

Development Committee – 24 February 2022

Minutes of the meeting of the Development Committee held on **24 February 2022**
when there were present:-

Chairman: Cllr Mrs L Shaw
Vice-Chairman: Cllr S P Smith

Cllr Mrs L A Butcher
Cllr D S Efde
Cllr A H Eves
Cllr I A Foster
Cllr J L Lawmon

Cllr D Merrick
Cllr L J Newport
Cllr P J Shaw
Cllr C M Stanley
Cllr A L Williams

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs C A Weston.

SUBSTITUTE MEMBERS

Cllr M J Steptoe - for Cllr Mrs C A Weston

NON-MEMBERS ATTENDING

Cllr S E Wootton

OFFICERS PRESENT

M Hotten	- Assistant Director, Place & Environment
Y Dunn	- Planning Manager
S Worthington	- Principal Democratic & Corporate Services Officer
C Buckley	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
C Irwin	- Solicitor

PUBLIC SPEAKERS

Cllr R Gaylor, Sutton Parish Council	- for item 6
M Power	- for item 6
N Diment	- for item 7
H Bunbury	- for item 8

41 MINUTES

The Minutes of the meeting held on 27 January 2022 were approved as a correct record and signed by the Chairman.

42 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in items 6, 7 and 8 of the agenda relating to applications 17/00436/FUL – Land North of Smithers Chase, Rochford, 21/01184/FUL and 21/01185/REM – Airport Business Park, Rochford by virtue of membership of Essex County Council and of being

Ward Member for the applications. Cllr A L Williams also declared a non-pecuniary interest in the same items by virtue of being Ward Member for the applications.

43 17/00436/FUL – LAND NORTH OF SMITHERS CHASE, SUTTON ROAD, ROCHFORD

The Committee considered an application for the development of first team training centre with related car parking, four football pitches, stadium match day parking, flood attenuation measures, access, refuse storage point and landscaping. Members noted that if they were minded to approve the application, the application would need to be referred to the Secretary of State.

Resolved

That Members were minded to grant planning permission, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby approved shall only be implemented concurrently with the construction of the stadium development or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such timetable shall be adhered to.
- (3) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-
 - 0901 – Perspective Views Training Centre
 - 0900 - Perspective Views Training Centre
 - 0302 – Detail Elevations Training Centre
 - 0301 – Elevation East and West Training Centre
 - 0300 – Elevation North and South Training Centre
 - 0100 – L00 Plan Training Centre (ground floor plan)
 - 0101 – L01 Plan Training Centre (first floor plan)
 - 1230-1-012 Rev P2 – Landscape GA 12 of 14
 - 1230-1-013 Rev P2 – Landscape GA 13 of 14
 - 0000 – Site Plan Training Centre
 - 0005 – Red Line Boundary
 - 0102 – Roof Plan Training Centre
 - 0200 – Section Gridline A and F Training Centre
 - 0201 – Section Gridline J and K Training Centre
 - 0202 – Section Gridline 2, 4 and 7 Training Centre

- 1230-1-001 Rev P2 – Landscape GA 1 of 14 – Landscape Masterplan
- (4) No development shall commence to construct the training centre building hereby approved before details of all external facing (including windows and doors) and roofing materials to be used in the development, including samples, have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
 - (5) Prior to works commencing to construct the refuse store hereby approved, details and plans shall be submitted to and agreed in writing with the Local Planning Authority of the design of the store, including materials to be used. Once agreed, the store shall be constructed on site in accordance with the plans and materials agreed.
 - (6) Prior to first use of the site, details of any gates, fences, walls or other means of screening or boundary treatments to be erected at the site shall be submitted to and agreed in writing by the Local Planning Authority. This shall also include security details to ensure that the car parking areas cannot be accessed without consent. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority shall be erected prior to the first use of the site and thereafter maintained in the approved form.
 - (7) Before the development hereby permitted is commenced a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The scheme, as agreed, shall show the retention of the existing trees, shrubs and hedgerows that exist at the site and shall include details of a schedule of species, size, density and spacing of all trees/shrubs and hedgerows to be planted and in addition those areas to be turfed/grassed. It should also include details of any climbing and aquatic planting proposed.

The western, eastern and northern boundary of the site shall be formed by a native hedge and shall be planted in accordance with the approved details in the first planting season prior to the construction of the development hereby approved; the remainder of the soft landscaping shall be implemented in full in the first planting season following the completion of the development or in any such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of

the same type, size and in the same location as those removed, in the first available planting season following removal.

- (8) Before the development hereby permitted is commenced a scheme of hard landscaping shall be submitted to and agreed in writing by the Local Planning Authority. This shall include permeable paving to the access road and first team parking area and reinforced grass to the match day parking area. Once agreed, the hard landscaping shall be installed on site in the agreed form and thereafter maintained in this form.
- (9) The match day car park hereby approved shall only be used on match days (and for a maximum of 3 other events per annum) and shall not be used for any other purpose unless previously agreed in writing by the Local Planning Authority.
- (10) Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the car parks and training pitches shall not be used for the siting of moveable structures, works, plant or machinery and shall not be used for fêtes, boot sales, BBQs or any festival function or fund raising event whether or not incidental to the approved use, including any such use for any temporary period (excluding for a maximum of 3 other events per annum), without the consent in writing from the Local Planning Authority.
- (11) The training centre building shall not be used for any purpose other than that identified within the approved drawings without the consent, in writing, of the Local Planning Authority.
- (12) Prior to first use of the car parks and the training centre hereby approved a lighting impact assessment including details of the lighting to the car parking areas and training centre building shall be submitted to and approved in writing by the Local Planning Authority. These shall include the minimal quantum of lighting possible. The details as approved shall be implemented at the site prior to first use and shall be retained as such thereafter. No lighting shall be installed to the football pitches hereby approved.
- (13) No amplified speech/music or other form of public address system shall be broadcast or operated within any of the external areas of the site.
- (14) Prior to works commencing a Construction Noise Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such Construction Noise Management Plan shall be implemented on site during the course of construction works.

- (15) Prior to works commencing a dust mitigation plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such dust mitigation shall be implemented on site during the course of construction works.
- (16) No development or any preliminary ground works shall take place until an updated arboricultural report and method statement have been submitted to and agreed in writing with the Local Planning Authority. This shall include the following:
 - a. Details of all trees to be retained during the construction works and their protection by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012 and the approved arboricultural report and;
 - b. Details of all weather notices prohibiting access to be erected on the fencing demarcating a construction exclusion zone.

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the Local Planning Authority.

No works should be carried out within the Root Protection Area (RPA) unless provisions are made in a site specific arboricultural method statement and subsequently approved by the Local Planning Authority.

Unless otherwise approved in writing by the Local Planning Authority, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned. The hedgerow to the eastern boundary shall be retained and protected during the course of the construction works.

- (17) Prior to works commencing a bat survey and further details regarding the lighting for the site to reduce impact on foraging bats, the removal of reptiles and details/recommendations for working in proximity to nesting birds shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such details shall be implemented on site.
- (18) Prior to works commencing details of Green Infrastructure provision and landscape enhancements shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, such Green

Infrastructure provision and landscape enhancements shall be provided and be maintained thereafter in the agreed form.

- (19) The training centre building hereby approved shall meet the BREEAM rating of 'Very Good' unless this would make the development economically unviable. In which case details shall be submitted to and agreed in writing with the Local Planning Authority demonstrating such lack of viability prior to works commencing to construct the building hereby approved.
- (20) Prior to first use of the training centre building hereby approved details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how at least 10 per cent of the energy from the building would be provided from a decentralised and renewable or low carbon source unless this is not feasible or viable or unless provision of such would be at the expense of provision of a higher specification energy efficient building fabric in which case a report demonstrating the case and the amount (decentralised/low carbon/renewable energy) that would be provided shall be submitted to and agreed in writing by the Local Planning Authority. The measures, as agreed, shall be implemented prior to first use of the building.
- (21) No works, except demolition, shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include, but not be limited to:-
- Limiting discharge rates to the 14l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
 - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event. In case the drain down time is more than 24 hours then demonstrate that SuDS features can accommodate a 1 in 10 year storm event within 24 hours of a 1 in 30 year event plus climate change.
 - Final modelling and calculations for all areas of the drainage system.
 - The appropriate level of treatment for all run off leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.

- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to first use.

- (22) No works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.
- (23) Prior to first use, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such maintenance plan shall be implemented at the site. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.
- (24) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request by the Local Planning Authority.
- (25) Prior to the construction of the training centre above damp proof course, a scheme for on site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.
- (26) No development or preliminary ground works can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority.

Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in

situ through re-design of the development, shall be submitted to the Local Planning Authority.

No development or preliminary ground work can commence on those areas of the development site containing archaeological deposits until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

Following completion of the archaeological field work, the applicant will submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

- (27) Prior to works commencing to construct the parking areas hereby approved a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority for both the match day and training centre parking areas showing:-

- a. Compliance with the 5.5m x 2.5m minimum parking bay sizes
- b. Details of disabled bays, powered two wheeler spaces and cycle parking to be provided to the match day parking area
- c. An additional disabled bay to the training centre car park

Once agreed, such spaces shall be hard surfaced, sealed and marked out in parking bays on site prior to first use of the development hereby approved, and be permanently retained thereafter. The vehicle parking area shall be retained in this form at all times. The stadium vehicle parking shall not be used for any purpose other than the parking of vehicles for match days (and for a maximum of 3 other events per annum) held at the stadium within Southend Borough Council. The training centre car park shall only be used by Southend United Football Club staff and players, and visitors to the training centre building, including any temporary use to service the temporary training centre located in Southend Borough Council, unless otherwise agreed with the Local Planning Authority.

- (28) The car parks and training building shall not be used until the new roundabout, pedestrian crossing and other highway works within Fossetts Way are completed.
- (29) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (30) There shall be no discharge of surface water onto the highway.

- (31) Prior to works commencing to construct the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the local Ward Councillors. The Statement shall include details for:
- i. the parking and manoeuvring of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities
 - v. routing of vehicles

Once agreed, the approved statement shall be adhered to throughout the construction period.

- (32) Any powered two-wheeler/cycle parking facilities shall be provided prior to the first use of the development and retained at all times for that use.
- (33) Prior to first use of the development hereby approved, a scheme for improvement of the Public Footpath (PROW 292_16) to the north of the proposed training pitches between Sutton Road and the easternmost boundary of the site and for the 'Historic Green Lane' between this footpath and Clements Way (PROW 292_1) shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, such improvement works shall be undertaken in accordance with the agreed details and prior to first use of the development hereby approved or within a timetable to be agreed in writing with the Local Planning Authority.
- (34) Prior to first use of the training centre development hereby approved, the developer shall submit a workplace travel plan to the Local Planning Authority for approval, in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years. It shall be accompanied by a monitoring fee of £6,132 (plus the relevant sustainable travel indexation) to be paid before first use to cover the 5-year period.
- (35) Prior to first use of the stadium car park development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority in consultation with Essex County Council for a Controlled Parking Zone (CPZ) on match days inclusive of necessary signs and markings on Sutton Road from the RDC boundary to the junction of Shopland Road and within Smithers Chase. Once agreed, the CPZ shall be implemented on site as agreed and for every match day/event whereby the match day parking is in use.

- (36) Prior to works commencing to construct the car parks hereby approved details of electric charging points shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such points shall be installed on site and thereafter retained in the agreed form.
- (37) Prior to first use of the match day car park hereby approved details of a barrier to control and limit movement from Smithers Chase to the approved match day car parking area shall be submitted to and approved in writing by the Local Planning Authority in consultation with the local Ward Councillors. Any controlled means of access to the car park shall be kept closed on all days that are not match days (excluding for a maximum of 3 other events per annum).
- (38) No development of the playing pitches shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
 - A. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing pitches which identifies constraints which could affect playing pitch quality; and
 - B. Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing pitches will be provided to an acceptable quality. The scheme shall include a written specification of soil structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing pitch use in accordance with the scheme.

- (39) Prior to first use of the attenuation pond hereby approved, details of fencing to surround the attenuation pond shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the fencing shall be installed on site prior to first use and thereafter maintained in the approved form. (ADPE)

(8 Members voted in favour of the Motion, 5 against and 0 abstained.)

44 21/01184/FUL – AIRPORT BUSINESS PARK, CHERRY ORCHARD WAY, ROCHFORD

The Committee considered an application for the removal of condition 14 (restriction on floor space relating to different use classes) relating to outline planning consent reference 15/00781/OUT outline application with all matters reserved apart from access to the site off Cherry Orchard Way to create a business park to comprise use classes b1 (business), b2 (general industrial),

and ancillary uses to include a1 (retail), a3 (restaurants / cafés), a4 (drinking establishments), c1 (hotel), d1 (non residential institutions), d2 (assembly and leisure) and b8 (storage and distribution), to provide hard and soft landscaping and the demolition of an existing rugby club and associated works.

Resolved

That the condition is not removed but rather varied in accordance with the scope to do so under Section 73 of the 'Act' to provide greater flexibility relating to the total allowable gross floor space of primary B8 use within the defined site area totalling a gross floor area of 10,000m². This provision is to be written into the new condition (condition 11) as varied and subject to the re imposition as required by Section 73 of the 'Act' of all relevant compliance conditions which apply to the site as a whole, together with relevant conditions which are still required to secure the discharge of outstanding matters relating to the subsequent Reserved Matters applications pursuant to the granting of the outline planning permission. The recommended conditions, as set out below are to form the issue of a new outline planning permission under application 15/00781/OUT/A and to be read in conjunction with the legal agreement under section 106 of the act forming part of the outline consent:

Conditions

Reserved Matters

- (1) No development shall commence, save for construction of that section of the spine road as shown on Drawing Number 0688 A _2103 Rev C, until plans and particulars showing precise details of the layout, scale, design, external appearance, access (save for vehicular access to the site as shown on the approved plan Drawing Number 0688 A _2103 Rev C) and landscaping of the site, (herein after called the "Reserved Matters"), have been submitted to and approved in writing by the Local Planning Authority. All development at the site shall be carried out in accordance with the Reserved Matters details approved. Application for the approval of the remaining Reserved Matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Approved Plans

- (2) The development hereby approved shall be constructed in accordance with the following approved plans:

Drawing Reference: 0688 A_0100 Rev D Location Plan

Drawing Reference: 582093/CIV/005 Rev. P3 S278 works general arrangement sheet 2 of 3.

Drawing Reference: 0688 A_2000 Rev P Indicative layout

Drawing Reference: 0688 A_2101 Rev K Indicative layout for Building Heights

Drawing Reference: 0688 A_2103 Rev C Details of proposed access road

Drawing Reference: 0688 A_8217 Rev B Phase 1 Rugby Pitch Impact Study

Drawing Reference: 582098/112 Rev P3 Proposed Surface Water Drainage Strategy sheet 3 of 6

Drawing Reference: 582098/113 Rev P3 Proposed Surface Water Drainage Strategy sheet 4 of 6

Drawing Reference: 582098/114 Rev P3 Proposed Surface Water Drainage Strategy sheet 5 of 6

Drawing Reference: 582098/115 Rev P3 Proposed Surface Water Drainage Strategy sheet 6 of 6

Drawing Reference: 582098/116 Rev P2 Details of proposed SUDS Measures sheet 1 of 2.

Drawing Reference: 582098/117 Rev P2 Details of proposed SUDS Measures sheet 2 of 2

Drawing Reference: 4719_103_E Overall Landscape Layout

Drawing Reference: 4719_104_A Hardworks General Arrangement Plan 1 of 4

Drawing Reference: 4719_105_A Hardworks General Arrangement Plan 2 of 4

Drawing Reference: 4719_106_A Hardworks General Arrangement Plan 3 of 4

Drawing Reference: 4719_107_A Hardworks General Arrangement Plan 4 of 4

Drawing Reference: 4719_108_A Soft Landscape General Arrangement Plan 1 of 4

Drawing Reference: 4719_109_A Soft Landscape General Arrangement Plan 2 of 4.

Drawing Reference: 4719_110_A Soft Landscape General Arrangement Plan 3 of 4

Drawing Reference: 4719_111_A Soft Landscape General Arrangement Plan 4 of 4

Accommodation works

- (3) Prior to the commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Vehicle access surface treatment

- (4) No unbound material shall be used in the surface treatment of the vehicular access within 30 metres of the highway boundary.

Control of surface water

- (5) There shall be no discharge of surface water onto the highway.

Submission of Construction Method statement

- (6) No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities

Retention of public right of way

- (7) The public's rights and ease of passage over public footpaths and bridleways within the development site shall be maintained free and unobstructed at all times. Diversions shall require the appropriate order securing the diversion of the existing definitive right of way to a route agreed with the Local Planning Authority in consultation with the local Ward Councillors.

Submission of left turn signage

- (8) Prior to the first occupation of any business premises within the site details of proposed signage to encourage traffic to turn left on leaving the business park onto Cherry Orchard Way directing to use the strategic highway network shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the signage as may be agreed.

Prevention of ransom strip

- (9) The road link from the site to the northern boundary adjoining Area 1 of the business park as identified on the Rochford District Council and Southend-on-Sea Borough Council London Southend Airport and Environs Joint Area Action Plan Proposals Map and shown on Drawing Number 0688 A _2103 Rev C shall be completed such that it would directly adjoin the boundary with the adjoining site prior to the first occupation of any premises at the site.

BREEAM rating

- (10) All buildings within the site shall achieve a BREEAM rating of 'excellent' unless this cannot be achieved for reasons of viability in which case details of the BREEAM rating that can be achieved, including details to demonstrate the viability case to demonstrate why the 'excellent' rating cannot be achieved, shall be submitted to and approved in writing by the Local Planning Authority. If an alternative BREEAM standard is approved for any building this shall be met.

Limitations to development mix

- (11) “Class E(g) or its future equivalent counterpart as may be cited by any amendment to the current Use Classes Order statutory instrument 2020 No. 757 Town and Country Planning, England the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 shall be the principle use on the site. As such the following uses shall not exceed the total gross (with the exception of A1 which would be net) internal floor space stated, unless otherwise agreed in writing by the Local Planning Authority:
- i General industrial uses (Class B2 uses) at the site shall not exceed 32,250 square metres.
 - ii A1 (retail) uses shall be limited to small scale convenience retail to a maximum total net internal floor space of 1000 square metres.
 - iii Use Class C1 / D1 shall not exceed 4896 square metres
 - iv Use Class B8 (Storage or Distribution) as a primary land use shall not exceed an overall gross floor space of 10,000 square metres.
 - v Uses within Use Classes A3, A4 and D1 shall not individually exceed a total gross internal floor space of 1000 square metres”.

Spine Road design and landscaping

- (12) The road through that part of the site as shown on Drawing Number 0688 A _2103 Rev C shall be designed and constructed in accordance

with the principles as set out in the Landscape Design Code dated October 2015 (including both road links to the north; to the brickworks site and relocated rugby pitch site) including the provision of street trees, footpath, hedges and grass verges. Precise details of the hard and soft landscaping including spacing of trees, species and girth shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of construction in connection with the road.

The soft landscaping including tree planting as agreed shall be planted in the first planting season following completion of the section of highway to which the planting is directly adjacent.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal. The hard landscaping agreed shall be completed prior to completion of the adjacent highway.

Green Spine design and landscaping

- (13) The green spine as set out in the Landscape Design Code October 2015 shall be designed in detail to accord with the principles as set out in this aforementioned document and be proposed in detail at a minimum width of 18 metres measured from the western edge of the existing hedgerow. The hard and soft landscaping as agreed for the green spine shall be delivered including completion of the footpath, tree, shrub and hedge planting and provision of seating and lighting (where applicable) to be delivered in a phased arrangement in conjunction with development within the phase adjacent or as otherwise agreed in writing by the Local Planning Authority.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

Green Ribbon design and landscaping

- (14) The green ribbon as set out in the Landscape Design Code October 2015 shall be designed in detail to accord with the principles as set out in this aforementioned document and be proposed in detail at a width equal to that shown (average) on the indicative layout Drawing Number 0688 A_2000 Revision P along its length. The hard and soft landscaping as agreed for the green ribbon shall be delivered across the full width of the site east to west including completion of the footpath, tree, bridge crossing of the green spine, shrub and hedge

planting and provision of seating and lighting (where applicable) to be delivered in a phased arrangement in conjunction with development within the phase adjacent or as otherwise agreed in writing by the Local Planning Authority in consultation with the local Ward Councillors.

The soft landscaping including tree planting as agreed shall be planted in the first planting season following completion of the section of highway to which the planting is directly adjacent.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal. The hard landscaping agreed shall be completed prior to completion of the adjacent highway.

Public Realm design and landscaping

- (15) An area of public realm in the central area of the site as set out in the Landscape Design Code October 2015 shall be designed in detail to accord with the principles as set out in this aforementioned document and be proposed in detail with an area equal to that as shown on the indicative layout Drawing Number 0688 A_2000 Revision P. The public realm shall be delivered including completion of the footpaths, paved areas, tree, grass and other planting and provision of seating and lighting (where applicable) prior to the first occupation of the centrally positioned building within the area as set out as the central hub in the aforementioned Design Code or as otherwise agreed in writing by the Local Planning Authority.

Reserved Matters Design Code

- (16) All Reserved Matters applications shall accord with the principles of design as set out in the Landscape Design Code and Design Code October 2015 and in addition shall ensure that elevations of buildings that would face green spaces containing footpaths are fenestrated. Details of how the requirements of these have been taken into account in the design of the Reserved Matters applications shall be submitted with each Reserved Matters application.

Submission of lighting details

- (17) Prior to the erection of any lighting at the site, details of proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Details should demonstrate accordance with design principles and considerations as per guidelines from the Bat Conservation Trust as set out at paragraph 6.1.2 of the Ecological Appraisal and Protected Species Surveys October 2015 report

accompanying the planning application and achieve compliance with CAP 168

Submission of surface water drainage details

- (18) Prior to the commencement of development within each phase (equating to a Reserved Matters application site area) a surface water drainage scheme for the phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme as agreed shall be implemented concurrently with the development within the phase to which it relates to ensure that each premises is served by a properly functioning surface water drainage system prior to first use and that the scheme is completed in its entirety prior to the first use of the last premises to be constructed within the phase to which the scheme relates. The scheme shall: -
- o Limit the discharge from the site to 24.2l/s and provide details of the device(s) that shall be installed to achieve this.
 - o Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1 in 100 year storm event inclusive of climate change. Provide calculations to demonstrate that the proposed surface water management scheme has been adequately sized to accommodate the critical duration 1 in 100 year rainfall event, including allowances for climate change.
 - o Provide the necessary number of treatment stages associated with each element of the development.
 - o Provide plans and drawings showing the locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. In addition, full design details, including cross sections of any proposed infiltration or attenuation features, will be required.
 - o Incorporate the SUDS "Management Train" and ensure all features are designed in accordance with CIRIA (C697) The SUDS Manual so ecological, water quality and aesthetic benefits can be achieved in addition to the flood risk management benefits. In addition, the maintenance requirements for the SUDS element of the proposed surface water drainage system should be formulated as per the recommendations within the CIRIA SUDS Manual (C697).
 - o Provide a Sustainable Urban Drainage System Management Plan which shall detail the proposed management and maintenance

regime for the surface water drainage scheme for the lifetime of the proposed development.

- o Confirm that the receiving water course (River Roach tributary) is in a condition to accept and pass on the flows from the discharge proposed.

Mitigation of construction run off

- (19) Prior to the commencement of development within each phase (equating to a Reserved Matters application site area) the development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of off site flooding caused by surface water run off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Tree protection

- (20) No ground work or development shall take place within any phase (with a phase equivalent to a Reserved Matters application submission) until a tree protection plan and method statement in accordance with BS5837:2012 has been submitted to and approved in writing by Rochford District Council for that phase taking account of trees within the phase or whose root protection areas lie in any part within that phase. Tree protection measures, as agreed shall be implemented prior to commencement of ground works within the relevant phase and the agreed method statement shall be complied with throughout the construction period.

Provision of Green Buffer

- (21) A green planted buffer of a width of at least 18 metres measured from the curtilage boundary shall be provided to the eastern, northern and southern boundaries of Cherry Orchard Farmhouse. Details of the proposed tree planting shall be submitted to and agreed in writing by the Local Planning Authority prior to planting which shall be undertaken in accordance with the agreed details within the first planning season following commencement of development on the site of the existing rugby club and pitches as shown on Drawing 0688 A_8217 Revision B.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

Change in Use

- (22) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (GPDO) and as amended further by the statutory instruments of 2018 and 2020, none of the premises as built shall benefit from provisions within the GPDO which allow for a change of use.

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (GPDO) and as amended, the commercial floorspace / premises hereby approved shall be retained as commercial uses and shall not benefit from the provisions of the GPDO to change in use residential. (ADPE)

(12 Members voted in favour of the Motion, 0 against and 1 abstained.)

45 21/01185/REM – AIRPORT BUSINESS PARK, CHERRY ORCHARD WAY, ROCHFORD

The Committee considered a Reserved Matters application comprising the construction of an industrial unit (use class E(g)/B2/B8), pursuant to outline planning permission (reference: 15/00781/OUT).

Resolved

That the Reserved Matters application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development shall be undertaken in strict accordance with the details of the approved plans referenced: Site Block Plan (1937-JSA-P4-XX-DR-A-01202 Rev. P5); Landscape Detail Plan (1937-JSA-P4-XX-DR-A-01203 Rev. P3); Landscape Detail Plan (1937-JSA-P4-XX-DR-A-01204 Rev. P3); Ground Floor GA Plan (1937-JSA-P4-XX-DR-A-02201 Rev. P4); First Floor GA Plan (1937-JSA-P4-XX-DR-A-02202 Rev. P4); Roof GA Plan (1937-JSA-P4-XX-DR-A-02203 Rev. P4); Site Sections (1937-JSA-P4-XX-DR-A-03201 Rev. P2); GA Sections (1937-JSA-P4-XX-DR-A-03202 Rev. P4) and GA Elevations (1937-JSA-P4-XX-DR-A-04201 Rev. P4).
- (3) The soft landscaping as shown by the Landscaping Plans reference(d) 1937-JSA-P4-XX-DR-A-01203 Rev. P3; and 1937-JSA-P4-XX-DR-A-01204 Rev. P3) shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority in consultation with the local Ward Councillors. Any tree, shrub, or hedge plant (including

replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective within five years of planting shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed in the first available planting season following removal.

- (4) All car parking spaces, and operational spaces as indicated by Site Block Plan 1937-JSA-P4-XX-DR-A-01202 Rev. P5) shall be fully constructed and available for use prior to the first operation of the development hereby permitted. All parking spaces including disabled parking space and motorcycle space as shown by the plan shall be retained in perpetuity over the lifetime of the use.
- (5) Prior to the installation of any external extraction equipment to the building hereby approved details shall have been submitted to and agreed in writing by the Local Planning Authority; any equipment shall be installed in accordance with the details as may be agreed.
- (6) Prior to the first operation of the development hereby permitted the refuse and cycle storage facilities as cited by plan reference Site Block Plan 1937-JSA-P4-XX-DR-A-01202 Rev P5. shall have been erected and available for use. This facility shall be retained in perpetuity over the lifetime of the use.
- (7) Notwithstanding the details of the cycle storage space to be provided as indicated by plan reference: Site Block Plan 1937-JSA-P4-XX-DR-A-01202 Rev P5 a minimum of 15 covered and secure cycle spaces shall be installed and available for use on the first occupation of the development. This facility shall at all times be a covered facility which shall be retained in perpetuity over the lifetime of the use.
- (8) Notwithstanding the details of the submitted Block Plan and Landscaping Plans and other than the details shown by the plans, prior to the installation of any free standing lighting columns exceeding 1 metre in height to serve the development at any time in the future, details shall have been submitted to and agreed in writing by the Local Planning Authority. These details shall include the number, location, the height (relative to ground level) of all lighting columns including their luminosity. The lighting shall be installed in accordance with the details agreed.
- (9) Notwithstanding the details of the submitted Landscaping Plans referenced 1937-JSA-P4-XX-DR-A-01203 Rev. P3 and 1937-JSA-P4-XX-DR-A-01204 Rev. P3, within 2 months of the date of grant of Reserved Matters approval a plan shall have been submitted indicating the location, number, and type of outside seating to be provided for the written approval of the local planning authority. The seating shall be installed in accordance with the agreed details and available for use on the first occupation of the development and

retained in perpetuity (if necessary in the form of like for like replacements) over the lifetime of the use.

- (10) Notwithstanding the details of the Proposed Block Plan reference 1937-JSA-P4-XX-DR-A-01202 Rev P5 prior to the first occupation of the development approved at least 9 electric car charging points shall be installed and fully operational prior to the first occupation of the development. This provision or an equivalent replacement / or as may be upgraded in future shall be retained in perpetuity over the lifetime of the use.
- (11) Notwithstanding the details of the submitted plans, prior to the undertaking of any soft landscaping details including the species type, number and height at the time of planting of all trees shall be submitted to the local planning authority for its written approval. Details of all shrub species to be planted, including planting density, shall also be submitted to the local planning authority for its written approval. The development shall be implemented in accordance with such details as may be agreed.

Informative

Precise locations of bus stops to be submitted to the Local Planning Authority. (ADPE)

(12 Members voted in favour of the Motion, 0 against and 1 abstained.)

The meeting closed at 9.17 pm.

Chairman

Date

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