



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 26th August 2004**

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.

## **PLANNING SERVICES COMMITTEE - 26 AUGUST 2004**

---

### Ward Members for Committee Items

#### **ASHINGDON AND CANEWDON**

Cllr Mrs T J Capon

Cllr T G Cutmore

#### **DOWNHALL AND RAWRETH**

Cllr C I Black

Cllr R A Oatham

#### **HOCKLEY WEST**

Cllr Mrs L Hungate

## **PLANNING SERVICES COMMITTEE 26th August 2004**

### **REFERRED ITEM**

R1	04/00547/COU	Mr Mike Stranks	PAGE 4
	Conversion of Redundant Farm Building to a Dwelling Brickhouse Farm Fambridge Road Ashingdon		

### **SCHEDULE ITEMS**

2	04/00564/COU	Mr Mike Stranks	PAGE 8
	Use Existing Barn For B1 Use As A Printing Business Lower Hockley Hall Farm Lower Road Hockley		
3	04/00612/REM	Mr Mike Stranks	PAGE 15
	Details Of Spine Road, Associated Footpaths And Footpath/Cycleway, Roundabout And Turning Facilities Park School Rawreth Lane Rayleigh		

## **PLANNING SERVICES COMMITTEE - 26 August 2004 Item R1 Referred Item**

---

TITLE :                   **04/00547/COU  
CONVERSION OF REDUNDANT FARM BUILDING TO A  
DWELLING  
BRICKHOUSE FARM, FAMBRIDGE ROAD, ASHINGDON**

APPLICANT:           **A FIGG**

ZONING:               **METROPOLITAN GREEN BELT**

PARISH:               **ASHINGDON PARISH COUNCIL**

WARD:                 **ASHINGDON AND CANEWDON**

---

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

This application was included in Weekly List no. 737 requiring notification of referrals by 1.00pm on Tuesday 3<sup>rd</sup> August 2004, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr T G Cutmore.

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

**Members should note that the applicant is a personal acquaintance of the Head of Planning Services who therefore has not taken part in the consideration or determination of this application.**

- 1.1 **Ashingdon Parish Council** – No objections, provided the original building structure is retained and that the proposal is built in a sympathetic style to the existing building and materials.

### NOTES

- 1.2 This application to the site of a redundant agricultural barn located adjacent to the residential village envelope of South Fambridge and East of Fambridge Road. The curtilage of the building is closely drawn. The building comprises a barn and adjoining cow sheds, which apart from some domestic storage, have not been used for some time. The building is showing signs of neglect with missing roof tiles, broken and missing windows and the greater part of the site to the South of the site is overgrown. There is a large pond immediately to the South of the site.

- 1.3 The proposal is to convert this existing barn into a four bedroom dwelling, inserting a first floor with one roof light to each roof slope and eight additional windows at ground floor looking North and three larger windows on the South elevation looking into the site. A large glazed window extending to both floors would look to the East. The existing cow sheds would be converted into a double garage. The existing hay store would be re-built to form a pool room, gym and sauna. The resultant building would retain the same shape and size of the existing building and would occupy the same footprint. The cow shed area would be extended.
- 1.4 Policy GB5(viii) states that the conversion of redundant farm buildings to residential use will be permitted only in exceptional circumstances. The applicant has provided comparative costings for conversion to Storage, Workshops and Offices. The views of two local Estate Agents state that the location of the site is too remote to be attractive as a commercial setting.
- 1.5 The advice contained within PPG7 states that residential use may not be allowed unless the applicant has made every reasonable attempt to secure business re-use and the application is supported by a statement of the efforts made.
- 1.6 The current application is accompanied by the considered opinion of Estate Agents familiar with local market conditions, but no details of attempts to market the buildings for business use.
- 1.7 In view of these findings, the applicant has not demonstrated why the proposal might exceptionally be allowed contrary to Green Belt Policy.
- 1.8 **English Nature** - Believes proposal not likely to affect SSSI. The presence of protected species is a material consideration and suggests the presence of Bats in the building and presence of Great Crested Newts, given the presence of a pond close to the site.
- 1.9 If protected species are present, the applicant should provide an ecological survey to identify species concerned and which can be done to mitigate against the impact and whether the impact is necessary or acceptable.
- 1.10 **Essex County Council Historic Buildings and Conservation Advice** - no objections but requests external finishes and materials to be agreed.

**REFUSE**

## **PLANNING SERVICES COMMITTEE - 26 August 2004 Item R1 Referred Item**

---

- 1 The proposal is situated within an area of Metropolitan Green Belt as defined in the Rochford District Local Plan First Review (1995) where development of the type proposed is allowed only in the most exceptional circumstances. The applicant has failed to provide sufficient details of attempts made to market the site for commercial purposes and as such the proposal is contrary to Policy GB5 of the Rochford District Local Plan First Review (1995) and would be inappropriate development contrary to Policy GB1 of the Rochford District Local Plan First Review (1995).

### **Relevant Development Plan Policies and Proposals:**

GB1, GB5, of the Rochford District Council Local Plan First Review

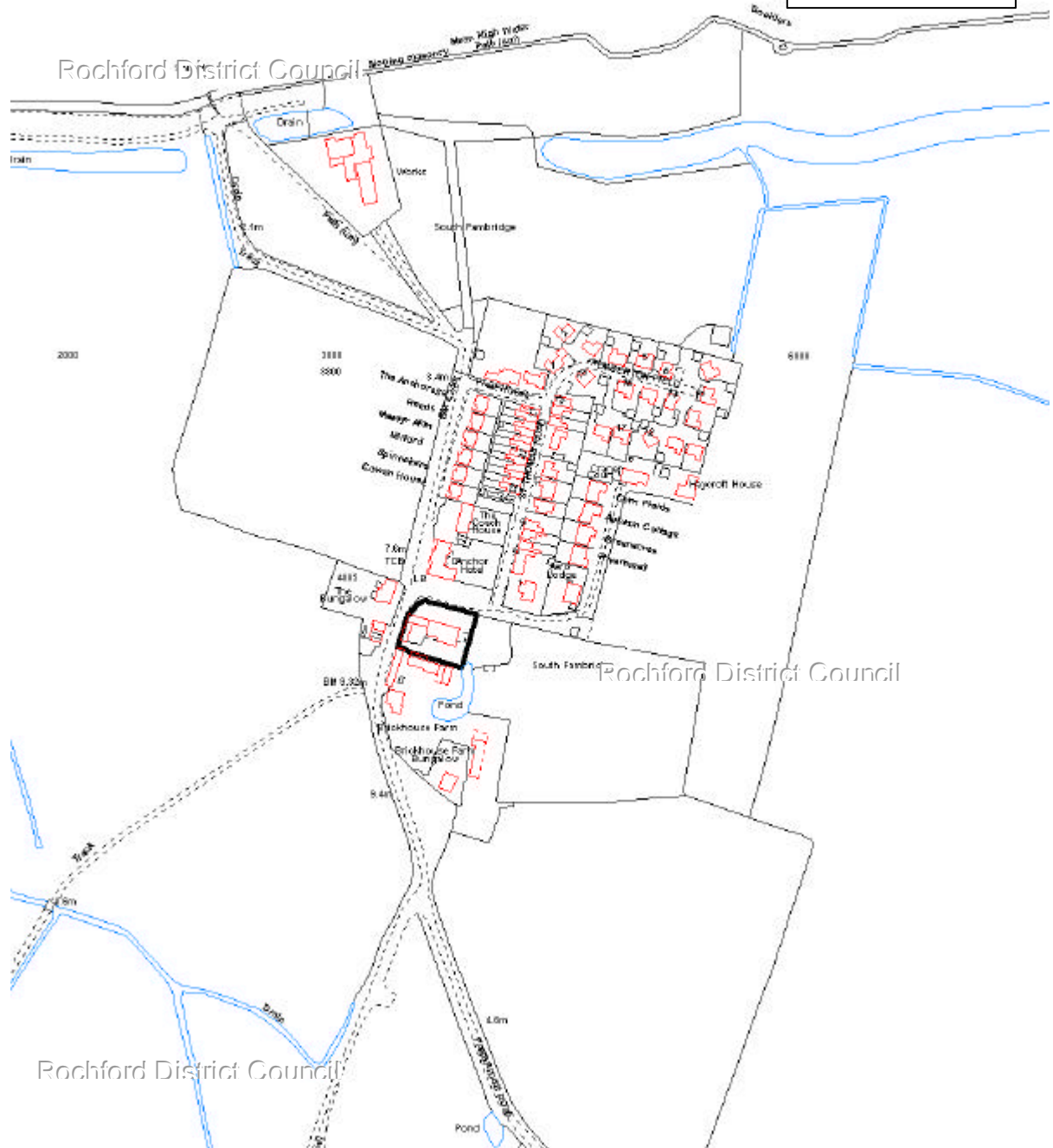


Shaun Scrutton  
Head of Planning Services

---

For further information please contact Mike Stranks on (01702) 546366.

04/00547/COU



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS



## **PLANNING SERVICES COMMITTEE - 26<sup>th</sup> August 2004 Item 2**

---

**TITLE :** 04/00564/COU  
USE EXISTING BARN FOR B1 USE AS A  
PRINTING BUSINESS  
LOWER HOCKLEY HALL FARM LOWER ROAD HOCKLEY

**APPLICANT :** MR AND MRS K HUDSON

**ZONING :** METROPOLITAN GREEN BELT

**PARISH:** HOCKLEY PARISH COUNCIL

**WARD:** HOCKLEY WEST

---

**Members should note the applicant includes Cllr. K. H. Hudson, Vice Chairman of this committee.**

### **PLANNING APPLICATION DETAILS**

- 2.1 This application is to a site on the southern side of Lower Road formerly used to breed deer. On the site exists a detached house and grazing land with a building comprising three barns situated between the dwelling and the highway. These barns are located in a single block divided into three separate units accessed from a yard area situated between the barns and the existing dwelling. The barns comprise blockwork construction to the lower walls with cladding above to the higher part of the walls and to the roof.
- 2.2 The proposal would make use of the existing farm access which is independent to the access to the dwelling and leads to a fenced hardstanding area adjoining the northern elevation fronting onto the highway.
- 2.3 The proposal is to change the use of the eastern end barn identified as Barn Three into a B1 use as a digital printing business. The business would be run by the applicant's son and would provide services to sign makers, exhibition stand manufacturers, point of sale display manufacturers and a range of industrial / corporate clients.
- 2.4 The process would involve digitally printed items produced on a wide ink jet printer. The product would be finished to include laminates, cutting to size and shape, encapsulation and mounting. The resulting product would comprise posters, vehicle graphics, exhibition graphics, banners, point of sale display units and signage. The target market for this business would typically comprise short run work in the region of less than one hundred prints of an image.



- 2.5 Digital printing is by necessity a clean industry. The printer proposed would use UV Pigmented and Dye based inks which contain no solvents and so do not smell. The print method proposed does not require special air extraction or air recycling as the process involves no harmful emissions.
- 2.6 The printer and laminator are quiet machines. Neither machine would be audible outside the room in which they operate.
- 2.7 The applicant proposes to provide three car parking spaces for staff use and one space for visitors. Traffic to the premises would be infrequent mostly occurring during business hours 09.00 – 17.00 hrs. Monday to Friday. Most communications would occur electronically with the transfer of artwork over e-mail but on occasions it would be necessary for customers to visit the premises to discuss jobs or approve proofs for production. The applicant anticipates that suppliers will not be seen without an appointment so unexpected traffic will not occur. Deliveries of printable material would be undertaken by Transit type van. Sheet materials for laminating would be delivered by 7.5 tonne box van. The applicant will not operate his own transport so collection will be undertaken by the customer themselves or by courier company. As an example of a very busy day the applicant envisages incoming deliveries in two transit vans and a 7.5 tonne box van with collection of the day's production by courier 17.00 hrs. The applicant however stresses that it is unlikely that this level of traffic will occur on a single day.
- 2.8 The company would commence trading as a one man operation. Sales would take place primarily over the telephone. Various parts of the operation can be undertaken by temporary workers if required. The applicant anticipates that family members will fulfil this role initially in addition to providing administrative support whilst the business becomes established.
- 2.9 The applicant states that the level of activity will be modest in nature and the equipment used in the process will not generate any significant noise or disturbance. The proposal will not involve the open storage of materials or equipment outside the barn.
- 2.10 The applicant proposes a temporary consent for a period of three years. This is put forward to give the Council the opportunity to monitor any permission given and to assess the impact of the proposal upon the amenities and character of the area.
- 2.11 The applicant proposes to re-clad the roof and upper parts of the north and east elevations in sheet metal cladding and to change the swing door located on the north elevation to a roller shutter door and insert a window. No details of these works have been provided at this stage and the applicant has requested that further consideration of these details be the subject of a condition to any approval that might be given.

**RELEVANT PLANNING HISTORY**

- 2.12 The site has a long history as being in use as a Farm. More recently the deer Farm ceased business in 1990 and the holding has been planted with 8,500 deciduous trees.
- 2.13 **CU/00472/93** Equestrian use of land including layout of permanent rides and gallops with jumps with use of barns for stabling of horses and vary condition No.3 of ROC/454/83 (agricultural occupancy) to include employment in equestrian activities Permission Granted 29th September 1994
- 2.14 **99/00349/LDC** Application to establish lawfulness of occupying dwelling in breach of Agricultural Occupancy Condition (ROC/454/83) Certificate Granted 24<sup>th</sup> March 2000.

**CONSULTATIONS AND REPRESENTATIONS**

- 2.15 **Hockley Parish Council:-** No objections to this proposal provided it is dealt with strictly in accordance with current Green Belt policies and guidelines
- 2.16 **Essex County Council Highways Officer:-** No objections. Recommends the following conditions:
1. The access be widened to 4.8 metres for a minimum distance of 12 metres from the carriageway edge.
  2. The access to be provided with 10.5metre radius kerbs returned to the carriageway width of 4.8 metres
  3. The access to be paved in permanent material for a minimum distance of 10 metres from the highway boundary
  4. Space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site, clear of the highway and properly laid out and paved as may be agreed with the local Planning Authority and such space shall be maintained thereafter free of any impediment to its designated use.
  5. Any gate to be positioned a minimum distance of 12 metres from the carriageway edge and open inwards.
- 2.17 **English Nature:-** Advise that the proposal is not likely to affect an SSSI. Advise further that the presence of protected species is a material consideration and that if protected species are present the applicant should provide an ecological survey by an appropriately qualified consultant prior to the application being determined to establish the species concerned, what the population level is at the site or affected by the proposal, what impact the proposal is likely to have upon the species present, what can be done to mitigate against this impact, whether the impact is necessary or acceptable and whether a licence is required from English Nature or Defra.

- 2.18 **Essex County Council Historic Building and Conservation Area advice:-** No objections on conservation grounds. There is unlikely to be any detrimental impact upon the setting or character of the listed building. Recommend that if permission is granted a sample of the proposed cladding is approved prior to the commencement of work in order to establish a suitable colour and profile of the sheeting.

### **MATERIAL PLANNING CONSIDERATIONS**

- 2.19 The site is located within the Metropolitan Green Belt.
- 2.20 Planning Policy Guidance note No. 2: Green Belts (1995) states that the re-use of buildings inside a Green Belt is not inappropriate development providing it does not have a materially greater impact than the present use of the openness of the green belt, that strict control is exercised over future extensions of the building, that the buildings are of permanent and substantial construction and are capable of conversion without major reconstruction and that the design is in keeping with the surroundings. The proposal would accord with these tests.
- 2.21 Policy GB1 to the Councils Local Plan First Review states that permission will not be given except in very special circumstance for the change of use of existing buildings in the Green Belt. However, the policy is relatively out of date on this issue given the advice in PPG2 and PPG7.
- 2.22 The proposed change of use would comply with Policy GB4 in that the proposal would not result in significant alteration to the building to facilitate the new use proposed, would not impair the architectural features of the existing building and would not adversely affect the visual amenities of the open countryside and Green Belt.
- 2.23 Essex County Council Highways raise no material objection to the proposal and the proposal would provide an adequate means of access and screened parking area subject to conditions requested by the Highway Authority.
- 2.24 The use proposed falls within Use class B1 and the details submitted with the application do not show the use to involve retail sales direct from the site to visiting members of the public.
- 2.25 Policy GB4 goes on to state that Planning Conditions or legal agreements may be considered appropriate to limit permission for a temporary period or personal nature.
- 2.26 The more recent advice contained in PPG7 : The Countryside :Environmental Quality and Economic and Social Development (1997) generally states that there should be no reason for preventing the conversion of rural buildings for business re– use subject to considerations specified at paragraph 3.14 to the guidance. This advice is recognised in the more recent policies contained in the Rochford District Local Plan Second Deposit Draft - Policy R9 and the Essex and Southend-on-Sea Replacement Structure Plan Policies C2 and RE2

- 2.27 The conversion proposed is small in scale and would not therefore result in dispersal of activity on such a scale as to prejudice town and village vitality.
- 2.28 The building to which this application relates is of sound construction requiring only re-cladding to make the building weatherproof. The conversion work required would not amount to major reconstruction. The conversion would be carried out inside the building with no extension and therefore the general design and bulk of the building would remain unchanged. Details of the external changes to the northern door and window as well as the consideration of the external cladding material can be the subject of a suitable condition to any approval that might be given.
- 2.29 The proposal would comply with the requirements of PPG 7.
- 2.30 The applicant has offered a temporary period of three years to allow the Council to monitor and review the proposal. Given that the proposal accords with Central Government advice on the re-use of redundant buildings in the Green Belt and that the use proposed would not be likely to generate significant levels of activity, it would not be necessary in Planning terms to limit the use to a temporary consent.
- 2.31 The use proposed falls within use class B1. It would be possible to change the use of the premises to other uses in the same use class that might generate significant levels of change. It would also be possible to change the use to use class B8 Storage and Distribution which by its very nature would involve significant movement of traffic to and from the site. It is necessary therefore to restrict the permission to that stated, allowing the review of alternative uses given concerns for the amenity of nearby residents, the character and appearance of the Green Belt and consideration of Highway safety.

## **CONCLUSION**

- 2.32 The site is located within the Metropolitan Green Belt . The existing barn is redundant from agricultural purposes which ceased in 1990.
- 2.33 The proposed alternative use accords with Green Belt policy and Government Guidance for the re-use of redundant agricultural buildings. The proposal would be low key and would not detract from the character and appearance of the area or detract from the amenities of nearby residents.

## **RECOMMENDATION**

- 2.34 It is proposed that this Committee **RESOLVES to APPROVE** and Grant Planning Permission for the proposal subject to the following conditions:
- 1 SC 4 Time Limits Full – Standard
  - 2 The Access to the premises to which this application relates shall be widened to 4.8 metres in width for a minimum distance of 12 metres from the carriageway edge.

- 3    The Access to the premises to which this application relates shall be provided with 10.5 metre radius kerbs returned to the carriageway width of 4.8 metres.
- 4    The access to the premises to which this application relates shall be paved in permanent material for a minimum distance of 10 metres from the highway boundary
- 5    Prior to the first use of the development hereby approved details shall be submitted of the proposed external finishes and recladding of the building and the external changes to provide the new window and revised door to the north elevation of the building. The first use of the building as hereby approved shall not commence until such details have been agreed in writing by the Local Planning Authority.
- 6    SC28 - Use Classes Restriction

**Relevant development Plan policies and proposals:**

GB1, GB4 of the Rochford District Local Plan First Review

R1, R9 of the Rochford District Local Plan Second Deposit Draft

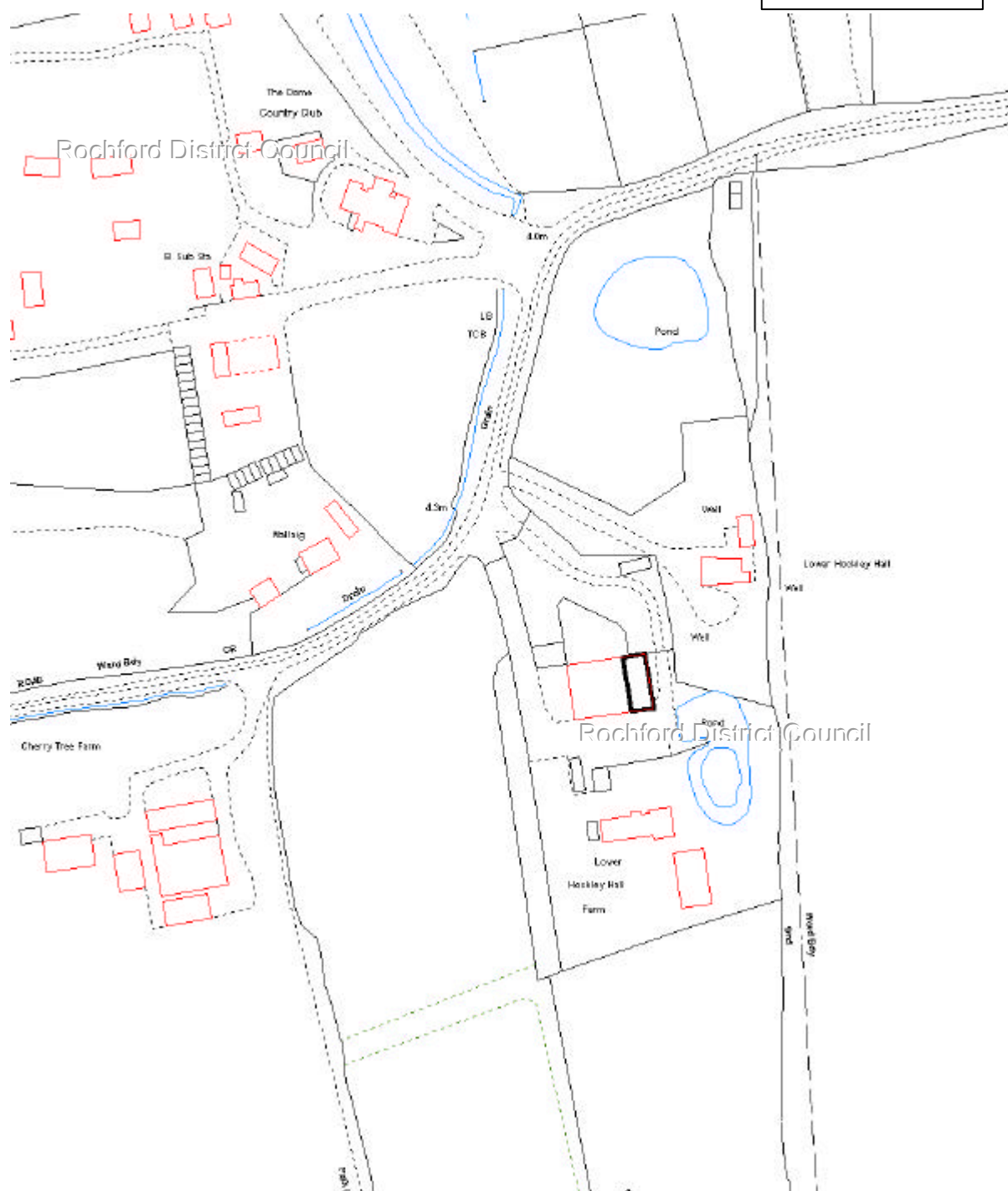
C1, C2, RE2 of the Essex and Southend-on-Sea Replacement Structure Plan



Shaun Scrutton  
Head of Planning Services

---

For further information please contact Mike Stranks on (01702) 546366.



Rochford District Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS



## **PLANNING SERVICES COMMITTEE - 26<sup>th</sup> August 2004 Item 3**

---

**TITLE :** 04/ 00612/ REM  
DETAILS OF SPINE ROAD, ASSOCIATED FOOTPATHS  
AND FOOTPATH/CYCLEWAY, ROUNDABOUT  
AND TURNING FACILITIES  
PARK SCHOOL RAWRETH LANE RAYLEIGH

**APPLICANT :** GEORGE WIMPEY EAST LONDON LTD

**ZONING :** EXISTING SECONDARY SCHOOL

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** DOWNHALL & RAWRETH

---

### **PLANNING APPLICATION DETAILS**

#### **3.1 Site/Location**

This application is to the site of the former Park School, which is located on the southern side of Rawreth Lane, opposite the junction with Parkhurst Drive.

3.2 The site occupies an area of some 10 hectares (25 acres). The site is generally flat, although there is a fall in the land immediately to the South of Rawreth Lane. The former playing field areas rise slightly to the field boundaries at the South of the site adjoining Sweyne Park. The actual application site is restricted to the land on which the spine road and associated elements are proposed.

3.3 The site is adjacent to the East by industrial development (Imperial Park) and the construction of new housing. The site is adjoined to the West by housing and the Rawreth Industrial Estate.

3.4 Opposite the site frontage exists a ribbon of housing fronting onto Rawreth Lane.

#### **Development Plan Allocation**

3.5 The site is allocated in the Council's Local Plan First Review (1995) as "existing Secondary School".

3.6 The site is allocated for mixed use development in the Council's Second Deposit Draft Rochford District Replacement Local Plan (May 2004), which reflects the grant of Outline Planning Permission for a mixed used development on the site on the 18th June 2003.

**RELEVANT PLANNING HISTORY**

- 3.7 The Park School closed in 1997, following a merger with Sweyne Secondary School. The site was then declared as being surplus to the County Council's requirements.
- 3.8 Outline Planning Permission for a mixed use development comprising housing, Neighbourhood Centre, Public Open Space, Primary School and Leisure Centre, was granted permission on 18th June 1003, under application Ref; 01/00762/OUT, subject to a Legal Agreement.
- 3.9 The Master plan for the site was agreed at Planning Services Committee on the 30th June 2004.
- 3.10 The main School buildings have been demolished and the site made secure. The trees on the site have been enclosed by fencing.

**CONSULTATIONS AND REPRESENTATIONS**

- 3.11 **Essex County Council Highways and Transportation** – comments awaited
- 3.12 **Castle Point and Rochford Primary Care Trust** - no specific observations.
- 3.13 **Essex Police Architectural Liaison Officer** - expresses concern that the footpaths will be at the end of cul-de-sacs which allow escape routes for those committing crime or anti-social behaviour.
- 3.14 It is important that neighbours should be able to see each other's houses to achieve general surveillance. Routes should be overlooked and busy. If separate footpaths or cycle tracks form part of the layout, they should be on routes which generate high levels of movement and should be as short as possible. Play areas or communal space should be located where they are well related to surrounding areas and are overlooked.
- 3.15 Clear and direct routes through an area for all forms of movement are desirable, but should not undermine the defensible space of neighbourhoods.
- 3.16 Footpaths should be adequately illuminated. Layout and paths should be considered as to their overall effect on security.
- 3.17 Would support the application if such footpaths/cycleways are at least 3m wide and homes have active frontages and surveillance over these. Planting schemes should not restrict surveillance.



- 3.18 The proposed route to the School for an adjoining site should also be constructed with maximum safety in mind. Lighting on this path should be of a white light source and the path as direct as possible to the School.
- 3.19 Should these recommendations be included, the development would get our support.
- 3.20 **Environment Agency** - has no comments to make.
- 3.21 **Essex Bridleways Association** - had understood that the requirement of the Section 106 Agreement and the Master plan was required to show "the internal road layout of the site, including a spine road, footpaths, cycleways, bridleways and the provision of a landscaped road frontage". The Local Plan states there should be opportunities to increase horse riding.
- 3.22 Disturbed to see that the proposal only takes account of the requirement for pedestrians and cyclists onto Sweyne Park bridleway network, making no provision for bridleway access.
- 3.23 Object to the application in view of the lack of the agreed provision of bridleway access to Sweyne Park.
- 3.24 **Sport England East** - has no objection to the principle of the Public Open Space being moved as shown in the revised Master plan or the proposed alignment of the spine road, which accords with the revised Master plan.
- 3.25 Express concern however that the revised Master plan does not indicate the proposed location of the two senior or junior football pitches. Emphasise that consideration should be given to identifying the proposed pitch layouts as the proposed spine road alignment may prejudice the siting of two football pitches in terms of the required dimensions and preferred orientation.
- 3.26 If the revised Master plan results in the provision of two sports pitches being prejudiced, Sport England would consider withdrawing its support for the principle of the development.
- 3.27 One letter has been received from a **resident** which makes the following comments and objections:  
"Object to the proposal as the application only states footpaths and cycleways. This should also include bridleways as per the Section 106 Agreement."

### **MATERIAL PLANNING CONSIDERATIONS**

- 3.28 This application for the spine road is submitted as Reserved Matters pursuant to the Outline Consent on the site.
- 3.29 The submitted plans show the proposed road to make a junction with Rawreth Lane 37 metres East of the centre of the junction with Parkhurst Drive.

- 3.30 The entrance would have an overall width of 47 metres, reducing down over a depth into the site of 54 metres to a carriageway of 6.75 metres width between kerbs. The footway to the eastern side would be provided to a width of 3 metres to allow provision of a cyclepath on this side. The western footpath would be 2 metres in width.
- 3.31 A mini-roundabout would be provided some 180m deep into the site from the junction. A "banjo" type turning head would be provided at the end of the spine road which would adjoin the school site and an identified Bus Turning area. The central island to both the roundabout and turning head would be finished in block paving. Traffic calming speed cushions would be provided at three points along the carriageway length.
- 3.32 A 3 metre wide footpath and cycle link is shown to connect the turning head with Sweyne Park to the South East of the site across part of the planned Public Open Space.
- 3.33 The submitted layout would provide visibility splays 4.5m x 120 metres at the junction onto Rawreth Lane.
- 3.34 The proposal would involve the loss of four trees at this junction and one further tree close to the site of the future Leisure Centre.
- 3.35 Outside the application site within Rawreth Lane, the details show provision of a right-hand turn lane into the site to a width of 3.5 metres, retaining carriageway width of 3m respectively for East and West bound traffic flows.
- 3.36 A footway would be formed behind the visibility splay on each side of the junction.
- 3.37 The proposal accords with Policy T10 of the Council's Local Plan First Review, in that it provides for segregated routes for cyclists, albeit alongside the spine road. No provision is shown at this stage for the provision of bridleway, although it would be desirable to segregate the bridleway from other traffic movements and a bridleway is required by Condition 14.
- 3.38 Condition 10 of the outline consent requires Reserved Matters applications to be accompanied by an ecological assessment/mitigation strategy, building upon the conclusions of a report which accompanied the previous outline application. The alignment of the spine road does not conflict with the conclusions of the earlier report, which raised issues for habitat around the site perimeter. The current application is not therefore considered to conflict with the requirements of Condition 10 of the Outline Consent.

- 3.39 Condition 11 of the outline consent requires the access to the site to accord with a drawing previously approved at the outline stage. The current application satisfies this requirement, but provides for an increase in width to the carriageway between kerbs by 1.25 metres. There is no material planning objection to this revision, subject to no adverse comments being received from Essex County Highways.
- 3.40 Condition 12 of the outline consent requires Reserved Matters to be accompanied by a Travel Plan tailored to this site, providing sustainable transport methods and minimising car travel. The proposal includes provision of a cycleway. No other information is offered on this particular Reserved Matter to meet Condition 12 although further details are probably more appropriate at the detailed land use application stages.
- 3.41 Condition 13 of the outline consent requires the Reserved Matters to be accompanied by a Travel Assessment providing further traffic impact analysis relating to the overall development provided. The capability of the highway network to absorb movements arising from the development is an essential consideration to which approval of Reserved Matters is dependent overall. This aspect is however linked essentially to the other components of the site. Subject to no adverse comments being received from Essex County Highways Department, the approval of the spine road is less dependent than other Reserved Matters upon the submission of the Travel Assessment.
- 3.42 The submitted application indicates proposed access and pedestrian and cycle routes as required by Condition 14. However, this Condition also requires the consideration of bridleways and bus/coach dropping off facilities within the site.
- 3.43 The turning head "banjo" is described as a "bus turning area". The turning area has a radius of 14 metres. The design of the traffic calming "cushion" accords with details contained in the Essex Design Guide for Residential and Mixed Use Areas (1997). Subject to no adverse comments being received from Essex County Council Highways Department, the layout in this respect would be acceptable in planning terms. It should be noted, however, that the design does not indicate at this stage provision for the bus stops.
- 3.44 Condition 17 of the outline consent requires the submission of Reserved Matters to be accompanied by an archaeological field evaluation. Such details do not accompany this particular Reserved Matter.
- 3.45 The dwellings existing directly opposite the access point and fronting the northern side of Rawreth Lane comprise a variety of styles, but most of which feature in/out drive-ins.
- 3.46 Members will be aware that a smaller junction exists in a similar manner further to the West of the current application, where Laburnum Way also makes a junction with Rawreth Lane. This has operated for some time, seemingly without conflict between frontages on the northern side of Rawreth Lane and access improvements into Laburnum Way.

- 3.47 The matter of vehicle conflict is essentially outside the site and concerns improvements within the highway. Subject to no adverse comments being received from Essex County Council Highways Department, these arrangements would be acceptable in planning terms.

**CONCLUSION**

- 3.48 The details of the spine road generally accord with the requirements of the outline consent and approved Master plan in layout terms. Subject to no adverse comments being received from Essex County Council Highways Department, the particular Reserved Matters can be agreed.
- 3.49 The outstanding supportive information concerning the Conditions described above can be considered concurrently with other detailed Reserved Matters to be considered in due course and are being discussed further with the applicant at this stage.

**RECOMMENDATION**

- 3.50 It is proposed that, subject to a satisfactory response from the Highway Authority, this Committee **RESOLVES** to **APPROVE** the Reserved Matters comprising details of the spine road, associated footpaths and footpath cycleway, roundabout and turning facilities, subject to the following Condition:-
- 1 Notwithstanding the submitted plans, the applicant shall provide details of the location and design of proposed bus stops/coach dropping off points to be provided along the spine road hereby permitted. Such details shall be provided prior to the commencement of the construction of the road and shall be implemented in accordance with those details as may be approved by the Local Planning Authority.

**Relevant development plan policies and proposals:**

CS4 of the Rochford District Local Plan Second Deposit Draft

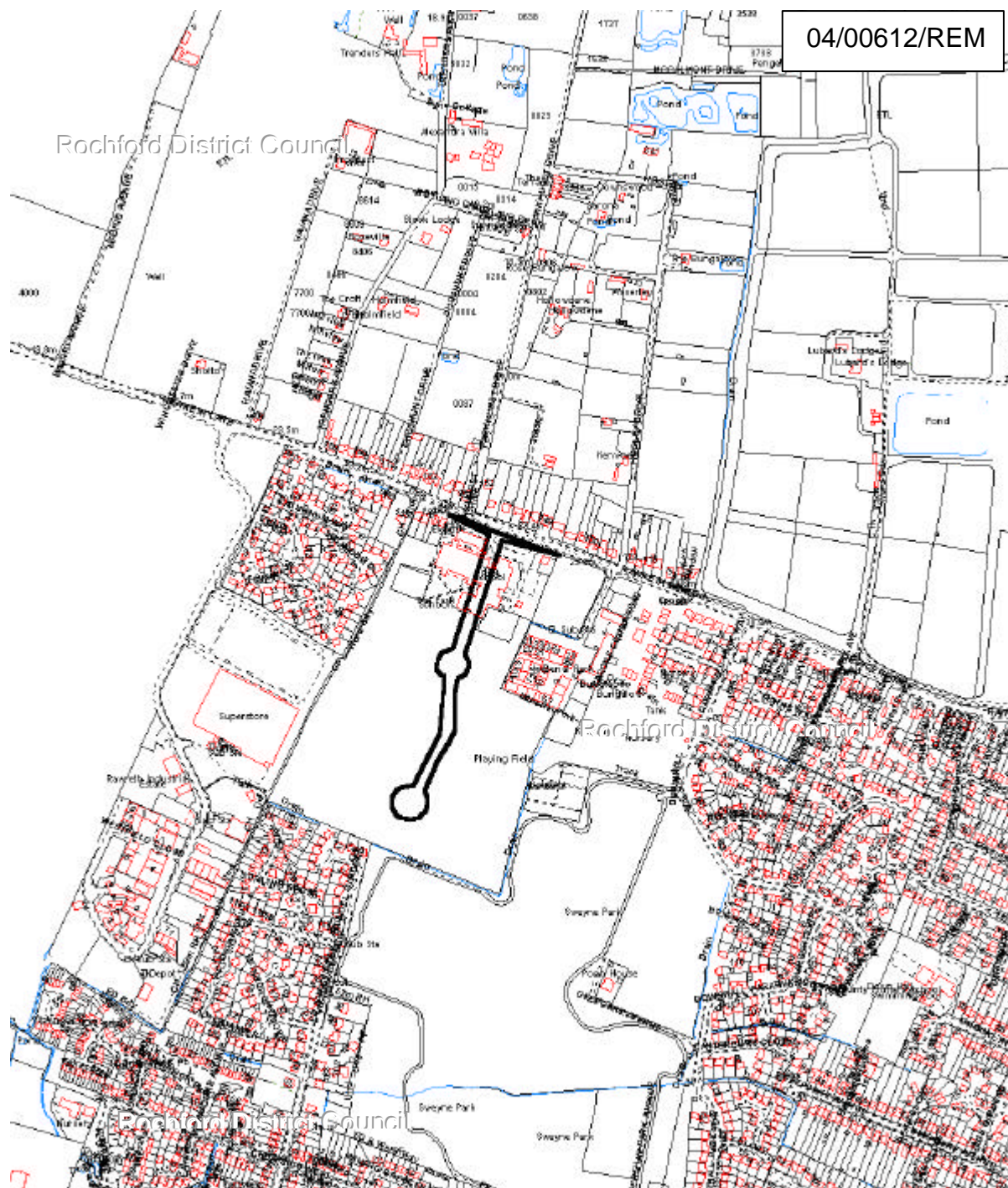
CS1, BE1, BE2 of the Essex and Southend-on-Sea Replacement Structure Plan



Shaun Scrutton  
Head of Planning Services

---

For further information please contact Mike Stranks on (01702) 546366.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS



## 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.**