



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY
PLANNING SERVICES COMMITTEE - 30 March 2006**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule is filed with representations received and consultation replies as a single case file.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford.

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.



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Ward Members for Committee Items

ASHINGDON AND CANEWDON

Cllr Mrs T J Capon

Cllr T G Cutmore

FOULNESS AND GREAT WAKERING

Cllr T E Goodwin

Cllr C G Seagers

Cllr Mrs B J Wilkins

HAWKWELL WEST

Cllr J R F Mason

Cllr D G Stansby



PLANNING SERVICES COMMITTEE 30th March 2006

REFERRED ITEM

R1	06/00004/FUL Demolish Existing Bungalow and Erect 2 x Detached Two Storey 5 Bed Houses (retain part of existing detached garage for parking for Plot 1) 67 Victor Gardens Hawkwell	Leigh Palmer	PAGE 4
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SCHEDULE ITEMS

2	06/00135/FUL Retention of Two Timber Outbuildings Comprising Garage and Shed 2 Sycamore Way Canewdon Rochford	Sophie Weiss	PAGE 11
3	06/00076/COU Change of Use of Part of Existing Allotments to Outdoor Sports/Playing Field for Great Wakering Football Club. Including 1 x Training/Play Area 60 x 40m Externally Illuminated by 6 x 10m High Floodlight Columns Located South of Great Wakering Rovers Football Club (floodlights to used from dusk to 10pm Monday to Friday). 1 x Adult Football Pitch. 2 x Junior Football Pitch Non Illuminated. Erect 4.4 m High Chain Link Fence between Site and Retained Allotments. The Allotment Gardens West Side Of Little Wakering Hall Lane Great Wakering	Catherine Blow	PAGE 15



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PLANNING SERVICES COMMITTEE - 30 March 2006 Item R1 Referred Item

TITLE : 06/0004/FUL
DEMOLISH EXISTING BUNGALOW AND ERECT 2 X
DETACHED TWO STOREY 5 BED HOUSES (RETAIN PART
OF EXISTING DETACHED GARAGE FOR PARKING FOR
PLOT 1)
67 VICTOR GARDENS HAWKWELL

APPLICANT : MR D JORDAN & MR T WITHRINGTON

ZONING : RESIDENTIAL

PARISH: HAWKWELL PARISH COUNCIL

WARD: HAWKWELL WEST

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 819 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 14 March 2006, with any applications being referred to this meeting of the Committee. The item was referred by Cllr D G Stansby.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

- 1.1 **Hawkwell Parish Council** - My Council continue to object on the grounds that this application is inconsistent with the street scene and the overall mass of the proposed new buildings is unacceptable on the boundary of the Green Belt.

NOTES

- 1.2 Permission is sought for the demolition of the existing property at the site and the erection of two detached dwelling houses. The dwellings are individual in their external design and are a full two storey in height with pitched roof over. There is no habitable accommodation within the roof-space. Both of the dwellings propose to have 5 bedrooms. The external materials include render, mock 'Tudor' boarding and weatherboarding, both of the properties incorporate feature external chimneys. The scheme proposes off street car parking for both of the units; for plot No1 the parking is within the existing retained garage that was connected with the existing bungalow, and plot two proposes a lean to car port.



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- 1.3 This scheme has been remodelled following the earlier refused applications and dismissed on appeal. The application now proposes development wholly within the residential zone. It is accepted that the domestic garden of the original property extended into the Green Belt; this scheme will be likely to use this established garden area as part of the new houses.
- 1.4 67 Victor Gardens is an irregular shaped site with part of the plot being within the residential zone of Hawkwell and part of the plot is within the Metropolitan Green Belt. The application scheme proposes 2 houses whose footprints and minimum of 100sqm of garden area are wholly within the residential zone of Hawkwell, as recognised by the Inspector on appeal. In terms of their private amenity space (back garden) both of the dwellings meet the Local Plan minimum standards
- 1.5 The Principle:- There is no objection to the principle of residential redevelopment of the land within residential areas for residential purposes, in addition there is no objection to the principle of increasing the number of dwellings on this site, as it would accord with the main tenet of both Government advice and local plan policy which aims to steer appropriate development to sustainable sites.
- 1.6 The scheme proposes the use of an existing outbuilding within the site for domestic car parking, garage for plot 1; this building is located in a position that straddles the residential/Green Belt boundary. In this instance this is considered to be an acceptable compromise given that the building exists, associated with the existing residential dwelling on the site, its use would increase the potential for more landscaping to the frontage of the properties.
- 1.7 The immediate surrounding area within the residential zone is characterised by a range of different property styles. The proposed design would not be out of character with the wider area.
- 1.8 Local Plan Standards:- AMENITY SPACE In spatial terms the development complies with the Local Plan in terms of the provision of private amenity space.
- 1.9 On other sites in the District where development has been promoted where there are thresholds between the residential zones and the Green Belt there has been a robust insistence that the minimum private amenity space and off street car parking sufficient to comply with the Local Plan standards is provided within the residential zone.



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- 1.10 With this scheme there is no objection in principle to the gardens of the proposed dwellings extending beyond the residential/Green Belt boundary threshold up to the extent of that used by the existing/original property, and the minimum standard of amenity space 100sqm per unit is maintained within the residential zone.
- 1.11 The area edged blue on the submitted drawings being the extent of the existing residential garden to the bungalow would be used as domestic garden/curtilage for these properties resulting in excess of 225sqm of garden space per dwelling.
- 1.12 **CAR PARKING** Each dwelling proposes off street car parking spaces with potential for 3 spaces and it is considered that as the application is located within the residential zone with access to other means of transport that a refusal based around the lack of car parking could not be justified.
- 1.13 **ACCESS/HIGHWAY ISSUES** The previous applications were refused and one dismissed on appeal on the likely impact that the development would have upon the local roadways, given that they are private unmade roads, and that they also doubled as public footpaths. A condition is recommended that would prevent the development starting until the improvements to the highway to the front of the site in Victor Gardens are implemented.
- 1.14 **CHARACTER/AGE OF THE APPLICATION PROPERTY:-**Some local interest has been raised with respect to the age and local importance that this property has to the site and wider surrounding area.
- 1.15 The County Conservation Officer has been consulted on the earlier application and has commented that there are no historic buildings likely to be affected by this proposal, and has made no comment upon the age of the property nor expressed any desire that it should be retained.
- 1.16 **CHARACTER AND APPEARANCE OF THE DEVELOPMENT:-** There is no objection to the provision of two detached properties on this site. It is accepted that the proposed dwellings are larger in terms of their footprint and external appearance than the property they replace and also larger than the plots in Victor Gardens and Harrow Gardens; this in itself is not determinative. The proposed designs incorporate 'Essex Design Guide' vernacular principles/details and as such they are considered to be an appropriate form of development on this site which is not materially intrusive into the street scene in particular or the wider landscape area in general.



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- 1.17 In addition the proposed footprint of the units indicates that there is adequate separation between the units and also between the units and the boundaries of the plot; given this layout it is not considered that the proposed development would give rise to a cramped appearance nor would it represent an over-development of the site.
- 1.18 The improvements to the frontage of the scheme as a result of the car parking being accommodated within the existing outbuilding would improve the appearance of these properties within the street, in addition the revised layout has the approval of the County Urban Designer.
- 1.19 Since it is likely that the front elevations of the proposed new dwellings will face onto Clements Hall Lane, it is considered that the distance to the existing neighbouring properties with intervening highway and some obscure glazing is such as to mitigate to an acceptable level any loss of amenity through direct overlooking.

RELEVANT PLANNING HISTORY

02/00040/OUT Outline Application to Erect 29 Houses Withdrawn 04.03.2002

03/00812/FUL Demolition of Existing Property and Erection of Four 4 Bed Two Storey Detached Dwelling Houses Refused 12.11.2003 On this application there were four reasons for refusal relating primarily to development within the Green Belt and Highway safety issues

04/00665/FUL Demolish Existing Property and Erect Four 4 Bedroom Detached Dwelling Houses Refused 09.09.2004 This application was dismissed on appeal. In dismissing the appeal the Inspector saw that there were two main issues involved in the appeal. The first was whether the proposal would be inappropriate in the Metropolitan Green Belt and, if so, whether there are very special circumstances sufficient to set aside the normal strong presumption against such development. The second issue is the effect of the proposal on highway safety. The Inspector concluded that the proposal failed both of these issues.

05/00482/FUL Outline Application to Demolish Existing Dwelling and Erect Two Pairs of Semi-Detached Dwelling Houses (One 2-Bed and Three 3-Bed) Refused 03/10/05

- 1.20 **Environment Agency:-** No objections.
- 1.21 **Engineers:-** No objections.
- 1.22 **London Southend Airport:-** No safeguarding objections.



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- 1.23 **Woodlands Section:-** Requests tree survey/landscaping plan and ecology survey before comments can be made (Officer comments: - landscaping is covered by condition and these aspects were not considered to be material by the Inspector at the recent appeal).
- 1.24 **Essex County Council Highways Officer:-** Recommend conditions regarding the making up of a section of road, pedestrian visibility splays, car parking space and keeping mud and debris off the highway.
- 1.25 5 Letters of objection which relate primarily to the following issues:-
- o Rural feel will be lost
 - o Set a precedent for other similar developments in the area
 - o New buildings - 2 storey dwellings are too large, cramped and out of character with site and surrounding area
 - o Overlooking into the properties and plots in Harrow Gardens
 - o Road safety issues with other people/pedestrians and horse riders using the bridleways in the vicinity of the site.
 - o Parking problems, insufficient parking
 - o Blind corner
 - o Very old property standing in a rural setting, it would be a loss to our heritage
 - o Will affect the openness
 - o Sufficient land in Hockley for residential development without the need for this development
 - o Problems with surface water disposal and localised flooding
- 1.26 Conclusions

The erection of two dwellings on this site represents an appropriate form of residential development within the established residential zone of Hawkwell that is considered not to materially affect the amenities of the occupiers of adjacent properties nor materially affect the character and appearance of the area.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC14 Materials to be Used (Externally)
- 3 SC50A Means of Enclosure - Full
- 4 SC59 Landscape Design - Details (Full)
- 5 SC67 Pedestrian Visibility Splays (Plural)
- 6 SC81 Garage and Hardstand
- 7 SC83 Site Levels



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PLANNING SERVICES COMMITTEE - 30 March 2006 Item R1
Referred Item

- 8 SC84 Slab Levels Specified
9 SC90 Surface Water Drainage
10 SC91 Foul Water Drainage
11 Prior to the construction of the development hereby permitted, the detailed specifications of the improvements to the highway marked with hatching on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. Furthermore, these improvements shall be implemented in accordance with the agreed details whereby prior to any development commencing in relation to the construction of the dwellings hereby approved the highway marked with hatching on the approved plans shall be made up to wearing course; and prior to the first occupation of either of the dwellings hereby approved the same highway shall be finished with its final wearing surface.

REASON FOR DECISION

The erection of two dwellings on this site represents an appropriate form of residential development within the established residential zone of Hawkwell that is considered not to materially affect the amenities of the occupiers of adjacent properties nor materially affect the character and appearance of the area.

Relevant Development Plan Policies and Proposals

H1, H2, H18, H19, H24, of the Rochford District Council Local Plan First Review



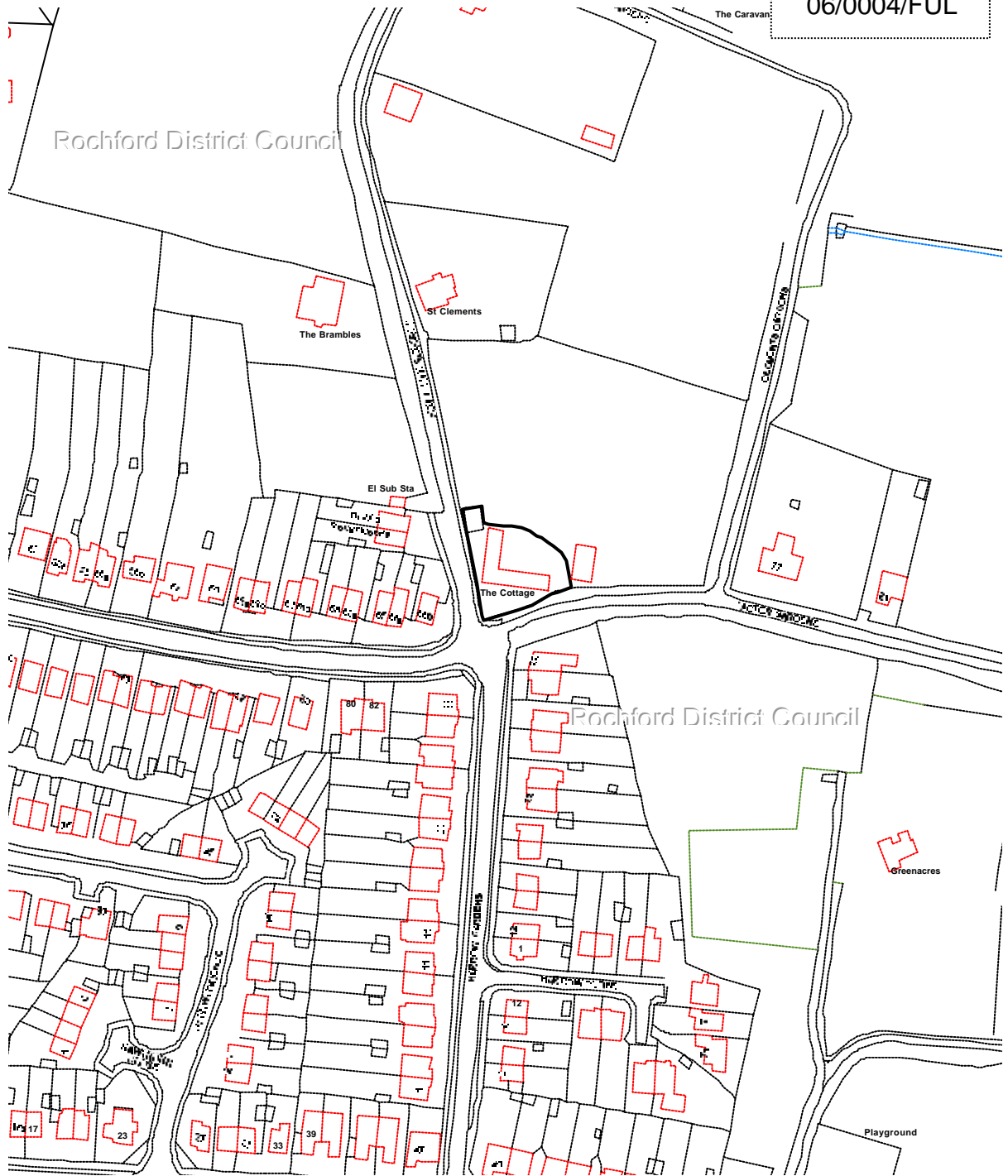
Shaun Scrutton
Head of Planning Services

For further information please contact Leigh Palmer on (01702) 546366.



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06/0004/FUL



Rochford District Council

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PLANNING SERVICES COMMITTEE - 30 March 2006 Item 2

TITLE : 06/00135/FUL
**RETENTION OF TWO TIMBER OUTBUILDINGS
COMPRISING GARAGE AND SHED
2 SYCAMORE WAY CANEWDON**

APPLICANT : MR AND MRS RAWLINSON

ZONING : RESIDENTIAL

PARISH: CANEWDON

WARD: ASHINGDON AND CANEWDON

This application would normally be dealt with as a delegated decision but has been referred to Committee as the applicant is an employee of Rochford District Council.

PLANNING APPLICATION DETAILS

- 2.1 The applicant seeks permission for the retention of two timber outbuildings within the garage of an end terrace property at 2 Sycamore Way, Canewdon.
- 2.2 The street scene consists of groups of two storey dwellings of the same design. The property is situated on the corner of the junction of Anchor Lane and Sycamore Way, therefore in a prominent position when you enter Canewdon from the west.
- 2.3 This application is as a result of an enforcement investigation.

RELEVANT PLANNING HISTORY

02/00601/FUL - Planning permission granted to convert the existing integral garage to habitable floor space.

02/00822/FUL – Permission granted to re-site the boundary and enclose land with a 1.95m high fence.

05/00887/FUL – Permission granted for a single storey pitched roofed front extension to form annex, single storey sloped roofed rear extension and install front window to lounge. This application was approved at Committee on 20 December 2005.



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CONSULTATIONS AND REPRESENTATIONS

- 2.4 **County Surveyor (Highways):** De-minimis.
- 2.5 Members should note that the consultation period expires on 20 March 2006 and that an update will be provided at the Committee meeting.

MATERIAL PLANNING CONSIDERATIONS

- 2.6 02/00822/FUL granted approval to re-site the side boundary at an angle to Anchor Lane, bringing the boundary closer to Anchor Lane. This allowed the garden to be enlarged and this pre-dates the current applicants' occupation of the property. Within the supporting statement the applicant submits that one of the outbuildings was present when they moved to the property in October 2005. Since that time the applicants have erected a second outbuilding as they were unaware of the planning breach.
- 2.7 The outbuildings, subject of this application, are situated within the rear corner of the dwelling's garden close to Anchor Lane and the boundary with Bramlings. Permission is required for these outbuildings as they extend closer to the highway, Anchor Lane, than the existing property.
- 2.8 The two outbuildings are pitched roofed and attached creating an L-shape in plan view. The garage outbuilding is 5.3 metres deep and 3.7 metres wide with a maximum height of 2.6 metres. The shed is 3 metres wide and 4.7 metres deep with a maximum height of 2.3 metres.
- 2.9 Outbuildings in principle are acceptable within residential gardens as long as the residential and visual amenity is not unduly compromised. Indeed in most cases specific planning permission is not required by virtue of permitted development rights. These outbuildings will provide householder storage and space for a car, as shown within the plans and the supporting statement submitted with the application. Therefore the use is considered to be incidental to the dwelling house. The garage can be accessed via a gate from the front of the property.
- 2.10 The outbuildings, as mentioned above, are close to the boundary with Bramlings, Anchor Lane. A 1.8 metre fence and approximately 3-4 metre high Ileylandi trees mark this boundary. Therefore the proposal is considered to have a limited minimal impact on this neighbour.



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PLANNING SERVICES COMMITTEE - 30th March 2006 Item 2

- 2.11 The locations of the outbuildings, due to the close proximity to the highway, and the open character of the street scene to the south of the site do have an impact upon the street scene. However, due to the size, colour and materials of construction and the 1.8 metre screen fence along this boundary they are not considered to cause significant demonstrable harm to the street scene or to the residential amenity of surrounding occupiers.

CONCLUSION

- 2.12 The proposal is for outbuildings that are acceptable in scale, design and character with the host building. The proposal will also have minimal impact on the street scene and surrounding neighbours, particularly Bramlings.

RECOMMENDATION

- 2.13 It is proposed that this Committee **RESOLVES** to **GRANT** planning permission, subject to no conditions.

REASON FOR DECISION

The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Sycamore Way, Cedar Walk and Anchor Lane.



Shaun Scrutton
Head of Planning Services

Relevant development plan policies and proposals:

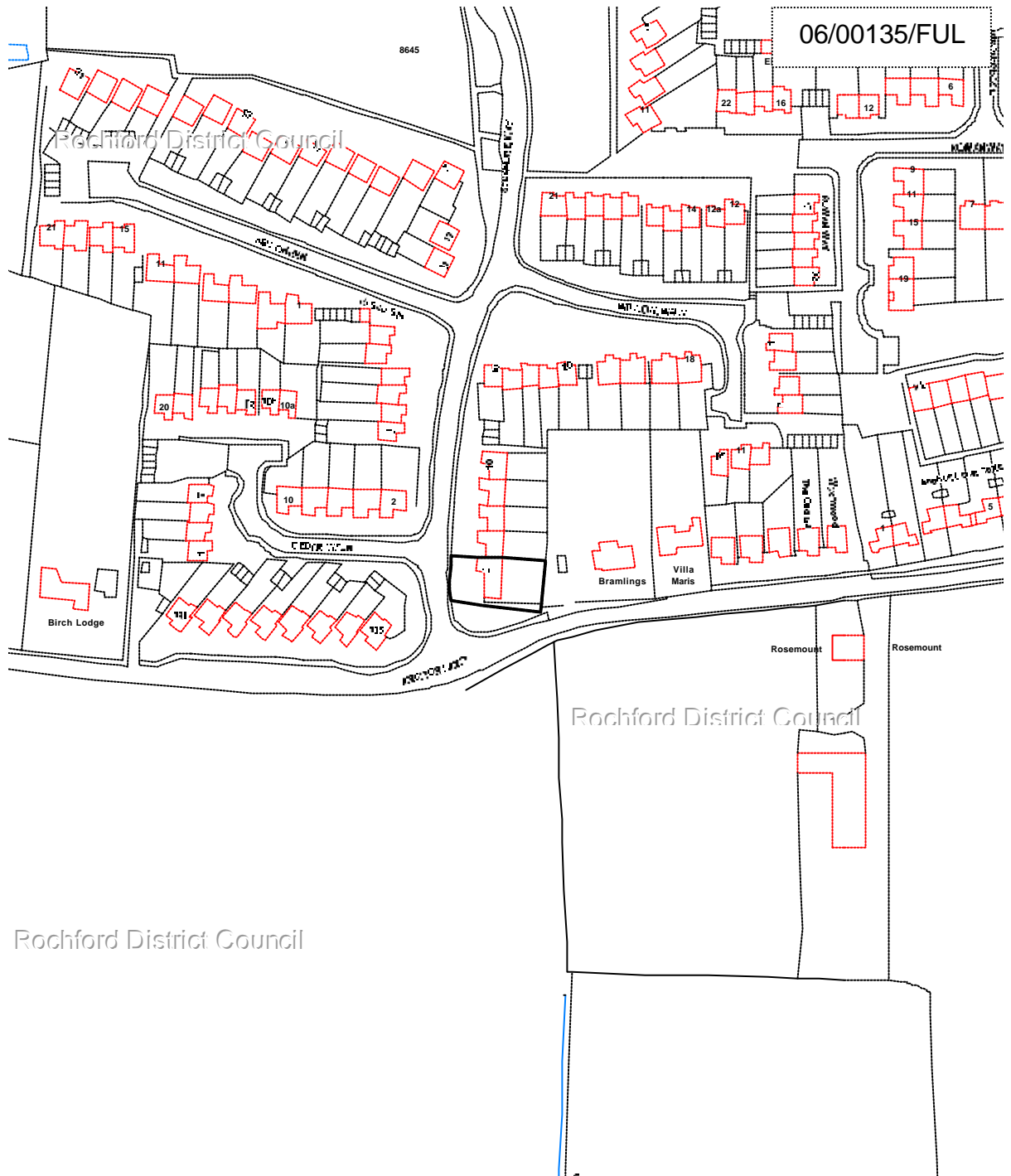
H11 of the Rochford District Local Plan 1st Review (April 1995):

HP6 of the Rochford District Local Plan 2nd Review (May 2004):

For further information please contact Sophie Weiss on (01702) 318093.



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PLANNING SERVICES COMMITTEE - 30 March 2006 Item 3

TITLE : 06/00076/COU
CHANGE OF USE OF PART OF EXISTING ALLOTMENTS TO OUTDOOR SPORTS/PLAYING FIELD FOR GREAT WAKERING FOOTBALL CLUB. INCLUDING 1 X TRAINING/PLAY AREA 60 X 40M EXTERNALLY ILLUMINATED BY 6 X 10M HIGH FLOODLIGHT COLUMNS LOCATED SOUTH OF GREAT WAKERING ROVERS FOOTBALL CLUB (FLOODLIGHTS TO USED FROM DUSK TO 10PM MONDAY TO FRIDAY). 1 X ADULT FOOTBALL PITCH. 2 X JUNIOR FOOTBALL PITCH NON ILLUMINATED. ERECT 4.4 M HIGH CHAIN LINK FENCE BETWEEN SITE AND RETAINED ALLOTMENTS THE ALLOTMENT GARDENS WEST SIDE OF LITTLE WAKERING HALL LANE GREAT WAKERING

APPLICANT : GREAT WAKERING PARISH COUNCIL

ZONING : ALLOTMENTS

PARISH: GREAT WAKERING

WARD: FOULNESS AND GREAT WAKERING

PLANNING APPLICATION DETAILS

- 3.1 Planning consent is sought for the change of use of part of existing allotments to outdoor sports/playing field for Great Wakering Football Club. This application also includes a training/play area, measuring 60 x 40m, externally illuminated by 6 x 10m high floodlight columns located south of Great Wakering Rovers Football Club. The floodlights are proposed to be used from dusk to 10 pm Monday to Friday. There is also an adult football pitch, two junior football pitches, which are non-illuminated. The proposal also seeks to erect a 4.4 m high chain link fence between the site and retained allotments.
- 3.2 Members will note that Great Wakering Parish Council is the applicant.
- 3.3 The site is located to the south of the current Great Wakering Football Club and is allocated as allotments within the Local Plan First Review and has no specific designated use within the Replacement Local Plan.



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- 3.4 The site is currently grassed and overgrown, so not currently used as an allotment garden, which indicates that this area is surplus to requirements. There are established allotment gardens to the east of the site and residential properties directly to the south. Great Wakering recreational ground is located to the west of the site.
- 3.5 The layout of the site, as shown on the submitted drawings, indicates that the existing access and car park is to be used for the proposed use and no further parking provision or changing facilities are proposed. Access to the application site is gained via a pedestrian walkway to the south of the existing club.
- 3.6 The proposal includes four football pitches. The first is illuminated by 6 floodlights and is located immediately south of the existing club, some 85 metres from the rear boundaries of the properties located to the south. The second pitch is not illuminated and is a full size pitch located close to the western boundary of the site, which runs from the proposed illuminated pitch to the southern boundary of the site. The two proposed mini soccer pitches are located close to the eastern boundary of the site, alongside the proposed non-illuminated playing pitch. Fencing, with a height of 4.4 metres, separates the application site from the remaining allotments.

PLANNING HISTORY

- 3.7 The planning history relates to the established football ground to the north and the Parish Hall, all located within the wider allotment notated area.

ROC/0866/85/COU – Change of use from allotment gardens to football club.

APPROVED

ROC/0720/86 – Erection of an office and meeting room with storage. APPROVED

ROC/0388/87 – Erection of changing rooms. APPROVED

ROC/0845/90 – Erection of changing rooms. APPROVED

ROC/0717/91 – Erection of a spectator stand/enclosure. APPROVED

ROC/0637/92 – Erection of four 16 metre high columns for floodlighting pitch.

APPROVED

99/00133/FUL – Erection of covered terracing, toilet block and two additional floodlight columns. APPROVED

99/00168/FUL – Replace 17 metre high lighting tower with 20 metre high telecommunication mast. WITHDRAWN

99/00695/FUL – Remove condition 3 attached to 99/133/ful regarding amplified music, speech and public address system. APPROVED



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CONSULTATIONS AND REPRESENTATIONS

- 3.8 **Highways** – Recommend that conditions be applied to ensure that vehicles visiting the site are parked clear of the highway and suitable shielding is applied to the floodlights to prevent glare to drivers in Little Wakering Hall Lane.
- 3.9 **Environment Agency** – No objection.
- 3.10 **Sports England** – Planning Policy Objective 7 supports new facilities, but the applicant has not demonstrated the need for such facilities. It was recommended that a condition regarding drainage be applied to any consent to ensure the long-term use of the site. It was also recommended that a survey of the site be undertaken to ensure the quality of the ground for good quality playing pitches
- 3.11 **Head of Housing, Health and Community Care** - The Head of Housing, Health & Community Care has no adverse comments regarding application 06/00076/COU so long as the floodlighting scheme is implemented and maintained in the form outlined in the Lorne Stewart PLC report, ref: F05/539/MJA/PAO/X79.
- 3.12 **Neighbours** – 4 letters received regarding issues relating to
- Unsociable hours - the floodlighting is proposed to be used until 10 pm
 - The potential for both sets of floodlighting (existing and proposed) to be used concurrently
 - The visual impact of the lighting columns on the openness of the countryside
 - Potential for noise disturbance from the proposed use and clubhouse
 - Potential noise disturbance from traffic
 - Road safety for pedestrians due to the intensity of the use
 - Suggest the access be gained from the existing recreational ground
 - Potential for increased on street parking in association with the use
 - Litter
 - Pedestrian use of Rushley Close

MATERIAL PLANNING CONSIDERATIONS

Principle

- 3.13 The principle of the change of use from allotment gardens to additional facilities for playing pitches is acceptable as it appears that this portion of the allotments is surplus to requirements in this area. Policy LT7 in the Replacement Local Plan also states that both these uses, namely allotments and playing pitches, are important uses to be retained in the District.



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- 3.14 The information provided by the applicant indicates that the proposed pitches will not be open to the general public but will be under the control of Great Wakering Rovers Football Club, who will allow other groups to use it. The supporting information submitted also states that the proposal is beneficial to younger members, namely the Colts Team.

Location

- 3.15 The site is located fairly close to the rear boundaries of the properties in Brougham Close and High Street. Therefore, there is potential for this proposal to cause further noise and disturbance to the occupiers of these properties.

Level of Use

- 3.16 Further information relating to the intensity and frequency of the use has been requested from the applicants, but this was not available at the time of publication of the report. Notwithstanding, it is considered that conditions controlling hours of use and provision of landscaping on the southern boundary could be attached to any consent to control the intensity of the use and reduce the potential for noise disturbance close to residential properties to the south.
- 3.17 The proposal may also cause increased traffic to the site. Again, it is unclear the level of activity at any one time, or the frequency of the use of the proposed football pitches and this information is similarly awaited from the applicant. The proposal does not propose any further car parking provision, nor additional changing facilities which has the advantage of reducing the built form and is arguably more sustainable as an extension to an existing sports facility. Subject to the requested details it is likely that a planning condition can control the level and frequency of activity on the site to prevent significant demonstrable harm to the residential amenity enjoyed by surrounding occupiers.

Floodlighting

- 3.18 The proposed floodlights are located some distance, approximately 85 metres from the southern boundary of the site and approximately 100 metres from the properties located in Rushley Close, to the east of the site. The lighting report submitted by Lorne Stewart PLC indicates that the floodlighting will not produce any light spillage more than 30 metres, in any direction, from the proposed floodlit pitch. Therefore, it is not considered that this part of the proposal will cause significant demonstrable harm to the residential amenity of surrounding occupants. Housing, Health and Community Care do not have any adverse comments to make with regards to this proposal.



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- 3.19 There have been several letters of concern raised by neighbours to the site with regard to the potential for both sets of lights (both proposed and existing) being illuminated concurrently. Again at the time of drafting this report, details are awaited from the applicant but it is anticipated that a condition will be imposed to reduce the potential detrimental impact upon residential amenity of the proposed floodlighting.
- 3.20 A previous application for the existing floodlighting to the north of the application site imposed such control in the interests of the neighbouring properties by way of a planning condition. The condition restricted the illumination of the existing football pitch to no more than twice a week and limited the hours between 7 pm and 9.45 pm Tuesday to Friday and 3.45 pm to 5.30 pm Saturday and prohibited on Sundays. It is considered to be reasonable to restrict the use of the proposed floodlights in a similar way.

Visual Impact

- 3.21 The proposal, especially the installation of floodlight columns close to the Metropolitan Green Belt, is not considered to cause significant demonstrable harm to the openness of the site. These minimal impacts are further reduced by the fact that the columns can be lowered when not in use and has to be considered in the context of the existing facilities at the football ground to the north.

CONCLUSION

- 3.22 The principle of the use is considered to be an appropriate re-use of surplus allotment land, which would benefit the community.
- 3.23 Information is awaited from the applicant, but it is considered that the activity level and hours of use of the floodlights can be controlled by condition to overcome potential concerns regarding any undue noise and disturbance enjoyed by the surrounding occupiers.

RECOMMENDATION

- 3.24 It is proposed that the application be **delegated** to the Head of Planning Services, subject to the additional information submitted by the applicants, to determine, subject to appropriate heads of condition which are likely to include:-
- 1 SC4 Time Limits
 - 2 SC35 Floodlights Orientation
 - 3 SC36A Hours of Use Restricted and number of playing pitches at any one time



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- 4 SC40 Hours Of Use of Floodlights
- 5 SC43 Amplification Prohibited
- 6 SC50 Means of Enclosure – including PD restricted
- 7 SC59 Landscaping Design – Details (full)
- 8 SC90 Surface Water Drainage

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration.

Relevant Development Plan Policies:

LT3 of the Rochford District Local Plan First Review

LT3, LT21, LT22 Replacement Local Plan

T8 of the Essex and Southend-on-sea Replacement Structure Plan



Shaun Scrutton
Head of Planning Services

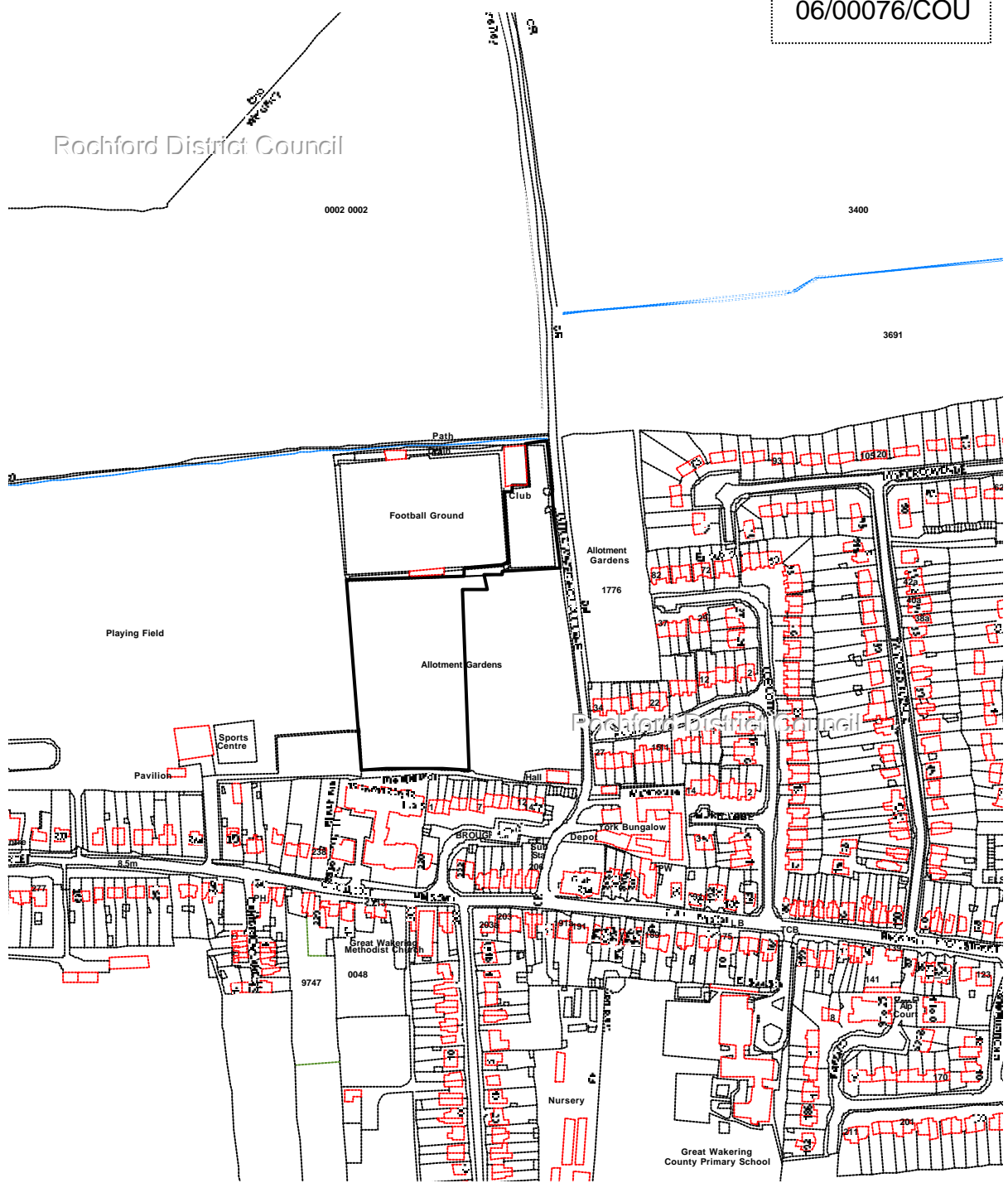
For further information please contact Catherine Blow on (01702) 318095.



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06/00076/COU

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CODE OF CONDUCT FOR PLANNING MATTERS

GENERAL PRINCIPLES

Members and Officers must:-

- **at all times act within the law and in accordance with the code of conduct.**
- **support and make decisions in accordance with the Council's planning policies/Central Government guidance and material planning considerations.**
- **declare any personal or prejudicial interest.**
- **not become involved with a planning matter, where they have a prejudicial interest.**
- **not disclose to a third party, or use to personal advantage, any confidential information.**
- **not accept gifts and hospitality received from applicants, agents or objectors outside of the strict rules laid down in the respective Member and Officer Codes of Conduct.**

In Committee, Members must:-

- **base their decisions on material planning considerations.**
- **not speak or vote, if they have a prejudicial interest in a planning matter and withdraw from the meeting.**
- **through the Chairman give details of their Planning reasons for departing from the officer recommendation on an application which will be recorded in the Minutes.**
- **give officers the opportunity to report verbally on any application.**

Members must:-

- **not depart from their overriding duty to the interests of the District's community as a whole.**
- **not become associated, in the public's mind, with those who have a vested interest in planning matters.**
- **not agree to be lobbied, unless they give the same opportunity to all other parties.**
- **not depart from the Council's guidelines on procedures at site visits.**
- **not put pressure on officers to achieve a particular recommendation.**
- **be circumspect in expressing support, or opposing a Planning proposal, until they have all the relevant planning information.**

Officers must:-

- **give objective, professional and non-political advice, on all planning matters.**
- **put in writing to the committee any changes to printed recommendations appearing in the agenda.**



INVESTOR IN PEOPLE