

PLANNING SERVICES COMMITTEE
10th JANUARY 2002
ADDENDUM

Agenda Item 5	The County Highway's Officers confirm their objection to the use of this site for residential purposes
Planning Schedule	It has been noticed that during the printing process, page 17 has been omitted from some copies of the Schedule in circulation; therefore, this page is attached to the Addendum.
Schedule Item 2	<p>Additional consultation responses have been received as follows:</p> <p>Environment Agency notes the presence of a former landfill site and the possibility of landfill gas. The applicant should be made aware of this and that the responsibility for safe development rests with them.</p> <p>Civil Aviation Authority has requested that a decision is withheld until technical evaluation of the proposals is undertaken. Discussions have indicated that objection is unlikely but formal response is yet to be made.</p> <p>Rochford Hundred Amenities Society have no comment on the revised plans.</p> <p>Further consideration has been given to the proposals following the preparation of the committee report:</p> <p>The most significant proposed alteration to the building involves the provision of new materials to external elevations. This will comprise of light & dark blue corrugated metal cladding to the main front and rear elevations with panels of opal cladding to provide obscured light to the buildings' interior. Further alterations to the exterior appearance are proposed to include a new cladded lift shaft, various vents and windows removed and replaced with brickwork to match.</p> <p>Overall the external alterations present a much improved appearance to the benefit of the surrounding industrial estate. The existing exterior plant will be removed as part of the redevelopment works.</p> <p>Discussion with the applicant indicates that development will include approximately 130 positions to be relocated within the District (from the Main Road Hawkwell site), with a further 70 jobs to be transferred from Southend. The resultant workforce being in the</p>

	<p>region of 200 employees. It is considered that the application site has sufficient space within and to the rear of the buildings to accommodate parking, turning and loading facilities. There are not considered to be harmful traffic implications.</p> <p>As outlined, the development is of considerable merit for the Industrial Estate providing improved physical appearance and facilities with new jobs within the district. The principle of the use is, of course, in line with the designation of the land.</p> <p>As a result of further consideration it is now recommended that that the Committee grant delegated authority to the Head of Planning Service to determine the application subject to receipt of final consultation responses. This would be subject to the following conditions:</p> <p>1.SC4 Time Limits Full 2.SC14 Materials to be Used 3.NSC1 Prior to the commencement of any development, details of any external equipment or openings in the external walls or roofs of the building proposed at any time in connection with the permitted use, shall be submitted to and approved in writing by the L.P.A.; before the machinery is installed or the opening formed. The equipment shall be installed or the openings formed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose. 4.NSC3 Prior to installation, details of all fume extraction and ventilation equipment shall be submitted to and approved in writing with the L.P.A. The equipment shall be installed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose. 5. Details of parking, loading and unloading areas to be submitted and agreed.</p>
Schedule Item 3	<p>A letter has been received from Mark Francois, the MP for Rayleigh in support of local residents who oppose the actual siting, rather than the principle of the proposal. He considers the residents' request to re-site the facilities further away from the Caravan Park to be a reasonable request and also asks this be given due consideration.</p> <p>As a "small scale facility for outdoor sport or recreation", the development proposed by this application accords with the Green Belt zoning of the site.</p> <p>Members are advised that prior to the submission of the application,</p>

	<p>the Parish Council did undertake their own public consultation exercise. The details of this and other matters were discussed at a meeting of the Finance & General Purposes Committee on the 11th October 2001 where approval was given for the scheme as detailed in this planning application. During the debate Members referred to the concerns from the residents of Crouch Park and the possibility of re-siting the proposal to limit the impact on those residents. However, other Members considered that it was unlikely that the siting of the development could be improved upon.</p>
Schedule Item 4	<p>Additional comments have been received from the Parish Council concerning the need for additional planting around the proposal in order to minimise its impact on the amenities of the area. It is therefore proposed to add the following condition:</p> <p><i>'A scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. Any such scheme shall include details of the additional planting to be carried out in the North west corner of the site and around the skateboard facility itself and shall be implemented fully in accordance with the approved scheme during the first planting season following the commencement of the development.'</i></p>