

<p><b>Item 1</b> <b>08/00576/FUL</b> 299 Ferry Road</p>	<p>The applicant has since provided an ecological assessment of the site for reptiles and amphibians which concludes that the site does not support reptiles or amphibians at the moment but should be maintained by keeping the grass cut short to discourage any possible encroachment of reptiles or amphibians on to the site.</p> <p><b>Hullbridge Parish Council</b></p> <p>Express concern with regard to increased traffic movements. There is also no pedestrian footway for refuge for older residents. The proposal was considered inappropriate for the conservation area.</p> <p><b>Essex County Council Highways and Transportation</b></p> <p>No objection subject to the following heads of conditions;</p> <ol style="list-style-type: none"><li>1) Visibility splay 2.4m x site maximum.</li><li>2) Intervisibility to be provided between the footpath on the northern boundary and the accessway for a minimum distance of 2.4m from the carriageway edge.</li><li>3) Provision of a 1.5m footway across the site frontage.</li><li>4) Provision within the site of an area for the parking of operatives vehicles and storage and reception of materials.</li><li>5) Provision of wheel cleaning facility.</li><li>6) Car parking area shall be constructed and completed in bound materials.</li></ol> <p><b>Essex County Council Historic Building and Conservation Advice</b></p> <p>Whilst the proposed building has little or no architectural design merit, it is not considered that this application raises any conservation issues.</p> <p>The site is not in a conservation area. There is a Listed Building further down the street but there is a substantial building between it and the proposed flats. Do not consider that its setting will be compromised. Have no objections.</p>
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	<p><b>Woodlands Section</b></p> <p>A tree Impact assessment has been supplied by Arboricultural Consultants</p> <p>The tree protection and working methods contained within this report are to be included in the conditions of any permission given.</p> <p>Given the submission of the assessment for reptiles and amphibians, the report can now be accepted. The site would not be a good example in terms of a best practice survey but to refuse the application would be unjustifiable.</p> <p><b>One further letter</b> has been received in response to the neighbour notification and which makes the following comments and objections;</p> <ul style="list-style-type: none"><li>• This project has been refused before because of its size.</li><li>• This amount of flats could mean 8 to 16 more cars using this busy end at Ferry Road.</li><li>• Loss of tree to form access.</li><li>• Object to more flats as there are so many in this small area.</li></ul> <p>The <b>REVISED RECOMMENDATION</b> is <b>APPROVAL</b> as set out in the report subject to the following additional condition recommended by the Council's Woodlands officer and provision of a footway to the frontage of the site as recommended by the County Highway Authority;</p> <p>21) The development shall be implemented in accordance with the advice and recommendations for tree protection and working methods with respect to the two preserved Pine trees on the site. The subject of Tree Preservation Order 35/83 as contained within "Tree Survey, Arboricultural Implication Assessment and Method Statement dated 18<sup>th</sup> December 2007 and revised 23<sup>rd</sup> June 2008 by Hayden's Arboricultural Consultants submitted in support of the application.</p> <p>REASON: In the interests of the longevity and amenity afforded to the site by the trees the subject of Tree Preservation Order 35/83.</p>
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	<p>22) Prior to the beneficial use of the development a 1.5m wide footway shall be provided across the site frontage between the access and the southern boundary of the site as shown on the Site Plan Drawing No. 113.</p> <p>REASON: There is no footway on the western side of Ferry Road. The provision of a footway will provide a safe area for pedestrians to wait when crossing Ferry Road in the interests of Highway Safety in accordance with Policy 1.1 (safety) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.</p>
<p><b>Item 2</b>  <b>08/00365/FUL</b>  Land Ad 71 Rectory Road</p>	<p><b>Hawkwell Parish Council</b></p> <p>The Council continues to object to the application on the grounds that the altered plan does not significantly differ from the original plan.</p> <p><b>Building Control</b></p> <p>No observations.</p>
<p><b>Item R3</b>  <b>08/004274/FUL</b>  58 Victoria Avenue</p>	<p>Since the preparation of the officer report, the applicant has provided further information in an addendum to the existing Flood Risk Assessment with information on a more detailed drainage strategy and calculations for the development and for consideration by the Environment Agency.</p> <p><b>Environment Agency</b></p> <p>Revised comments as follows;</p> <p>Having reviewed the additional information received we are now in a position to remove our objection subject to the following heads of conditions to any approval given;</p> <ul style="list-style-type: none"> <li>a) Surface water to be discharged at the 1 in 1 year event level at current green filed rates.</li> <li>b) The attenuation storage should be able to contain the 100 year return storm event.</li> <li>c) Prior to the commencement of work a scheme for the provision of the maintenance of the drainage system to be agreed.</li> </ul>

	<p><b>Officer comment;</b> The removal of the Environment Agency's objection now changes officers recommendation to Approval.</p> <p>The <b>REVISED RECOMMENDATION</b> is <b>APPROVAL</b> subject to the following heads of conditions;</p> <ol style="list-style-type: none"><li>1) SC4B -Time Limits Standard.</li><li>2) SC14 - Materials to be used (Externally).</li><li>3) SC20 – PD Restricted Dormers to the Bungalows Plots Four and Five.</li><li>4) SC22 – PD Restricted – Windows (above first floor level only) Plots one, two and three.</li><li>5) SC23 – PD Restricted obscure glazing First floor side windows to houses plots one, two and three.</li><li>6) SC59 – Landscaping.</li><li>7) Visibility 2.4m x site maximum.</li><li>8) SC66 – pedestrian visibility.</li><li>9) Provision of an area for the parking of operatives vehicles and reception of materials.</li><li>10) Provision of wheel cleaning facility.</li><li>11) Driveway to be constructed in bound Materials.</li><li>12) Sufficient space within the site of plots two and three to park two vehicles clear of the highway.</li><li>13) All works to trees to be submitted to the Council's woodlands section for approval. All such works to be to BS 3998 and carried out before development commences.</li><li>14) All trees to be protected as per section 5.1. 12 appendix ½ of the accompanying Arboricultural assessment and drawing ref. 12.07.1815. All protection barriers are to be constructed using a scaffold frame with wire mesh to BS 5837 Section 9. All fencing to have signage attached explaining the protection limits and tree status.</li><li>15) Where development encroaches into the root protection area the developer is to utilize the methods of working as per sections 5.2 and 5.3 of the accompanying Arboricultural assessment.</li><li>16) No service runs to encroach into the root protection area or crown spread of any retained tree until a</li></ol>
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	<p>suitable method statement for installation has been supplied and approved by the local planning Authority.</p> <p>17) Any hard surfaces within the Root Protection Area of any retained tree to utilise the construction methods and materials as set out in section 12.0 and appendix 4 to the accompanying Arboricultural assessment.</p> <p>18) No change in soil levels until a suitable method statement has been supplied to and agreed by the Local Planning Authority.</p> <p>19) Prior to the commencement of the development the applicant to provide a contact monitoring specification , detailing contact details of key staff involved in the project, the frequency of site visits and a pro forma demonstrating checks and actions required.</p> <p>20) All materials to be stored on the site shall use the methodology set out at section 7.0 to the accompanying Arboricultural assessment.</p> <p>21) Surface water to be discharged at the 1 in 1 year event level at current green filed rates</p> <p>22) The attenuation storage should be able to contain the 100 year return storm event</p> <p>23) Prior to the commencement of work a scheme for the provision of the maintenance of the drainage system to be agreed</p>
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