

ITEM 6

19/00318/FUL

LAND ADJACENT TO 34 MOUNT CRESCENT, HOCKLEY

1. Agent Correspondence

In regard to the comments made by Cllr A H Eves, the proposed development is re-using the existing vehicle crossover and driveway so there will be no change in vehicle movements to and from the site. New parking to the existing property will be created via a new vehicle crossover, as indicated on the site plan, which is designed in accordance with Highways guidelines.

2. Highway Response

The Highway Authority was consulted on planning application number 19/00318/FUL by Rochford District Council. Initially, the Highway Authority recommended refusal for the application due to concerns regarding the vehicular access arrangements to the site. In the initial plans both dwellings would utilise the same vehicular access, which meant that there would be a high chance that the new proposed dwelling's site frontage would be blocked by parking for the existing dwelling, which would potentially lead to the proposed dwelling often having no access to their site frontage. Therefore, with the initial plans submitted with the application, the Highway Authority deemed that there was insufficient parking and vehicular access arrangements. After a recommendation of refusal was sent from the Highway Authority, the applicant re-submitted plans which proposed a new vehicular access for the proposed dwelling. This resolved the issues regarding inadequate access and parking, as both dwellings now have access to two off-site parking spaces, which they would access via separate vehicular accesses. Concerns have been raised with this application regarding cars from the proposed dwelling reversing out onto Mount Crescent; however, it is deemed acceptable in this location due to the nature of the road and the low vehicle speeds which would be expected in this location. Furthermore, dwellings along this stretch of Mount Crescent often reverse out onto the carriageway from their site frontages and therefore this vehicular movement is expected along this road. Therefore, as the re-submitted plans showed both adequate access arrangements and compliant on-site parking, the Highway Authority assessed the information submitted, and had no highway safety concerns with the proposals.

3. Minor Revision to the Wording of Condition 4

The vehicular access as shown on planning drawing 790 Rev A shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with appropriate dropped kerb vehicular crossing of the highway verge and footway. The vehicular access shall be completed prior to occupation of the proposed development and retained in perpetuity.

4. Officer Response

Recommendation to remain one of approval, subject to conditions.

ITEM 7

19/00360/FUL

WATERSIDE FARM, THE CHASE, PAGELSHAM

1. Neighbour Correspondence

A neighbour letter has been received from Orchard Cottage outlining their continued objection to the proposal due to flood risk and environmental impacts on this small rural hamlet in a quiet and unspoilt location stating that a tourism use is therefore not considered appropriate in this location.

If the application is approved, then amenity restrictions are requested to be put in place regarding the following:

- i) Existing gates to be moved as in their current position would result in noise disturbance with guests arriving at all times.
- ii) Fencing to be provided along the boundary of the property to provide privacy and to prevent activities encroaching on areas outside of the development.
- iii) Restrictions to be put in place on the use of bikes, quad bikes, barbeques, ball games or any other leisure activity not considered appropriate for Green Belt land to prevent undue noise disturbance and loss of privacy.
- iv) No caravans, tents, tepees, camper vans or excessive parking of vehicles outside of the proposed parking area to be permitted.

2. Officer Comment

The constraints of the site and the comments from the neighbouring properties have been fully considered during the appraisal of the application. The proposal is found

to be policy compliant in all respects and is a suitable location for low key holiday let accommodation. Conditions have been used to mitigate the flood and environmental impacts, as well as restricting the use to holiday let accommodation only and limiting the activities that are allowed on site, such as outdoor activities.

ITEM 8

18/01115/FUL

LAND REAR OF 3 TO 45 ALEXANDRA ROAD, GREAT WAKERING

1. Affordable Housing

Policy H4 of the Core Strategy requires 35% of dwellings on all developments of 15 or more dwellings to be affordable. For a development of 25 dwellings this equates to 8.75 units. An error occurred in rounding down such that the eight dwellings equated to 33% rather than the 35% required. This figure should have been rounded up to the next house required (as a part thereof) to nine units.

After discussions with the developer it has been confirmed that nine units are now being provided. The affordable housing contribution is compliant with policy H4 of the Core Strategy.

2. Officer Response

Recommendation to remain one of approval, subject to conditions.

ITEM 10 (1)

19/00734/FUL

LAND OPPOSITE 1 TO 10 DISRAELI ROAD, RAYLEIGH

1. Response from Rayleigh Town Council

The Town Council objects to this application as it is an undesirable development on Green Belt land and is unsuitable for the welfare of the animals.