

<p>Item 1 08/00048/FUL Asda</p>	<p>Rayleigh Town Council</p> <p>Object to the application on the information available as they feel it is not in keeping with the street scene.</p> <p>Essex County Council Environment, Sustainability and Highways</p> <p>No objection to raise.</p>
<p>Item 2 08/00066/FUL High Acre</p>	<p>Hullbridge Parish Council</p> <p>Object on the grounds that this would be a further encroachment in the Green Belt.</p> <p>Essex County Council Environment, Sustainability and Highways</p> <p>No objection to raise.</p>
<p>Item 3 09/00047/FUL 36 The Approach</p>	<p>Rayleigh Town Council</p> <p>Object for the reasons previously stated by Town Council and District Council.</p> <p>Essex County Council Environment, Sustainability and Highways</p> <p>No objection to raise, subject to the following heads of conditions being attached to the grant of permission:-</p> <ol style="list-style-type: none"> 1. Provision within the site of an area for the parking of operatives' vehicles and the reception and storage of materials clear of the highway. 2. Car parking spaces to have minimum dimensions of 2.4m x 4.8m. 3. Car parking spaces to have minimum 6m required for vehicles to manoeuvre into and out of each space. <p>Two further letters have been received in response to the neighbour notification and which in the main make the following comments and objections in addition to those set out in the report:-</p> <ul style="list-style-type: none"> • The existing dwelling is a bungalow with adequate land that has been recently cleared. • Unfortunately the horse chestnut tree has been retained and would like assurances that it will be duly pollarded because it is now getting out of hand blocking sunlight to my garden. • Parking area at the rear unacceptable. • Area is already overcrowded.

	<ul style="list-style-type: none"> • Parking and traffic in this road are heavy, particularly during commuting period. • Traffic access to London Road is difficult. • Unlike previous applications will extend the building at the rear further towards neighbouring fences. • Parking area will provide a potential meeting place for groups of people which already occurs at nearby alleyway and rail station. • Problem of parking area so close to fence at rear will give rise to fire hazards and difficult access for emergency vehicles. • Very confined amenity space. • Increased traffic in an already congested area that will exacerbate an unsatisfactory situation that is at the moment appalling and worthy of attention by the authorities, regardless of any proposed development. • Extensive ground works and repairs to the building already taking place. It would seem full refurbishment of the existing property would be more environmentally friendly and appropriate than the proposal.
Item 4 09/00056/FUL 93 Greensward Lane	<p>Environment Agency</p> <p>The proposal falls outside the scope of matters on which the Agency is a statutory consultee. Therefore have no comment to make on this application.</p> <p>There are no details of the detached garages proposed to plots 1 and 3. In addition to the recommended conditions officers recommend an additional condition to require details of these detached garages to be submitted for consideration.</p> <p><u>Additional condition:-</u></p> <p>17. Prior to the commencement of the development details shall be submitted to the Local Planning Authority of the design, plan, section and elevations of the detached garages proposed to plots 1 and 3 of the development hereby approved. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority.</p> <p>REASON: Insufficient information has been submitted with regard to the design and appearance of those garages to allow the Local Planning Authority to be able to consider the matter in the interests of the visual amenity of the street scene.</p> <p>REVISED RECOMMENDATION is therefore APPROVAL, subject to the conditions as set out in the report and the additional condition 17 set out on the addendum.</p>