
**CONSULTATION ON APPLICATION SOS/02/00138/FUL
LAND ADJACENT TO ESTUARY HOUSING ASSOCIATION, COOPERS
WAY, SOUTHEND-ON-SEA
ERECT PART SINGLE/PART TWO-STOREY WAREHOUSE (1664 SQM)
WITH ANCILLARY OFFICES AND CAR PARKING AND TURNING AREA
AT THE REAR WITH VEHICULAR ACCESS INTO COOPERS WAY.**

1 SUMMARY

- 1.1 The Authority has received a consultation from Southend-on-Sea Borough Council on an application to erect a part single/part two-storey warehouse with ancillary offices and car parking and turning area at the rear with vehicular access into Coopers Way.
- 1.2 It is a statutory requirement for Rochford District Council to consider the application, but it is discretionary whether this Council comments.

2 INTRODUCTION

- 2.1 The proposal is for a warehouse located on the Temple Farm Industrial Estate, Southend-on-Sea, which is approved industrial land. The warehouse would be 1664 metres square, which includes 1474 squared metres of storage floorspace, the remainder of which would be used as office floorspace. The warehouse includes a two-storey element the approximate dimensions of which will be 8.5 m in height, 40.5 m wide and 48 m long.

3 SITE AND LOCATION

- 3.1 The proposed site for the warehouse is to the far north side of Coopers Way. To the south and west of the site there are existing warehouse buildings forming part of the industrial estate. The land immediately to the rear is agricultural land and to the north east of the site along Sutton road there is a row of residential housing. There is some existing planting adjacent to Sutton Road and the development proposes to form a new bank and introduce further planting which will help to screen the development from the residential properties.
- 3.2 The site is currently unused although to the east of the site adjacent to Sutton road there is an electricity sub station which will be removed and replaced by a new station to the far south east corner of the site.
- 3.3 The development would provide an access way and 11 car-parking spaces 9 of which are for employees and 2 for visitors. This would be located to the east of the site.

4 CONCLUSION

- 4.1 Although the proposal is close to residential properties in Sutton Road the development is not considered to be of a scale or type which will have a harmful impact on the amenity of residents or others in this district.

5 RECOMMENDATION

- 5.1 It is proposed that the Committee **RESOLVES** to advise Southend Borough Council that this authority has no objections to the proposed development. (HPS)

Shaun Scrutton
Head of Planning Services

Background Papers:

Letter from Southend Council dated 8th February 2002.

For further information please contact Lorna Maclean on:-

Tel:- 01702 318095
E-Mail:- lorna.maclean@rochford.gov.uk