

<p>Item 1 09/00173/FUL Pear Tree</p>	<p><b>Ashingdon Parish Council</b></p> <p>Consider the application should be refused. All of the conditions imposed on application 08/275 should be retained and the situation should be reviewed at the end of October 2011 in accordance with the permission.</p> <p><b>Two</b> further letters and <b>three</b> anonymous letters have been received in response to the public notification and which make the following comments and objections in addition to those set out in the report:-</p> <ul style="list-style-type: none"><li>• The applicant already has 3 caravans, a wooden log cabin and motor home on the site which should be all the family needs</li><li>• Why would travellers need a mobile home as well?</li><li>• Only on the site until 2011</li><li>• The dog barks</li><li>• Application is totally unacceptable</li><li>• The family have temporary permission until 2011 whereby the Council will hopefully have a site for them</li><li>• Would like to know why rates have not been reduced as property has certainly decreased in value since the site was occupied</li><li>• Far too many people living there</li><li>• The stables are being used as a dwelling and work vans going to and from the site all day</li><li>• Site is being over-used within the agreed terms</li><li>• The volume of traffic and persons far exceed the original application and was not to include business use</li><li>• Previous inspector stated the development to be inappropriate only allowing temporary consent. If permanent usage is granted the site can be re-sold.</li><li>• The site does not conform to the standards of any permanent traveller sites which normally have 6-25 plots available, good roadside access, laid on services and not within densely populated areas.</li><li>• Suggest a site visit would be beneficial</li><li>• The present occupiers have made no attempts to settle with their neighbours</li><li>• Plots further up the road look as if they are being made ready for a further influx of travellers. If permission is granted for the current application there is a real possibility of other sites following soon.</li><li>• The history of the site should not influence the present decision to be made. Temporary consent was only granted to the previous owners.</li><li>• Inappropriateness of the site should not be overlooked in the light of the Council's new policy for traveller accommodation</li></ul>
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	<p>One letter has been received from the applicant and which provides the following additional information about the applicants (the Doran family):-</p> <ul style="list-style-type: none"> <li>• Mrs Doran's sister (Mrs Connor) has moved to the site due to the break up of her marriage. She has epilepsy. She cannot drive a car and has two children, Chardonay (aged 2) and Tommy, who goes to school with Mrs Doran's children. Chardonay is attending physiotherapy as evidenced by a copy of an appointment card for treatment at an NHS Eastwood clinic. Tommy is stated to be attending Southend Hospital Eye Specialist and as evidenced by an appointment card in his mother's name.</li> <li>• The previous owner was granted permission due to issues with that owner's children and which included bed wetting, but there was no proof of this. The inspector, however, gave a life permission on this basis.</li> <li>• Based on the advice of circular 1/2006, consider that any Planning Inspector will give the applicants this lifetime permission and will agree to remove the personal occupancy.</li> <li>• There are many issues with this family's health and the need for the children to get an education.</li> <li>• Still not aware of any site provision being made in the Rochford District.</li> <li>• If permission is not granted and the application goes to appeal we will be claiming for costs incurred.</li> <li>• Advise in response to other matter concerning the drainage of the site that Gypsy/Traveller families do not use the toilet or other washing facilities inside their homes as this is considered by their culture to be unclean. This is carried out in a utility room thus meaning there will be no need for drainage from the mobile home.</li> </ul>
<p><b>Item 2</b>  <b>09/00155/FUL</b>  <b>The Chequers</b>  <b>Inn</b></p>	<p>A further letter has been received from the applicants and which makes the following comments and additional information:-</p> <p>Enclose a statement from the applicant's accountant that the situation regarding financial viability of the last 12 months or so has not changed. The accounts for the year ending 31 January 2009 again show a reduction in turnover compared to the previous year. Wage costs and rates have increased and the net result is another loss for the year. The partners have again had to increase bank borrowing to keep the business afloat.</p> <p>The applicants advise that the "The Chequers" has been trading at a loss for the past two years. The information given is a true representation of the accounts submitted to the Inland Revenue.</p>

	<p>The applicants further advise that their marketing agent, Dedmans, has also itself gone into liquidation and is no longer trading. The applicants are at present seeking a new suitable marketing agent to deal with the sale although their intentions are now to wait for the decision on this current application.</p> <p>The applicants state that, on appearances, it may seem that the business is a viable one as the applicants have continued to trade and support employment in the village despite running at a loss. The applicants hope that this further information will provide a satisfactory conclusion to any doubts that the Councillors and residents may have with regard to the viability of the public house as it stands today.</p> <p><b>One</b> further letter has been received in response to the neighbour notification and which makes the following comments and objections in addition to those set out in the report:-</p> <ul style="list-style-type: none"> <li>• The sewage system cannot cope with the existing properties at the moment</li> <li>• The Chequers stands for many things other than being a public house. It has been pivotal in helping the school, church and individuals through raising money</li> <li>• Totally against the idea of new plans by people that live outside of this community.</li> </ul>
<p><b>Item 3</b>  <b>09/00182/COU</b>                  28 Stambridge Road</p>	<p><b>Essex County Council Environment , Sustainability and Highways</b></p> <p>Raise no objection, subject to the following conditions being attached to the grant of permission:-</p> <ol style="list-style-type: none"> <li>1. Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for the parking of operatives' vehicles and the reception and storage of building materials clear of the highway.</li> <li>2. Prior to the beneficial use of the development commencing the driveway shall be constructed and completed in bound materials, as approved by the local Planning Authority.</li> <li>3. There shall be space for parking and turning facilities to the east of the plot so laid out as to permit a vehicle to enter and leave the highway in forward gear after no more than three gear changes.</li> <li>4. Prior to the beneficial use of the development commencing there shall be provided 1.5m x 1.5m pedestrian visibility splays to both sides of the vehicular access at the rear of the highway boundary.</li> </ol>

	<p>Officer comment:</p> <p>Condition 3 to the County Highways recommendation overlaps with District officer's recommended condition 2, but both conditions can be amalgamated to achieve the retention of satisfactory parking and turning provision within the site, as per below:-</p> <p>3a. There shall be space for parking and turning facilities to the east of the building, as indicated on the submitted drawings so laid out to provide 4 car parking spaces and to permit a vehicle to enter and leave the site in forward gear after no more than three gear changes. This provision shall be retained in accordance therewith.</p> <p><b>REVISED RECOMMENDATION</b></p> <p>That the Committee <b>RESOLVES to APPROVE</b> the application, <b>subject to condition 1, as set out in the officer recommendation, and with the inclusion of conditions 1, 2 and 4, as recommended by the County Highway Authority, and condition 3a, as set out above.</b></p>
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