accordance with those details agreed and maintained in perpetuity, unless otherwise agreed in writing by the local planning authority. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) (including any Order revoking or re-enacting that Order, with or without modification) no gates, fences, walls or other means of enclosure shall be erected without the written agreement of the local planning authority.

[12] Prior to the planting of the trees and hedge as depicted on drawing No. 003 REV P02, details of the species, spacing and planting method of these trees and hedge shall be submitted to and agreed in writing by the local planning authority. Those details as may be agreed shall be implemented in their 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 be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the applicant(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.

3. Amendment to Condition 13 (foul drainage)

3.1 It is recommended that condition 13 be amended to provide an implementation timeframe to ensure the development provides the foul drainage details that would be agreed as part of this condition. Condition 13 would be amended as follows:

[13] Prior to the caravans being brought onto site, details of the foul drainage system to serve the development hereby approved and a foul drainage maintenance plan shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with

such details as may be agreed by the Local Planning Authority prior to the first occupation of the site and maintained in the approved form thereafter.

4. Additional Neighbour Representations

4.1 Further to composing the officer report, an additional 7 neighbour comments have been received. In the main, the comments received can be summarised as follows:

- Erosion of the green belt
- No waste facilities will cause pollutants and damage roads from collection
- Flooding issues nearby
- Would increase pressures on infrastructure
- Loss of wildlife
- Highway safety issues from traffic