

<p>ITEM 4</p> <p>13/00429/FUL</p> <p>The Pear Tree 750 New Park Road, Hockley</p>	<p>Revised Condition 1 to Officer Recommendation:</p> <p>Officers have reflected on the scope of the temporary condition recommended and consider that it should be adapted further to allow for the eventuality that a planned site may come forward earlier. In those circumstances the duration of the permission should reflect that possibility, requiring the use to cease earlier and the site occupants to move to the new approved site should it become available for occupation earlier.</p> <p>Officers recommend a REVISED CONDITION 1 as follows:-</p> <ol style="list-style-type: none"> 1. The occupation of the site hereby permitted shall be limited to the family of the applicants, Felix and Hanna Doran and their resident dependants, Kizzy Connors and her resident dependants and Miley and Margaret Doran and their resident dependants and for a temporary period expiring on 31 December 2018 or within 3 months of a planned site being provided within the Rochford District and available for occupation.
<p>ITEM 5</p> <p>13/00392/FUL</p> <p>Land West of Pumping Station, Watery Lane, Rawreth</p>	<p>Contents:</p> <ol style="list-style-type: none"> 1. Response to Consultation: Rawreth Parish Council 2. Response to Consultation: Essex County Council Highways 3. Revised Heads of Condition 1 to Officer Recommendation <ol style="list-style-type: none"> 1. Response to Consultation: Rawreth Parish Council <p>The current application is the same as all previous applications made for this piece of land, with the exception that within this application some parts of the Rochford District Council LDF Allocations Submission Document have been included as supporting documents.</p>

	<p>An original application in 2006 was refused and at appeal in 2007 was dismissed. A further application in 2009 was refused and at appeal in 2010 was dismissed by the Secretary of State. Subsequently on each occasion Enforcement Orders have been issued for this site and are still current.</p> <p>Council would like to reiterate that their objections and comments remain the same and are unchanged from all previous representations made on all applications for this piece of land. Accordingly Council would request that all the previous comments and objections they have made are taken into account again in respect of this application.</p> <p>The land lies within the Green Belt; the use of this site is detrimental to the overall scene, there are no exceptional circumstances and the site continues to have a dangerous access, egress from and to Watery Lane. The land also lies in the flood zone, which has, as recently as August 2013, flooded despite the submitted Flood Risk Assessment stating that Essex County Council has cured the problems in February 2013.</p> <p>Council has also noted that the applicant has requested the retention of one pitch on a permanent or temporary 2-year licence. Council would like to reiterate that if this is based on agricultural use this has already been disproved in the first inspector's report as he stated his evidence showed use for domestic and pleasure purposes; this was upheld in the subsequent inspector's report.</p> <p>Council also note that the applicant has stated that the current use of the site is a gypsy/traveller site, however the applicant's status as a gypsy/traveller has previously been disproved in a letter from the applicant dated 21 October 2009. In this letter the applicant uses the fact that she is not a traveller in her reasons for being badly treated at the Crouch Caravan Park; Council would therefore question her status as a gypsy/traveller and questions the use of the gypsy/traveller legislation as it believes anyone can subscribe to the Gypsy Council and use their good offices.</p> <p>Council is at a complete loss to understand how Rochford District Council can even consider another new application for the same site where appeals have been made and lost and an existing Enforcement Order is still live.</p>
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	<p>2. Response to Consultation Essex Council Highways</p> <p>No objection to raise, subject to the following conditions:-</p> <ol style="list-style-type: none"> 1) No unbound material shall be used in the surface treatment of the vehicular access within 6m of the highway boundary. 2) Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times. 3) The gradient of the proposed vehicular access shall be not steeper than 4% (1in 25) for the first 6 metres from the highway boundary. <p>3. Revised Heads of Condition 1 and Additional Condition 7 to Recommendation</p> <p>Officers have reflected on the scope of the temporary heads of condition recommended and consider that it should be adapted further to allow for the eventuality that a planned site may come forward earlier and that it should also be personal to the applicant. In those circumstances the duration of the permission should reflect that possibility, requiring the use to cease earlier and the site occupants to move to the new approved site should it become available for occupation.</p> <p>Officers recommend a REVISED HEADS OF CONDITION 1 AND ADDITIONAL CONDITION 7 as follows:-</p> <ol style="list-style-type: none"> 1. Temporary and personal permission expiring on 31 December 2018 within 3 months of a planned site being provided within the Rochford District and is available for occupation . 7. Clearance of site following the cessation of the use.
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<p>ITEM 6(1)</p> <p>13/00553/FUL</p> <p>Car Park, Station Approach, Station Road, Rayleigh.</p>	<p>Contents:</p> <ol style="list-style-type: none"> 1. Additional Correspondence from the Applicant 2. Revised and Additional Recommended Conditions <ol style="list-style-type: none"> 1. Additional Correspondence from the Applicant <ol style="list-style-type: none"> a. We have members of staff strategically deployed in the car parks to ensure there is no encroachment with traffic on the main road. Our staff are aware this is a top priority. We are fortunate at this station, that there is a long driveway on the entrance to the sale. We do not envisage any issues with our sale traffic being on the main road. Our people are well trained and know the site well, to ensure that traffic is directed to the correct area of the car park efficiently. b. We have staff patrolling the site during sale times, which will ensure that the correct vehicles are parked in the correct areas. c. If people are entering the boot sale and are parking in the designated bays then they will pay the entry fee for the sale and will not pay the NCP parking charge. This is agreed by the NCP at the highest level. By the same token, all rail users are advised that there is a charge to park in the car park and we advise them to pay this at the appropriate machine. d. Customers who wish to enter our sale have to pay an entry fee to do so but they do NOT pay the NCP parking charge as well. Customers who are parking for the station or for any other purpose are expected to pay the normal NCP parking charge at a valid machine, and not the bootsale entry fee. 2. Additional Recommended Conditions <p>Revised condition 1.</p> <ol style="list-style-type: none"> (1) The use of the site hereby permitted shall occur on Sundays and Bank Holidays only and the use, including
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	<p>any setting up on site, shall not occur before 0800 hours and shall not be open to customers outside the hours of 0800 to 1400.</p> <p>Additional condition 5</p> <p>(5) The use of the site for the purpose, hereby permitted, shall not be begun until a car park management plan for the management of visiting boot sale customers has been submitted to and approved in writing by the Local Planning Authority. This plan shall include full details of the marshalling arrangements to ensure boot sale traffic is directed to the correct parts of the site such that boot sale traffic does not encroach on the parking and access areas reserved for rail users. Thereafter the use of the site for boot sale purposes shall be in accordance with the car park management plan, as may be agreed by the Local Planning Authority.</p> <p>Additional condition 6</p> <p>(6) Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification), the application site and land edged blue shall not be used for the holding of any market or car boot sales in addition to those days permitted for the duration of this temporary permission hereby granted.</p>
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