



**Rochford District  
Council**

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**1989**

**January - December**

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Y.T.S.

Rochford Youth Training Scheme Consortium

655,664



**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1989**

**December (Part 2)**

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 14th December 1989 Present: Councillors T. Fawell (Chairman), R.S Allen, C.K. Bellman, R.H. Boyd, Mrs. R. Brown, W.H. Budge, B.A. Crick, C.J.B. Faherty, Mrs. J. Fawell, D.F. Flack, J.A. Gibson, I.R. Godfrey, Mrs. V. Grigg, M.J. Handford, N. Harris, Mrs. E.M. Hart, D.R. Helson, Mrs. M. Hunnable, S.N. Jarvis, Mrs. S.J. Lemon, Miss B.G.J. Lovett, R.A. Pearson, J.M. Roden, J.A. Sheaf, S.H. Silva, S.A. Skinner, C. Stephenson, Mrs. L. Walker, P.F.A. Webster, D.A. Weir and D.C. Wood.

Apologies: Councillors P.A. Beckers, C.I. Black, Mrs. P. Cooke, Mrs. P. Godsell, A.J. Harvey, Mrs. E. Marlow and C.R. Morgan.

665. MINUTES

Resolved that the Minutes of the Meeting of 16th November 1989 be approved as a correct record and signed by the Chairman.

666. MONITORING OF PERFORMANCE - MEETINGS OF 22ND JUNE, 20TH JULY AND 19TH OCTOBER 1989

The Committee were satisfied that all necessary action had been taken. Minutes 131/89 Para. 26 (SEC), 360/89 (SEC), 426/89 Para. 1 (SEC), Para. 2 (SEC) and Para. 15 (DD) and 542/89 Para. D1 (DD) were carried forward.

667. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule and Supplementary Schedule for consideration and a list of planning applications and Building Regulation applications decided under delegation.

Resolved that decisions be made in accordance with the recommendations in the appended Schedule and Supplementary Schedule subject to:-

Para. D2 - ROC/515/89

Consideration of this application was again deferred.

Para. D3 - ROC/804/89

Consideration of this application was further deferred at the applicant's request to enable revised plans to be submitted.

Para. D4 - ROC/771/89/DP

The Committee were advised that it had not been possible to arrange a Members' site visit to view similar pre-fabricated bungalows because of the distance involved in their nearest location.

Application refused for the following reason:-

The proposal would detract from the visual amenities and character of the area by virtue of:



001640

(a) The poor visual quality of the building and the prominence of the site in the street scene.

(b) The form and nature of the pre-fabricated units being inappropriate in this setting amidst a traditional housing estate.

(c) The modular design of the units incorporating poor elevational detailing and a slack pitched roof.

Para. 5 - ROC/734/89/GD

Consideration of this application was deferred for a Members' site visit to be arranged.

Para. 14 - ROC/854/89

Authority delegated to the Director of Development to approve this application subject to appropriate conditions and the completion of a Section 52 Agreement ensuring that the first floor flat be occupied as a service flat by the Post Master for the period of the current sewage embargo in the Rochford area.

Para. 16 - ROC/578/89/DP

At the request of a Member the Director of Development agreed to investigate the possibility of providing access for the disabled to this public open space but cautioned that it would be difficult to overcome the steepness of the gradient involved.

Para. 17 - ROC/864/89

In accepting the recommendation for refusal the Committee shared the concern of a Member at the untidy condition of the site and asked that the owners be requested to rectify the situation.

Para. 18 - ROC/788/89

The Committee were advised by the Director of Development that there was no overlooking involved and accepted that the application should be refused for the following reasons:-

The local planning authority considers that the proposal is contrary to Local Plan Policy H15, in that it would result in loss of privacy to the detriment of the amenities presently enjoyed by surrounding residents by reason of the general activity associated with the proposal and the proposed kitchen/diner at the rear of the first floor flat.

Furthermore, the proposal fails to provide a satisfactory off-street parking arrangement, as the layout indicated on the plan does not allow for adequate manoeuvring space to provide a workable arrangement. It would therefore be to the detriment of future occupiers and by reason of noise and general disturbance to the detriment of amenities enjoyed by neighbouring occupiers.

Para. 19 - ROC/800/89

Application refused for the following reasons:-





1. The proposal represents an over-intensification of residential development on the site out of character with the family dwellings in the area.
2. If permitted the proposal would set a precedent making it difficult for the local planning authority to resist similar developments in the area to the detriment of its character.
3. The proposed vehicular access to serve a development of this scale in such close proximity to the junction of Daws Heath Road and Eastwood Road would be contrary to the road safety interest on this busy part of the highway system.

Para. 24 - ROC/724/89

Application refused for the following reasons:-

1. The design of the proposed hotel extension is considered to be incompatible and at variance with the form and design of the existing building. Furthermore given the important position occupied by the site along the Bradley Way frontage on the edge of Rochford Town Centre and within the Rochford Conservation Area the proposal, if permitted, would detract from the appearance of the locality viewed from both the Bradley Way and Back Lane Car Park areas.
2. The size and scale of the proposed extension is considered to be excessive in relation to the existing hotel building and if permitted the extended building together with the car parking would constitute an over-development of this visually important site to the detriment of the appearance of the area.
3. The application includes 15 car parking spaces not owned by the applicant which currently form part of the public car park in Back Lane and the loss of this public car parking space is unacceptable within Rochford Town Centre. Alternatively if these car parking spaces prove not to be available to the extended hotel building then there would be an unacceptable shortfall in car parking provision on the site. Furthermore the car parking space at the southern end of the site appears to be double parked and is likely to result in an unacceptable reduction in the existing attractively landscaped pond area. Thus the proposal is considered overall to represent an unacceptable shortfall in car parking provision to the detriment of road safety interest.

Para. 26 - ROC/361/89

Authority delegated to the Director of Development to refuse this application in the event that negotiations to overcome the deficiencies in the scheme identified in the report are unsuccessful.

Para. S34 - ROC/391/86/7

Amend first heading to read:

"ROC/391/86/7 ASHINGDON"



668. UNAUTHORISED CONVERSION AND CHANGE OF USE OF A BARN TO A BUTCHER'S SHOP AT BURTONS FARM, BARLING ROAD, BARLING

The Director of Development reported that although an application to convert a barn at Burton's Farm into a butcher's shop had been withdrawn conversion had since taken place and a butchery business was operating from the premises.

The Committee concurred with a suggestion that consideration of this item should be deferred to enable a Members' site visit to be arranged.

Resolved that arrangements be made accordingly. (4801) (DD, SEC)

669. BRITISH TELECOM CELLULAR RADIO LIMITED  
HOCKLEY FOUNDRY SITE - ERECTION OF TOWER/ANTENNA (Minute 595/89 Para. D2)

With the consent of the Chairman pursuant to Standing Order 26.2 the Director of Development advised the Committee that following arrangements made by the Development Services Committee in respect of the application affecting the telephone exchange in Gladstone Road a fresh application had been submitted for the alternative site identified. On completion of consultations a petition of 102 signatures was received from local residents and the Parish Council were asking for arrangements to be made for a meeting with the District Council.

The Committee concurred with the suggestion of the Director of Development that a meeting should be arranged as a matter of urgency and asked that it should again involve the Chairman and Vice-Chairman of the Development Services Committee together with the Ward Members for Hockley to try to alleviate the problems encountered.

Resolved that arrangements be made accordingly. (232) (DD)

670. NAMING AND NUMBERING OF STREETS - DEVELOPMENT AT REAR OF 46 DEEPDENE AVENUE, RAYLEIGH


With the consent of the Chairman pursuant to Standing Order 26.2 the Secretary to the Council reported that notice had been given by the developer of the above site pursuant to the provisions of Section 17 of the Public Health Act 1925 of his intention to name the private drive serving that development "Pauline Mews" which because of the imminent occupation of one of the dwellings needed to be considered as a matter of urgency.

The Committee felt that a more appropriate name should be chosen that had some connection with the area.

RECOMMENDED That the developer be advised accordingly. (923) (SEC)

671. NEW CLOSED CIRCUIT TELEVISION SYSTEM (Minute 598/89)

The Chairman referred to the teething problems that had been encountered in operating the new system at the previous Meeting of the Committee and congratulated the Officers on the action that had been taken to remedy the matter to the complete satisfaction of the Meeting. (276260).



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 14th DECEMBER, 1989

All planning applications are considered against the background of current town and country planning legislation, rules, orders and circulars, and any development, structure and local 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 and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.



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PLANNING SERVICES COMMITTEE 14th DECEMBER 1989.

INDEX - DEFERRED ITEMS

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
D. 1	ROC/344/89	Toilet block. Airport U.K. Ltd, Southend Airport.	JW
D. 2	ROC/515/89	Demolish existing dwelling and erect one detached chalet and one bungalow with linked garages. 3, Philbrick Crescent East, Rayleigh.	JAW
D. 3	ROC/804/89	Two storey side extension and conversion of chalet to house. Woodside, Bullwood Approach, Hockley.	JW
D. 4	ROC/771/89/DP	Pair of prefabricated 2-bed bungalows. Junction Mercer/Twyford Avenue, Great Wakering.	JAW

SCHEDULE INDEX

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
5.	ROC/734/GD	Outlinerproposal to erect N.H.S. nursing home to house 24 elderley mentally ill patients. N.H.S. Nursing Home, Betts Lane, Hockley.	JW
6.	ROC/3022/89/AD	New internally illuminated projecting box sign and fascia sign. 96, High Street, Rayleigh.	JW
7.	ROC/668/89	Car parks with access and landscaping. Lubbards Lodge Farm, Hullbridge Road, Rayleigh.	JAW
8.	ROC/806/89	Detached 4-bed chalet with integral garage. Rear of 16/18 Belchamps Way, Hawkwell.	MDS
9.	ROC/871/89	Cash dispensing machine. 47, High Street, Rayleigh.(Abbey National).	HL
10.	ROC/3024/89/AD	Illuminated signage for cash dispensing machine. 47, High Street, Rayleigh. (Abbey National).	HL
11.	ROC/833/89	Block of four kennels. 121, Main Road, Hockley.	HL
12.	ROC/822/89	Parking area for approximatly 123 vehicles and one access onto the link road between the A127 and Brook Road.	JAW
13.	ROC/908/89	Detached 3-bed house and garage. Adjacent 60, High Street, Great Wakering.	MDS
14.	ROC/854/89	Change of use to include retail sales area and post office on ground floor and convert first floor to residential use and alterations. 17, North Street, Rochford.	LG
15.	ROC/932/86/4	Revised application for 15 dwellings. Land south of Rawreth Lane, Rayleigh.	TMM
16.	ROC/578/89/DP	Use of land as extention to existing public open space. Brooklands Gardens, Hockley Road, Rayleigh.	JW
17.	ROC/864/89	Erect 6 shops with two floors of offices above. 61/65, Eastwood Road, Rayleigh.	JW
18.	ROC/788/89	Convert house into two flats. 24, Warwick Road, Rayleigh.	JW
19.	ROC/800/89	Outline application for 4 flats with private drive access and car parking. 5, Daws Heath Road, Rayleigh.	JW
20.	ROC/902/89	Single storey rear extension and alterations. Hillingdon, Rayleigh Downs Road, Rayleigh.	JW

21.	ROC/827/89	Change of use from residential to offices. 1, Love Lane, Rayleigh.	JW
22.	ROC/850/89	Extend roof and chimney stack and add rooms in roof. The Cherry Tree, Stambridge Road, Rochford.	LG
23.	ROC/2023/89/LB	Extend roof and chimney stack and add rooms in roof. The Cherry Tree, Stambridge Road, Rochford.	LG
24.	ROC/724/89	Addition to hotel to provide 3 single and 39 double bedrooms and additional car parking facilities. Hotel Renouf, Bradley Way, Rochford.	TMM
25.	ROC/877/89	Ground and first floor extensions and alterations to provide bar, restaurant and staff living accommodation. The Silver Jubilee, Eastwood Road, Rayleigh.	JW
26.	ROC/361/89	18 detached houses with double garages. Rear of 1-21, The Westerings, Hawkwell.	JW
27.	ROC/792/89	Sewerage treatment plant and access road. Adj. Engineering Works, off St. Thomas Road, South Fambridge.	JAW
28.	ROC/511/89	Extend existing holiday caravan park use from 31st October to 2nd January. Riverside Holiday Park Ltd., Creekview Ferry Road, Wallasea Island.	NACB



PLANNING SERVICES COMMITTEE

DEFERRED APPLICATIONS

Any update reports that cannot be produced at the same time as the Schedule of Applications will, with the Chairman's permission, be circulated independently or reported verbally.

D.1

ROC/344/89      ROCHFORD

AIRPORT UK LTD., SOUTHEND AIRPORT

TOILET BLOCK.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 92 - Temporary permission - buildings.

REPORT:

This application was deferred to investigate further the possibility of the proposed accommodation being located within an existing building. The applicants have been approached and their reply is awaited.

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D.2

ROC/515/89      RAYLEIGH

3, PHILBRICK CRESCENT EAST, RAYLEIGH

DEMOLISH EXISTING DWELLING AND ERECT ONE DETACHED CHALET AND ONE BUNGALOW WITH LINKED GARAGES.

DEFERRED REPORT:

This application was deferred to enable negotiations with the applicant for a pair of semi-detached dwellings on the site. The applicants reponse is still awaited.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 25 - Garage provision - prior to occupation.
4. Std. Cond. 57 - Landscaping scheme - implementation.
5. Std. Cond. 68 - 1.8m. high fencing to be provided.
6. Std. Cond. 98 - Removal of buildings.
7. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

The application site at present is overgrown with a semi-derelict dwelling set towards the rear of the site. Development has taken place in the past around the site, leaving the existing dwelling on a building line out of step with the properties in the street.

The proposal is to demolish the existing dwelling and redevelop the site with a chalet and bungalow which, in street scene terms, is an appropriate form given the two storey maisonettes on one side and the bungalows on the other.

An earlier outline application ROC/649/87 for two detached houses gave rise to objections from three neighbours, but was withdrawn in favour of the present form of development.

The proposal is considered to be an appropriate form of development for the site and complies with the normal requirements for infill development except that due to the irregular shape of the site its width at the back edge of pavement is 17.60m. whereas at the front building line it is 18.12m. and at the rear of the dwelling 18.73m. Notwithstanding this, overall the development is considered appropriate.

At the response of an enquiry the County Planner (Specialist Adviser) has looked at the existing building and comments that it is circa 1910/1920 and is of no historic or architectural interest.

Consultations:

Rayleigh Civic Society raise no objection and would like the landscaping indicated on the plan implemented.



A neighbour at 1A, Creswick Avenue objects on grounds of - site frontage, overdevelopment, loss of privacy and light to flank windows, loss of trees, the northern boundary in part is shown incorrectly (this has since been corrected).

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D.3

ROC/804/89 HOCKLEY

WOODSIDE, BULLWOOD APPROACH, HOCKLEY

TWO STOREY SIDE EXTENSION AND CONVERSION OF CHALET TO HOUSE.

DEFERRED REPORT:

Deferred at the request of the applicant.

REFUSAL:

1. The overall mass produced by the proposed conversion to a house incorporating a two storey side extension and two storey twin gabled feature and the additional height thereby gained to this modest gable fronted chalet would be unduly dominant and could not fail to overpower and intrude into the outlook and amenities of the occupiers of the neighbouring dwellings while also causing overlooking and loss of privacy.
2. The property, if extended, will be out of sympathy with the scale and character of the existing development on the east side of the road and as a result the building would appear unduly dominant in the street scene.
3. The plot is considered to be of inadequate size to satisfactorily accommodate a 5-bed dwelling and will produce a cramped appearance within the site and street scene. Furthermore, there is inadequate private zone garden area. The minimum standard required within the policy provisions of the Rochford District Local Plan is 100sq.m.

REPORT:

The applicants are seeking to provide a 5-bed dwelling by extending and converting a chalet into a substantial house featuring twin gabled side elevations. There is a bungalow on one side (Treetops) with a modest pair of semi-detached houses on the other (Santis and Lapad). The occupier of Santis has submitted written representations supporting the stated reasons for refusal.

The stated recommendation is made notwithstanding a recent permission to convert a bungalow to a house at Greenhays, Bullwood Approach (ROC/632/88) where the site planning considerations are materially different from the present proposal, details and site.

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D.4

ROC/771/89/DP      GREAT WAKERING

JUNC. MERCER/TWYFORD AVENUE, MERCER AVENUE, GREAT WAKERING

PAIR OF PREFABRICATED 2-BED BUNGALOWS.

DEFERRED REPORT:

This application was deferred by the Committee and Members have since received a letter regarding the original idea of a site visit to inspect similar pre-fabricated bungalows. A presentation will be made at Committee of further details of the favoured units.

REPORT:

Members' views are sought in light of the Director's caution on the proposal. If Members should consider the principle of prefabricated units acceptable for this site, it is suggested the Health and Housing Committee be advised that consent should be restricted to a temporary period of five years initially given the limited lifespan of the building and to enable the situation to be reviewed in the light of experience, and that the following conditions should apply :-

1. Std. Cond. 92 - Temporary permission - buildings.  
For five years - i.e. 30th November, 1994.
2. This permission relates solely to the submitted Alternative 'A' - Wernick Units to be finished externally with the Stenni cladding systems (for the walls) and Decra roofing system as also submitted and in colours to be first agreed with the Local Planning Authority prior to the erection of the units.
3. Std. Cond. 63 - Hedgerows to be retained.
4. Std. Cond. 68 - 1.8m. high fencing to be provided.

5. Notwithstanding the provisions of Article 3 and Part A, Schedule 2 of the Town and Country Planning General Development Order, 1988, the dwellings shall not be enlarged or altered without the prior approval of the Local Planning Authority. Furthermore, no development shall take place on the driveways or parking bays which would inhibit their use for the parking of vehicles.

#### REPORT:

##### The Proposal

The application is to erect a pair of prefabricated 2-bed bungalows. Two alternative models are available, either :-

Alternative 'A' - Wernick Units.

Alternative 'B' - Omar Units.

Both options would entail an upgraded external finish comprising Stenni cladding systems to the walls which are similar to a pebbledash finish and Decra roofing system which gives a tile effect finish.

##### General Considerations

Residential development of the application site has been previously granted deemed consent (ROC/1010/88/DP), for a detailed scheme comprising a pair of traditionally built 1-bed bungalows. Therefore, the principle of residential development of the site is already established as appropriate in the light of Local Plan Policy H11 - small sites as a source of Housing Land in Defined Residential Areas.

The details of that earlier scheme comprising a pair of bungalows and their design/appearance was considered acceptable having regard to the normal considerations that apply and the mix of both bungalows and houses in the vicinity. Furthermore, the technical requirements of garden and car parking space was also met.

In respect of the current proposal, the principle of residential use remains acceptable in terms of Policy H11. Equally, bungalows remain the most appropriate form for the site and the technical requirements of garden space and car parking space remains satisfied.

On the question of the use of prefabricated units, the Director is cautious in terms of the visual amenities of the area, particularly on such a prominent site and would encourage a better standard of built form. Nonetheless, of the two options proposed, Alternative 'A' - Wernick Units - with the upgraded external finish would be the better of the two.

It is for Members to decide whether this is an acceptable solution within the normal design and appearance framework applied under Local Plan Policy H9. If Members are minded to accept this proposal, it is suggested, given the limited lifespan of these types of buildings and to enable a reassessment in the light of experience, that permission be limited, in the first instance, to a temporary period of five years. Members will also note in this regard, that the Health and Housing Committee, Minute 265/89, on the provision of non-traditional housing, is treating this development as a pilot scheme, to be appraised before any more units are proposed.

#### Consultations:

The County Planners observations under the Town and Country Planning General Regulations, 1976 are awaited. Two neighbour responses have been received, one on behalf of the occupier of 54, Mercer Avenue who does not object to the proposal, and one from 96, Twyford Avenue, who consider the original proposals for brick built bungalows acceptable, but the prefabricated bungalows out of keeping with the character of the area. They also feel the site is too restricted for family housing.

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PLANNING SERVICES COMMITTEE

14th DECEMBER, 1989

SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S  
RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE

5. ROC/734/89/GD HOCKLEY

N.H.S. NURSING HOME, BETTS LANE, HOCKLEY

OUTLINE PROPOSAL TO ERECT N.H.S. NURSING HOME TO HOUSE 24 ELDERLY  
MENTALLY ILL PATIENTS.

Applicant: Southend Health Authority.

Zoning: Residential.

Hockley Parish Council Comments:

- "1. The access should not be via Betts Lane because of the difficult access on a bend to the B1013 where visibility is poor. Access should be via Hever Close with bollards in Betts Lane to prevent a through route being created from Hever Close to the B1013.
2. There should be adequate on site parking for staff and visitors as there is already a severe parking problem on the narrow estate roads.
3. The main estate roads should have gritting facilities.
4. The Council welcome a well planned facility of this nature. "

RECOMMENDATION: Consultation via Southend Health Authority under Department of the Environment Circular 18/84.

REPORT:

The Southend Health Authority are seeking the views of the District Council as Local Planning Authority on the principle of providing a nursing home on this site.

If the home is provided it will house 24 elderly, mentally ill patients from Runwell Hospital. It is the Health Authority's view that this will provide the occupants with "excellent surroundings living in the community."

The submitted plan of the building is only provisional as final agreement has not been reached on a specific plan for the site. The building presently shown on the plan will be reduced in size as many of the room sizes indicated are in excess of actual requirements.

The County Surveyor is not satisfied with the current proposal for the following reason :-

"Betts Lane, owing to its narrow width, which does not allow two vehicles to pass along its length, is considered inadequate to serve as access to this development. This could result in vehicles waiting within the highway at the access whilst allowing another vehicle to enter the highway, creating further conditions of danger and obstruction to highway users, to the detriment of highway safety."

The Highway Authority do, however, accept that the above could be overcome if the applicant was able to gain control of Betts Lane in order to provide the following improvements :-

- "1. The existing junction of Betts Lane with Main Road should be remodelled to provide an access width of 5.5m. for at least the first 10m. within the site, and splayed to a suitably altered dropped kerb crossing at the carriageway edge.
2. The access should be suitably surfaced at its junction with Main Road to distinguish it from the existing adjacent access.
3. The access should be provided with a 2.4m. x 70m. visibility splay to the east, which will require the hedge along the highway boundary to be suitably trimmed back."

A previous outline application (ROC/959/88) for three houses, a bungalow and garages served by private drive was amended and conditioned to overcome a similar objection. This was positively considered by Members of the Planning Services Committee on 19th October, 1989. The Health Authority have indicated that they are willing to provide a proper access road in accordance with the Essex County Council's requirements.

Representations have been received from the occupiers of seven neighbouring properties, together with two letters from the Hockley Ratepayers Association against the proposal. One letter has been received from a neighbouring occupier supporting the application. The material planning objections of those opposed to the scheme are summarised below :-

- overdevelopment of the site;
- overshadowing of adjoining properties;

- inadequate parking and servicing provision within site;
- increased traffic causing congestion on Main Road;
- danger to pedestrian and highway safety via narrow, poorly lit access;
- inappropriate use within residential area and would be better located at Rochford Hospital;
- inadequate open amenity space;
- noise and disturbance via increased traffic to site;
- precedent for refusal on highway grounds set by previous refusal at 1 and 2, Betts Lane (ROC/592/89) to change use of dwelling to physiotherapy clinic.

The Hockley Ratepapers comment as follows :-

"The Committee are opposed to the development of the site off Betts Lane, Hockley as proposed by the Southend Health Authority. Whilst they understand the need to help those who are mentally disturbed, they consider this suggested Nursing Home is too close to an area where there are many young children who could be frightened by the actions or appearance of the patients should they be seen in the area, mainly because they would not understand.

The Committee consider the proposed building to be an overdevelopment of the site in conjunction with another proposal to redevelop the opposite site at present occupied by two bungalows.

The amount of traffic being generated by these proposals entering and leaving Betts Lane would cause serious congestion on Main Road, Hockley, which a recent traffic survey has shown this road to be severely overloaded.

There are insufficient parking places allowed for the proposed development. No staffing accommodation is shown on the draft plan. The building is too near residential property, many of which are in Closes, many have very small gardens which does not permit much separation between properties.

There is very little space provided for amenity use outside the proposed building nor for landscaping.

In all the Committee are of the opinion that this development would be far better in a more open aspect and not as at present proposed.

The Committee also note that Anglian Water Authority are very concerned that the development taking place throughout the district is causing overloading of the sewerage and water supply system and have voiced this concern to the District Council."

They also note the number of objections being raised by residents. They request that a site visit be arranged between the Planning Authority, Southend Health Authority and the Hockley Ratepayers Association to discuss the implications of such a development and its effect on the surrounding area and residents.

The one letter supporting the application from Mr. Sinden of 8, Buckingham Road is re-produced below as it balances, summarises and covers many of the foregoing points and is self-explanatory:-

"Prior to your letter of 13th September regarding the planning application submitted by the Southend Health Authority, in respect of a site in Betts Lane, I received from the Health Authority a letter and plan advising me of their intention.

I have had the opportunity of studying these proposals and also discussing them with Mr. Jack, Development and Projects Manager. When earlier applications were submitted, I wrote confirming my preference that single storey provision be made, perhaps for the elderly, rather than the development of a number of two storey detached houses. I also stressed the necessity for minimising the volume of traffic passing down Betts Lane, together with my preference that the area, when developed, be enclosed by a brick wall for a variety of reasons.

I feel reassured that the application submitted by the Health Authority meets all of my earlier objections and would want to convey my wholehearted support. I believe that this opportunity offers the District Council in Rochford generally, and the residents of Hockley specifically, the opportunity to demonstrate their support for the concept of care in the community."

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6.

ROC/3022/89/AD RAYLEIGH

96, HIGH STREET, RAYLEIGH

NEW INTERNALLY ILLUMINATED PROJECTING BOX SIGN AND FASCIA SIGN.

Applicant: David Seal.

Zoning: Town Centre; Conservation Area;  
Primary Shopping; Historic Core.



APPROVAL:

1. Std. Cond. AC1 - Standard conditions.
2. All illumination sources to the projecting sign shall be suitably positioned and shielded and retained thereafter in that condition in order to avoid glare and dazzle to drivers using the adjacent roads.
3. The letters only shall be illuminated and the background of the fascia must remain unlit in accordance with the plan hereby granted consent, drawing No. 52623.
4. The maximum luminance of the letters on the fascia should not exceed the standards laid down in the APLE Technical Report No. 5, which in this case is 2300 cd/m<sup>2</sup>, being identified as within zone 2.
5. Std. Cond. C95 - Development as per specified plan.

REPORT:

The applicants are seeking to provide a new fascia sign comprising individual letters only illuminated, together with an externally illuminated projecting hanging sign.

The Rayleigh Civic Society, and County Planner (Specialist Adviser) objected to the original scheme which included a projecting box sign internally illuminated, but which has since been revised in favour of the externally illuminated projecting hanging sign.

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7. ROC/668/89 RAYLEIGH

LUBBARDS LODGE FARM, HULLBRIDGE ROAD, RAYLEIGH

LANDSCAPE ENTRANCE TO FARM AND PROVIDE STAFF CAR PARK AND "PICK YOUR OWN" CUSTOMERS CAR PARK WITH ENTRANCE TO THE FIELD.

Applicant: J.C. Pinkerton, Esq.

Zoning: M.G.B.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.

2. Within three months of the date of this consent details of the surface finish of the car parking areas shall be submitted to and agreed in writing with the Local Planning Authority and the car park shall be finished in accordance with the agreement.
3. Std. Cond. 56 - Landscaping scheme - details/implementation.
4. A. 4.5m. x 90m. clear visibility splay should be provided to the north of the access.
5. The section of former highway now forming the proposed customer car park should be suitably closed at its southern end to prevent any access to this car park.
6. Prior to the formation of the new field access, details of the access shall be first submitted to and agreed with the Local Planning Authority in writing and the access formed in accordance with the agreed details.
7. This permission does not convey any consent for the overflow car park area indicated on the submitted plans which has been deleted from the application by the applicants agents letter dated 8th November, 1989.

#### REPORT:

This application relates to the frontage of Lubbarbs Nursery and includes former highway and an "island" verge created following road improvements to Hullbridge Road. Permission for the access onto Hullbridge Road was granted planning permission in 1981.

The application entails utilising and extending the former roadway to form a car park, the reinstatement of the former road at either end to form a landscaped verge which is also contained along the frontage of the site.

A further proposal for an overflow car park in the adjoining field to the south for the "pick your own" scheme has been deleted from the application although a field access is being formed.

The applicant explains in a supporting letter set out below his staffing levels and future proposals for the holding which has prompted the proposal :-

#### "1. Employees

Arable - Three full time men, four part time women.

Mushroom filling - Three full time men.

Mushroom packing/sales (weekday) - One full time man,  
one full time woman, three part time women.

Mushroom picking (weekday) - 20 part time women, one part time man.

Maintenance - Two full time men, one part time man.

Driving and general duties - Three part time women, one part time man.

Mushroom picking (weekend) - Eight part time women, two part time men.

Mushroom packing/sales (weekend) - Three part time women, two part time men.

Administration - Three part time women.

2. Pick Your Own Expansion

We are committed to lay down ten acres of various vegetables in the spring of 1990, specifically for pick your own harvest. We intend to claim the produce is organically grown on spent mushroom compost, but will be unable to do so for a few years until residue chemicals have been leached from the soil. The new vegetables to be grown next year are as follows :-

Rhubarb, sprouts, cauliflower, sweetcorn, runner beans, spring greens, cabbages, broccolli, beetroot and peas.

No objections have been received to the proposals.

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8. ROC/806/89 HAWKWELL

R/O 1618, BELCHAMPS WAY, HAWKWELL

DETACHED 4BED CHALET WITH INTEGRAL GARAGE.

Applicant: A.J. Gull.

Zoning: Residential.

Frontage: 12m.

Depth: 25.58m.

APPROVAL:

1. Std. Cond. 4 Commence in five years.
2. Std. Cond. 78 Permitted Development Restrictions Garages.
3. Std. Cond. 101 Obscure glazing to specified windows.

4. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the 1988 Town and Country Planning General Development Order (or any order revoking or reenacting that Order) no windows other than those approved with this application and shown in the flank elevations east and west on drawing No. 5089, shall be provided to either the eastern or western flank walls without the prior agreement in writing of the Local Planning Authority.

REPORT:

This full application for a 4bed chalet allows the grant of outline planning permission on appeal (ROC/759/88) for a chalet on this site.

Objections have been received from Hawkwell Parish Council on the grounds of precedent and back garden development; from 5, The Westerings on grounds of the spoiling of outlook and increase in traffic to an already congested area, particularly in view of the school nearby; from 23, Belchamps Way that the proposal is of a size not acceptable on a backland site; and from 14, Belchamps Way at the overlooking that will result into the rear of dwellings and their gardens from the rear dormer proposed.

However, these are all matters of principle which cannot now be supported given the decision on appeal to allow a chalet on this site.

The occupier of 14, Belchamps Way objects on grounds of overlooking and the offstreet parking arrangement. The question of overlooking was considered by the Inspector on the appeal who stated in his decision letter :

"As to its effect upon the privacy of neighbours, the intention is to provide a chalet bungalow which would be likely to have its principal windows in its north or south sides. Those at ground floor level would face either the public road or northwards into its garden and it may well be that first floor dormer windows would be provided only to south facing rooms looking across the road. Even on the north side they would overlook the bottom of other gardens with only oblique views of dwellings in Belchamps Way and High Mead. In any event, you agree that the removal of permitted rights for such windows is a possibility which could be settled by the Council if an application for full planning permission is sought."

The applicant has been requested to delete the rear dormer in favour of rooflights but is unwilling to do so. However, the applicaton has been revised, placing the bathroom at the rear corner nearest the objectors house with the two bedrooms beyond.

In the light of the Inspector's comments, it is felt that it would be difficult to resist this proposition.

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9. ROC/871/89 RAYLEIGH

47, HIGH STREET, RAYLEIGH (ABBAY NATIONAL)

CASH DISPENSING MACHINE.

Applicant: Abbey National.

Zoning: Prime Shopping; Conservation Area.

REFUSAL:

The proposed service till, in conjunction with that existing, is considered to be visually obtrusive by virtue of its size, shape, colour and being surrounded by coloured perspex (or similar) material and would thereby dominate the limited shopfront to an unacceptable degree and detract from the appearance of this part of the Rayleigh Conservation Area.

REPORT:

This would be the second service till on this site and, although there is no objection to the till itself, concern is for the design, colour and size of the till surround. Objections have been received from the Rayleigh Civic Society and the County Planner on this basis.

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10. ROC/3024/89/AD RAYLEIGH

47, HIGH STREET, RAYLEIGH

ILLUMINATED SIGNAGE FOR CASH DISPENSING MACHINE.

Applicant: Abbey National.

Zoning: Prime Shopping; Conservation Area.

APPROVAL:

1. Std. Cond. AC1 - Advertisements - standard conditions.
2. Std. Cond. AC5 - Advertisements - maximum luminance.

3. The permission hereby granted relates solely to the "Abbeylink" service sign and inset panel to the ATM and not for any illumination of the diamond panelled background to the ATM.

REPORT:

This proposal is considered acceptable regardless of the separate service till application.

No objections have been raised through consultations.

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11. ROC/833/89 HOCKLEY  
121, MAIN ROAD, HOCKLEY

BLOCK OF FOUR KENNELS.

Applicant: S. Balaam.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in an approved manner that will not lead to pollution of surface or underground waters.
3. The development hereby permitted shall be used for domestic kenneling incidental to the enjoyment of the dwelling only and not for any commercial or business use whatsoever.

REPORT:

The proposal is for a small range of four kennels for domestic purposes only. A letter from neighbours suggesting re-siting has been received, but no other adverse comments have been received, on the basis of non-commercial use only.

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12. ROC/822/89 RAYLEIGH  
THE WEIR PUBLIC HOUSE, ARTERIAL ROAD, RAYLEIGH

PARKING AREA FOR APPROX. 123 VEHICLES AND ONE ACCESS ONTO THE LINK ROAD BETWEEN THE A127 AND BROOK ROAD.

Applicant: Porterhouse Restaurants.

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development to approve on receipt of outstanding consultations and subject to appropriate conditions.

Members will recall granting outline planning permission at the last meeting for a hotel extension to the public house, including a 130 space car park with a single access gained off the link road between the A127 and Brook Road. The car parking element access and screening arrangements in particular had been of great interest to local residents and Ward Members with the approved scheme being the preferred solution.

Members were advised of this separate current application just for the car park and access element which has been brought about by the imminent works of the Weir Underpass. Because the start date of this has been uncertain, the applicants had not pursued the replacement car parking and access before, but it is now a matter of urgency for them.

A revised application has been negotiated which follows the arrangements for parking, screening and access established in the outline application, although at the time of drafting the report, further detailed matters are awaited as are some consultations, notably that from the Department of Transport and County Surveyor. However, given the urgency the recommendation is for delegation to the Director of Development.

Letters of objection have been received from 15 households in St. Martins Close, however, the overwhelming objection raised is to the initial proposal for two accesses which have since been amended. Many of the residents confirm they wish to see a screen wall and landscaping, although three do raise objection to the principle of the proposal.

Consultations:

Castle Point District Council - no objection.

Rayleigh Civic Society - suggest some form of landscaping.

The Essex Naturalists Trust reiterated their comments as before which the applicant is aware of and an appropriate informative would be included in the decision notice.

No other parties have raised objections.

13.

ROC/908/89      GREAT WAKERING

ADJ. 60, HIGH STREET, GREAT WAKERING

DETACHED 3-BED HOUSE AND GARAGE.

Applicant:      Mr. G. Reece.

Zoning:          Residential; Conservation Area.

Frontage:      20.4m.

Depth:          Ranging from 8m. to 14.4m.

RECOMMENDATION: Delegate to the Director of Development to approve subject to the expiry of Site Notices and receipt of revised plans.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 79 - Garage to be incidental to enjoyment of dwelling.
3. Notwithstanding the submitted plans, the roof shall be finished in hand made clay plain tiles. A sample of these tiles, together with a sample of the face brickwork to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the use of these agreed materials shall be strictly adhered to.
4. Std. Cond. 61 - Tree protection during construction.
5. This approval relates to the application as revised and received by the Local Planning Authority on .

REPORT:

This application is a revision of one similar refused by Committee on 19th October, 1989 (ROC/674/89).

The dwelling has been re-orientated onto the frontages of the High Street and Whitehall Lane of the corner site. The site provides a garden space of some 103sq.m. The proposal complies with Council policy on parking and isolation from the boundary.



Currently existing onto the High Street frontage is a grass verge splay over which highway rights exist. This land is not in the ownership of the County Council. The County Surveyor is satisfied that adequate visibility to current standards is available within the paved area of the carriageway and footway and therefore the land forming the grass verge splay and part of the application site is considered surplus to highway requirements. No objection will be raised by the County Council to any request to extinguish highway rights on this part of the site.

The suggested design form would appear to compliment the character of the Conservation Area, filling in the High Street frontage. The County's Consultant Architect on Conservation Matters has no objection subject to minor detailing and considers a building on this site a positive improvement to this part of the Conservation Area.

At the time of writing, neighbour consultees still have until 12th December to reply and the site notice expiry date is the 15th December.

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14. ROC/854/89 ROCHFORD

17, NORTH STREET, ROCHFORD (POST OFFICE)

CHANGE OF USE TO INCLUDE RETAIL SALES AREA AND P.O. ON GROUND FLOOR AND CONVERT FIRST FLOOR TO RESIDENTIAL USE AND ALTERATIONS.

Applicant: Mr. A. Patel.

Zoning: Prime Shopping Area.

RECOMMENDATION: Delegate to the Director of Development to determine on completion of consultations, subject to appropriate conditions.

REPORT:

The application relates to the existing Post Office in North Street, within the Rochford Conservation Area.

The whole building has recently been leased to the applicant, who, as well as continuing the standard post office service, wishes to use part of the ground floor for the retail sales of stationery, cards, etc. It is also proposed to form a new entrance and staircase to the first floor, to form a 2-bed flat. The proposed retail area will occupy the front of the building, presently used as an ancillary office and entrance to first floor. Some alteration will be made to the layout of the post office public area, but the servery will remain the same and, although a slight reduction in floor area will ensue, the usable floor area will be better located. A new entrance door is to be formed from North Street, although it is envisaged that servicing will take place from the rear.

In response to consultations, no objections have been received from County Highways, National Rivers Authority, Parish Council and Head of Environmental Services.

Comments of Anglian Water Services will be reported verbally. No objections have been received from Essex County Council Specialist Adviser, subject to a condition requiring large scale details of the new entrance door and the Access Committee for the Disabled suggest a level or ramped access with easily opened doors, interior layout allowing freedom of movement by wheelchair users, and counters at a height suitable for wheelchair users.

Two letters have been received from local residents expressing objections to any reduction in floor space within the public area of the post office, which point is also strongly made by the Rochford Hundred Amenities Society.

Notwithstanding these concerns, the proposal is considered reasonable and, subject to appropriate conditions, acceptable, although it is possible that Anglian Water will object to the proposed first floor flat, in view of the sewage embargo for the area.

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15. ROC/932/86/4 RAYLEIGH

LAND SOUTH OF RAWRETH LANE, RAYLEIGH

REVISED APPLICATION FOR 15 DWELLINGS.

Applicant: Maylands Green Estate Co. Ltd.

Zoning: Proposed Residential.

Density: 11.2 d.p.a.

### APPROVAL:

1. A 2.1m. x 2.1m. pedestrian visibility splay, relative to the back of footway/highway shall be provided on both sides of all vehicular accesses and no obstruction above 600mm. in height shall be permitted within the area of the splays.
2. Std. Cond. 9 - Private drives - surface finish.
3. Std. Cond. 24 - Garages and hardstandings - provision and retention.
4. Std. Cond. 53 - Materials to be used externally.
5. Notwithstanding the detail notes set out on the submitted plan, a 2m. high lapped panel fence shall be erected along the rear boundary of plots 9, 10, 10a, and 11, except for that section of plot 9 shown to be a screen wall, prior to the occupation of the proposed dwellings.
6. Std. Cond. 72 - Permitted development restrictions - off private drives.

### REPORT:

This application seeks permission to substitute 15 detached houses for 11 detached houses previously approved in three sectors of Phase I of the Downhall Estate.

The designs are not new having been approved on other plots within the development but some are 3-bed houses whereas the original approval involved all 4-bed designs. Of the 15 dwellings 6 are 4 bed houses and the remaining 9 are 3-bed units.

Generally the houses now proposed are smaller detached units although they range between 83 sq.m. (903 sq.ft.) and 130 sq.m. (1409 sq.ft.) in floor area and occupy plots in excess of the normal minimum frontage requirement. Garden sizes are well above 100 sq.m. and car parking standards are maintained.

The applicants agents explain that in the present economic climate their client is finding it impossible to sell the larger detached houses. Whilst the proposed houses are slightly smaller, there would be no reduction in the value of the street scene and it is desirable to develop the plots concerned which all front the main spine road and face towards Swayne Park rather than the land remaining bare and unattractive in anticipation of the housing market improving which might be some time away.

In terms of density, the proposal would change the figure for Phase I from 10.6 d.p.a. to 11.2 d.p.a. which is within the normal 12 d.p.a. average density for new development in the District.

Consultations:

County Surveyor - no objection subject to Condition 1.

Anglian Water - no objections.

Rayleigh Civic Society - consider that the increase in density of the development should be resisted.

Local residents - no representations received.

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16. ROC/578/89/DP RAYLEIGH

BROOKLANDS GARDENS, HOCKLEY ROAD, RAYLEIGH

USE OF LAND AS EXTENSION TO EXISTING PUBLIC OPEN SPACE.

Applicant: Rochford District Council.

Zoning: Part Residential; Part Public Open Space.

RECOMMENDATION: The Leisure Services Committee be advised that no objection be raised to the proposal subject to the conditions outline below and that the Committee be informed of the neighbours' comments concerning fencing, grading of north bank, footpaths, potential removal of trees, management of site, pedestrian entrance and access arrangements from Hockley Road.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 56 - Landscaping scheme - details/implementation.
3. Std. Cond. 66 - Details of screening.

REPORT:

This half acre site adjoining Brooklands Gardens will be developed as an extension to the formal gardens. The site overlooks properties in Elm Drive and is overlooked by Rectory Garth. The proposals for the site seek to minimise disturbance to these properties and maintain views over the Crouch Valley from Rectory Garth.

The following works are proposed :-

1. Removal of concrete bases and regrading of surrounding area.
2. Replacement fencing.
3. Construction of steps from existing gardens to provide access.
4. Creation of a pedestrian access through the new development (ROC/853/84) to the west subject to precise layout and siting of dwellings and their respective curtilages when details approved.
5. Grading of north eastern bank and planting of crest with ornamental shrub beds.
6. Creation of a terraced path through the site.
7. Planting of trees and shrubs to complement existing gardens.

REPORT:

Two letters have been submitted by the occupiers of Nos. 11 and 19, Elm Drive respectively, listing points of concern and clarification referred to above. Members will note that the scheme description includes replacement fencing and condition 3 above requires details of screening to the northern boundary to be agreed.

The County Planner raised no objection subject to effective screening being provided to protect the privacy of properties to the north of the site.

The application is supported by the Rayleigh Civic Society, subject to satisfactory pedestrian access, and the Eastern Council for Sport and Recreation.

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17. ROC/864/89 RAYLEIGH

61/65, EASTWOOD ROAD, RAYLEIGH

ERECT SIX SHOPS WITH TWO FLOORS OF OFFICES ABOVE.

Applicant: T. Oakley, Esq.

Zoning: Secondary Shopping.

Floor Area: Retail - Approx. 509 sq.m.  
Office - Approx. 1018 sq.m.

REFUSAL:

1. The proposal represents an inappropriate overdevelopment of the site and piecemeal development of the shopping frontage at this point which is alien in scale, form and detailed architectural composition to the domestic size of neighbouring buildings adjacent and in the immediate vicinity. Furthermore, the proposed development, if allowed, will produce an incongruous, alien feature within the street scene which will have a disruptive visual impact on the setting of Rayleigh Town Centre when approaching from the east on Eastwood Road.
2. The proposed parking provision within the site is substantially inadequate to serve the development. Furthermore, no adequate provision is included within the scheme for the satisfactory turning of service vehicles independent of the proposed car parking spaces. The lack of such facilities would result in vehicles reversing into or out of the site, to the detriment of highway safety.
3. The proposed development will result in the loss of a mature tree within the site on its eastern boundary to the detriment of the appearance and visual amenity afforded by the tree.

REPORT:

The proposed development is unacceptable for the stated reasons, a view supported by the County Planner (Specialist Advice), County Surveyor and Rayleigh Civic Society.

The Rochford Group of the Access Committee for the Disabled have commented on the proposals and an informative added covering the points raised.

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18.

ROC/788/89      RAYLEIGH

24, WARWICK ROAD, RAYLEIGH

CONVERT HOUSE INTO TWO FLATS.

Applicant:      Mr. P. Eden.

Zoning:          Residential.

REFUSAL:

The Local Planning Authority considers that the proposal is contrary to Local Plan Policy H15, in that it would result in loss of privacy, and overlooking to the detriment of the amenities presently enjoyed by surrounding residents, by virtue of overlooking from the first floor habitable accommodation.

Furthermore, the proposal fails to provide a satisfactory off-street parking arrangement, as the layout indicated on the plan does not allow for adequate manoeuvring space to provide a workable arrangement. It would therefore be to the detriment of future occupiers and by reason of noise and general disturbance to the detriment of amenities enjoyed by neighbouring occupiers.

REPORT

There have been three objection letters from adjoining neighbours on grounds of loss of amenity and unsuitable parking.

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19.

ROC/800/89 RAYLEIGH

5, DAWS HEATH ROAD, RAYLEIGH

OUTLINE APPLICATION FOR FOUR FLATS WITH PRIVATE DRIVE ACCESS AND CAR PARKING.

Applicant: P. Eden Contracts.

Zoning: Residential.

Density: (16d.a.) 39d.ha

RECOMMENDATION: Delegate to the Director of Development pending neighbour notification expiry.

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. The access shall be 5.5 metres wide for the first 6 metres within the site and splayed to a 7.3 metre wide dropped kerb crossing.
4. Std. Cond. 19 - Parking and turning space provision.



5. Prior to the occupation of any of the flats hereby permitted the garaging and parking spaces shown on drawing no. 4836 shall be provided together with the access way and manoeuvring area, and shall be used for no other purpose incidental to the enjoyment of the flats. Furthermore the parking, manoeuvring areas and access way shall be hard surfaced and dressed in loose chippings rolled in bitumen to the satisfaction of the Local Planning Authority commensurate with the occupation of the flats.
6. Std. Cond. 56 - Landscaping scheme - details implementation.
7. Std. Cond. 68 - 1.8 metre high brick screen wall to be provided.
8. Std. Cond. 66 - Details of screening.
9. Std. Cond 69 - Brick wall on front boundary - 600mm high.
10. The existing buildings and garages within the site shall be demolished and cleared from the site prior to the commencement of the development.

REPORT:

This application follows a refusal for 3 detached houses on 23rd June, 1989 (ROC/308/89 refers).

The proposed development complies with the Councils' purpose built flats policy approved in July this year.

The original scheme submitted included a three storey building housing 6 flats 12 car parking spaces and an irregularly shaped amenity area. Existing single storey buildings including a block of garages within the site would be removed.

Representations were received from 10 neighbouring occupiers against the scheme.

The material Planning objections are summarised as follows:-

1. Loss of privacy.
2. Loss of garage to house own car.
3. Three storey building not in scale with surrounding development.
4. Daws Heath Road not able to take further development as already overloaded with traffic and congested at Eastwood Road junction.
5. Inadequate parking with no garages.



6. Restricted access.

7. Overshadowing.

8. Access poorly located in relationship to Eastwood Road/Daws Heath Road junction.

9. Increased noise and disturbance.

The present revised scheme is for just 4 flats within a more conventional two storey building and includes detached garaging for 4 vehicles together with 4 visitor parking spaces further into the site.

The County Surveyor raises no objection subject to stated condition number 3.

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20. ROC/902/89 RAYLEIGH

HILLINGDON, RAYLEIGH DOWNS ROAD, RAYLEIGH

SINGLE STOREY REAR EXTENSION AND ALTERATIONS.

Applicant: Mrs. S. J. Smith.

Zoning: Metropolitan Green Belt.

RECOMMENDATION: Delegate to the Director of Development subject to Legal Agreement under Section 52 of the Town and Country Planning Act 1971 and imposition/revision where necessary of conditions.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 56 - Landscaping scheme - implementation.
4. Std. Cond. 73 - Permitted development restrictions - conversion of roof space.
5. Std. Cond. 74 - Permitted development restrictions - dwellings.
6. Notwithstanding the provisions of Article 3, Schedule 2 and parts 1 and 2 of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no extensions, garages or other buildings, fences, gates or walls shall be erected within the curtilage of the dwelling without the prior written permission of the Local Planning Authority.

7. Std. Cond. 64 - Hedgerows to be retained and interplanted.
8. Std. Cond. 62 - Trees to be retained.

REPORT:

This application is before members as it comprises a rebuild and follows a recent appeal decision in respect of Kensal House (formerly The Willows), Apton Hall Lane, Canewdon which is relevant to this case.

The present proposal as submitted is contrary to current policy for properties within the green belt as only a limited amount of the original dwelling will be left when the works are complete. A previous application which retained more of the original dwelling but included rooms in the roof (ROC/759/89) was also contrary to policy and withdrawn because of this.

The existing scheme involves a ground floor extension to the rear of about 35sqm. and re-roofing to achieve a more pleasing appearance. The present dwelling has a rather disjointed incremental roof design comprising two small pitched roofs running at right angles to each other and the balance of the roof is flat.

Members attention is drawn to Paragraph 3.7.2 of the Rochford District Local Plan which states "With all extensions the Local Planning Authority will wish to ensure that the character and setting of the dwelling is maintained and in the interests of good design this could often mean pitched rather than flat roofs. In order that a reasonable increase in living space is not prejudiced the extension size policy will relate to floor space and not volume. However, it will be ensured that the roof space will be rendered unusable by design i.e. low pitch whenever possible or alternatively by a planning condition or a Legal Agreement prohibiting conversion thereof for living or ancillary purposes."

The new roof shown has a shallow pitch and the applicants have indicated that they are willing to enter into a legal agreement prohibiting conversion for living or ancillary purposes.

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21. ROC/827/89 RAYLEIGH

1, LOVE LANE, RAYLEIGH

CHANGE OF USE FROM RESIDENTIAL TO OFFICES.



Applicant: Colour Leaflets.

Zoning: Secondary Shopping.

REFUSAL:

1. The proposed use is inappropriately located within one half of a pair of semi-detached dwellings and comprises an intensification of the site for commercial purposes incompatible with its neighbour (number 3 Love Lane) whilst this remains in residential occupancy and will be detrimental to the amenities presently enjoyed by the occupants via potential increase in traffic movements and general level of noise and disturbance within the site.
2. The site is within an area allocated as secondary shopping frontage in the Rochford District Local Plan. Policy SAT 3 of the Rochford District Local Plan states:

"Within the ground floor of secondary shopping areas as defined in the town centre insets (Maps C, D and E) planning permission may be given for non-retail uses and service trades where they are likely to reinforce the retail function."

In the opinion of the Local Planning Authority, the proposed use as a general office will not reinforce the retail function and the proposal is therefore contrary to this policy.

REPORT:

This application is unacceptable for the stated reasons.

The Rayleigh Civic Society acknowledge the secondary shopping notation and express concern about the loss of this particular type of residential accommodation which in their view is ideal for first time buyers and would prefer to see it refurbished and let or sold as two flats especially as the property next door is in use as a private residence.

The occupier of no. 3 Love Lane endorses the above and the first stated reason for refusal.

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22.

ROC/850/89 STAMBRIDGE

THE CHERRY TREE, STAMBRIDGE ROAD, ROCHEFORD

EXTEND ROOF AND CHIMNEY STACK AND ADD ROOMS IN ROOF.

Applicant: C. Oliver Esq.

Zoning: Metropolitan Green Belt.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. The materials used in external construction shall be:-
  - a) new roofing tiles to be handmade clay plain tiles to match existing.
  - b) all new windows to be double hung sash windows, purpose made and painted.
  - c) all new walls shall be finished with a smooth lime render with a wood float finish,all details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REPORT:

This application relates to the existing Public House, which is a Grade 2 Listed Building.

It is proposed to erect a first floor rear extension above the existing ground floor projection, in order to provide 2 additional bedrooms to the existing residential accommodation. Although the Public House has been considerably extended in the past, the existing residential accommodation is modest and, furthermore, the proposed extension will increase the habitable floorspace by only some 25sq.m., which is well within the 35sq.m. usually considered acceptable for an existing dwelling in the Metropolitan Green Belt.

In response to consultations, no adverse comments have been received.

Subject to condition as set out above, the proposal is considered reasonable.

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23. ROC/2023/89/LB STAMBRIDGE

THE CHERRY TREE, STAMBRIDGE ROAD, ROCHFORD

EXTEND ROOF AND CHIMNEY STACK AND ADD ROOMS IN ROOF.

Applicant: C. Oliver Esq.

Zoning: Metropolitan Green Belt.

RECOMMENDATION: Grant Listed Building Consent.

1. Std. Cond. 4 - Commence in five years.
2. The materials used in external construction shall be:-
  - a) new roofing tiles to be handmade clay plain tiles to match existing.
  - b) all new windows to be double hung sash windows, purpose made and painted.
  - c) all new walls shall be finished with a smooth lime render with a wood float finish,all details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REPORT:

SEE PREVIOUS APPLICATION ROC/850/89

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24. ROC/724/89 ROCHFORD

HOTEL RENOUF, BRADLEY WAY, ROCHFORD

ADDITION TO HOTEL TO PROVIDE 3 SINGLE AND 39 DOUBLE BEDROOMS AND ADDITIONAL CAR PARKING FACILITIES.

Applicant: Hotel Renouf.

Zoning: Hotel.

Rochford Parish Council - object - overdevelopment - lack of adequate car parking within site.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.

2. The car parking facilities indicated on drawing no RH6748.89B shall be provided and available for use prior to the additional bedrooms being first used.
3. Prior to the commencement of the development details of the surface finish of the car parking spaces, access thereto, and means of enclosure to the parking areas shall be submitted to and approved in writing by the Local Planning Authority.
4. Std. Cond. 53 - Materials to be used externally.
5. Std. Cond. 58 - Landscaping - prior to commencement of development.
6. The existing oak tree marked 'A' on the plan returned herewith shall be retained and a wall 600mm(2') in height to provide a protection barrier to the trunk of the tree shall be erected in a position to be agreed in writing by the Local Planning Authority prior to the commencement of the development.
7. Std. Cond. 66 - Details of screening.

REPORT:

The proposed addition would provide a total of 42 further bedrooms in a L-shaped building immediately south of the existing Hotel.

The building proposed contains three floors with the upper floor contained for the most part within the roof and lit by dormer windows. The addition would be linked to the existing Hotel by an enclosed corridor link.

The architecture of the addition is deliberately different to that of the existing Hotel and follows sketch suggestions made by the County Planners Specialist Advisor.

The addition has been sited to relate both to the existing Hotel and the commercial buildings to the south which abutt Bradley Way. The siting also takes account of existing trees, a pond, and the need to provide space and access for car parking facilities.

As regards car parking, the proposal generates a requirement for 42 additional car parking spaces. The plans have recently been amended to satisfy this requirement and now indicates a total on-site provision of 78 spaces.

The applicant has readily agreed to design two of the new bedrooms for use by disabled persons and to make provision for disabled parking bays near the entrance as requested by the Rochford District Access Committee for the Disabled.

Consultations:

County Surveyor - no objections subject to conditions regarding adequate parking and turning facilities.

C.A.A. - no safeguarding objections.

N.R.A. - no comments.

Anglian Water - awaiting comments - site within area of current drainage restriction but application submitted before 1st September, 1989, the operable date for commencement of the current development restriction.

Head of Environmental Services - no adverse comments.

Rochford District Access Committee for the Disabled - ask for two bedrooms to be design for use by disabled persons and the provision of disabled parking bays near entrance.

Rochford Hundred Amenities Society - object - would destroy view of buildings and trees in the Conservation Area - adequacy of parking facilities.

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25.

ROC/877/89      RAYLEIGH

THE SILVER JUBILEE, EASTWOOD ROAD, RAYLEIGH

GROUND AND FIRST FLOOR EXTENSIONS AND ALTERATIONS TO PROVIDE BAR, RESTAURANT AND STAFF LIVING ACCOMMODATION.

Applicant:      Whitbread and Company PLC.

Zoning:          Residential; M.G.B.

REFUSAL:

1. The proposed development comprises an inappropriate intensification of the existing commercial uses within the site close to residential properties which could not fail to affect the amenities presently enjoyed by the existing occupiers by reason of a potential for further noise and general disturbance via increased traffic movements to and from the site. Together with the number of additional persons frequenting the premises, especially during unsocial hours and during the fair weather months within the open areas of the site, including the beer garden, children's play area and associated cooking and other activities.
2. Std. Rsn. 9 - Green Belt - standard reason. The proposal is contrary to this policy. Furthermore, the proposed extensions to the building, by reason of their excessive size, will overpower the elevations and character of the existing building, creating a disjointed bulky appearance, producing a heavy, incongruous feature within the site and street scene. This will have an adverse visual impact on the sensitive narrow rural wedge of land between the built up areas of Rayleigh and Southend and would adversely change the character and appearance of this very vulnerable part of the Green Belt.
3. The principle of the extensions, if permitted, would set a precedent making it difficult to resist encroachment onto other Metropolitan Green Belt land, either nearby or further afield throughout the District.
4. No car parking provision is made for the proposed resident staff within the site. Furthermore, some of the additional spaces shown may not be workable independently as some manoeuvring areas are restricted in extent and no parking spaces for the disabled are included in the scheme.

REPORT:

The proposal is unacceptable for the stated reasons, a view supported by neighbouring residents who have submitted representations in the form of a petition containing about 120 signatures and 20 individual letters.

The applicants have submitted a letter in support of their application and relevant paragraphs reproduced as follows :-



"The proposal is to establish a Beefeater Steakhouse which will provide a pleasant eating and drinking environment with an especial emphasis on providing for family groups, including children. I enclose for your information 2 sample menus which illustrate the quality and range of fare available. The bar will of course continue to be open to non-diners.

The designers have made use of a two level scheme in view of the constraints applicable to the site and the wish to improve upon the appearance of the buildings as existing, in particular the flat roofed single storey extension and rather incongruous first floor 'staircase' extension. The proposal also effectively revokes the extant permission for a bottle store measuring some 5.9m. x 6.0m. (under reference 505/84/0219).

The designers have sought to match and compliment the existing buildings using the same materials and a simple style but introducing some elements of interest such as the fire place and chimney and gable ended projection to provide a first floor fire escape.

The proposal meets Council car parking standards without the necessity for any extension to the surfaced area, merely by rearranging the layout to gain the necessary 118 spaces. This has the advantage of retaining the good car park layout and planting areas that exist.

The nature of trade at the premises will change with the implementation of the scheme and increased emphasis on the provision of good restaurant meals, though the popular garden area will of course be retained, thereby providing a valuable new facility for the local community."

The Head of Environmental Services reports that there is a potential for nuisance from the development by reason of noise and odours. If Members are minded to grant planning permission, conditions should be attached to control hours of operation, use of external tannoy or loudspeaker systems and extract ventilation systems.

As part of the application site, including building works, fall within the Borough of Southend-on-Sea, this is a joint application and comments have been received from their Director of Development as follows :-

"As you are aware the applicants have now submitted a parallel application to this Council (SOS/89/1532) but it is likely that this will not be submitted to the Borough Council Planning Committee until 20th December, 1989 after your own authority has considered ROC 877/89.

Although these are very extensive alterations incorporating two large restaurant elements, my view is that providing parking standards are adequately met, the proposals should be acceptable in principle. I am, however, aware that there is considerable concern from local residents about the level of activity at these premises and any proposals which are seen to intensify the use further are likely to face opposition. It may be therefore that the Borough Council would take a contrary view to my own."

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26.

ROC/361/89      HAWKWELL

REAR OF 1/21, THE WESTERINGS, HAWKWELL

18 DETACHED HOUSES WITH DOUBLE GARAGES.

Applicant:      Hecray Co. Ltd.

Zoning:          Proposed Residential Development.

RECOMMENDATION:    The application is unacceptable in its present form and should be revised to provide a more attractive layout, together with details of the proposed surface water disposal facilities to be included in the application.

REPORT:

The site is within the current drainage restriction area but, nevertheless, the applicants have requested a view from the Committee.

The application site, currently vacant, amounts to 0.86 hectares (2.12 acres) and is allocated as an area of proposed residential development in the Rochford District Local Plan.

However, the application states that surface water drainage is to be via a holding pond and thence by controlled outflow to Hawkwell Brook. No indication is given on the submitted plan of this facility which could only be accommodated on adjacent land which, although in the applicant's control, is outside the application site and designated residential area. As the formation of such a drainage system would involve development it is felt that it should be included in the application and application site. The location of such a drainage facility poses questions of maintenance, security and safety.

The application is a full submission with plan illustrating the layout of the development and the design of the dwellings.

Discussions have taken place with the applicants on a number of aspects which it is felt need further consideration before a favourable recommendation could be made. To date, these discussions have not achieved the desired result and the applicants are reluctant to pursue further changes at this stage and are anxious to get reaction from Members on their proposals.

Generally, it is felt that the submitted scheme fails to recognise the character and features of the site and locality and would produce a development with poor visual enclosure dominated by roads, access ways and garages. It is considered that the site merits a more informal approach both in terms of road layout and the siting of buildings.

There is also concern about the siting of some dwellings relative to existing properties and their proximity to existing dwellings, some of which are single storey. Furthermore, being located in the periphery of the built-up area, it is important that the development provides a good edge where it borders open land. The applicant's latest scheme provides an edge very much dominated by garages and the rear view of dwellings.

It has also been suggested to the applicant that he may wish to consider house designs of a more cottage flavour, particularly where the site borders existing dwellings, to enable two storey designs which would not be so imposing on the existing properties.

In terms of density, the proposal is acceptable, being under nine dwellings to the acre.

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27. ROC/792/89 ASHINGDON

ADJ. ENGINEERING WORKS, OFF ST. THOMAS ROAD, SOUTH FAMBRIDGE

SEWERAGE TREATMENT PLANT AND ACCESS ROAD.

Applicant: Fairclough Homes Ltd.

Zoning: M.G.B.

RECOMMENDATION: Delegate to the Director of Development to approve subject to confirmation of completion of a Section 30 Agreement with Anglian Water.

1. Std. Cond. 4 - Commence in five years.
2. The proposed sewage treatment plant and access thereto shall be completed and operational prior to the dwellings the subject of planning permission ROC/589/88 are first used for residential purposes.

3. The existing septic tank installation and outfall shall be removed to the satisfaction of the Local Planning Authority within a period of three months following the new plant being operational unless otherwise agreed in writing by the Local Planning Authority.
4. A vehicle turning facility shall be provided to a size and in a position which shall previously have been agreed by the Local Planning Authority prior to the plant first becoming operational.
5. 2.1m. x 2.1m. pedestrian visibility splays relative to the back of footway/highway shall be provided on both sides of all vehicular accesses and no obstruction above 600mm. in height shall be permitted within the area of the splays.
6. Std. Cond. 9 - Private drives - surface finish.

REPORT:

The application has been submitted pursuant to the planning permission granted on adjacent land for 18 dwellings which required the provision of satisfactory foul drainage facilities.

The plant has been designed to serve the recently approved housing development and the existing village. The existing septic tank and outfall is to be removed once the new plant is operational.

It is understood that the proposal is acceptable to Anglian Water but confirmation that the necessary Section 30 Agreement has been completed is still awaited.

A public meeting with village residents took place on 30th November, 1989 with a representative of Anglian Water present when it was stated that the design capacity of the plant would be capable of accepting discharge from the existing and envisaged additional units in the village.

Consultations:

Anglian Water - no objections.

County Surveyor - no objections subject to Conditions 4, 5 and 6.

Mrs. J.R. Baker on behalf of the South Fambridge Residents - subject to the tanks being two-thirds underground with no open sewage tanks - no objection.

RIVERSIDE HOLIDAY PARK LTD., CREEKSEA FERRY ROAD,  
WALLASEA ISLAND

EXTEND EXISTING HOLIDAY CARAVAN PARK USE FROM 31st OCTOBER TO 2nd JANUARY.

Applicant: Riverside Trailer Park Ltd.

Zoning: M.G.B., R.V.C.Z., S.L.A., H.C.P., C.P.B.

REFUSAL:

1. The proposal would significantly increase the levels of noise and disturbance from persons using the site to the detriment of wading birds and wildfowl feeding on the adjoining Lion Creek Saltings especially during periods of severe weather when intensive feeding is vital for the birds' survival. As the Saltings form part of the River Crouch Marshes proposed Site of Special Scientific Interest, a Wetland of International Importance (under the Ramsor Convention) and a Special Protection Area (under the European Commission Directive on the Conservation of Wild Birds) within the Roach Valley Conservation Zone and the Coastal Protection Belt (as defined on the Rochford District Local Plan) the proposal is considered to be contrary to the following policies from :-

(1) the Approved Essex Structure Plan:

- Policy NR5 which states, "Developments in the countryside will be required to provide for the retention and management of wildlife habitats as far as possible".
- Policy NR6 which states, "There will be a presumption against any development which would adversely and materially affect designated national nature reserves and Sites of Special Scientific Interest".
- Policy NR8 which states, inter alia, "in an area identified as a Nature Conservancy Zone, development prejudicial to the retention and management of important wildlife habitat and their inter-relationships with each other will normally be refused".

- Policy NR18 which states, "There shall be the most stringent restrictions on development on the rural and undeveloped coastline outside built-up areas and any development which is exceptionally permitted shall not adversely affect the open and rural character of wildlife".

and (ii) the Rochford District Local Plan :

- Policy LT11 which states, inter alia, "The District Planning Authority will give priority to the protection of the rural and undeveloped areas of coastline and inlets by applying Structure Plan Policy NR18 and all forms of development or expansion will be strongly resisted".
  - Policy RC2 which states, "The District Planning Authority will apply the Structure Plan Policy NR6 to areas which are designated as Sites of Special Scientific Interest".
  - Policy RC3 which designates this site and other areas to which Policy NR8 above applies.
2. The proposal would exacerbate the danger to life from flooding. Persons and property on the site would be subject to an increased risk of flooding due to the fact that the site is within an area for which a need for improvement in the standard of flood defence has been identified and the risk of tidal inundation is greatest during the winter period for which this application has been made.

#### REPORT:

Members may recall that permission was granted in 1984 (ROC/465/84) to change the use from a touring caravan site to a static holiday caravan park following an appeal which allowed the former use. Since that time the site appears to have been maintained to a high standard with substantial landscaping and tree planting having taken place.

Whilst there would otherwise appear to be no objection to the proposal, strong representations have been received from the Nature Conservancy Council and the National Rivers Authority for the reasons stated above.

S U P P L E M E N T A R Y

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 14th DECEMBER, 1989

All planning applications are considered against the background of current town and country planning legislation, rules, orders and circulars, and any development, structure and local 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 and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.



001688

PLANNING SERVICES COMMITTEE 14th DECEMBER, 1989

INDEX - SUPPLEMENTARY

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
S.29	ROC/631/89	Outline application to erect bungalow. Adj. 19, Percy Cottis Road, Rochford.	NACB
S.30	ROC/736/89	Outline application for detached bungalow. Adj. 181, Rochford Garden Way, Rochford.	NACB
S.31	ROC/652/89	Outline application to demolish existing dwelling and erect two semi-detached houses. 59, Lingfield Drive, Rochford.	NACB
S.32	ROC/709/89	New shopfront, window and door to rear, and fitting out of new W.Cs. 47 and 49, West Street, Rochford.	NACB
S.33	ROC/2017/89/LB	New shopfront, window and door to rear, and fitting out of new W.Cs. 47 and 49, West Street, Rochford.	NACB
S.34	ROC/391/86/7	One detached house and garage (details). Land Albert to Clifton Road, Rectory Avenue, Hawkwell (Plot 20).	NACB

001680



PLANNING SERVICES COMMITTEE

14th DECEMBER, 1989

SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S  
RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE

S U P P L E M E N T A R Y

S.29

ROC/631/89      ROCHFORD

ADJ. 19, PERCY COTTIS ROAD, ROCHFORD

OUTLINE APPLICATION TO ERECT BUNGALOW.

Applicant:      Mr. J. Odey.

Zoning:          Residential.

Frontage: 16m. (Approx. 52.5ft.)

Average Depth: 15m. (Approx. 49ft.)

REFUSAL:

1. The Local Planning Authority considers that the proposal would result in an overdevelopment of the site by reason of :-
  - (a) the cramped nature of the development on a limited plot with no isolation between the proposed dwelling and the boundary with the adjoining greensward;
  - (b) the limited spacing between the dwelling and Percy Cottis Road in front of the general building line;
  - (c) the significant reduction in the rear amenity space to the existing property below the Authority's normal minimum of 100 sq.m.;
- out of character with the surrounding development and contrary to Policy H9 of the Rochford District Local Plan.

2. The erection of the dwelling would :-
- (a) significantly reduce the important, relatively open character of this prominent part of the estate; and
  - (b) result in the loss of a row of tall trees;
- to the detriment of the visual amenities of the area. Furthermore, would create a precedent making it difficult for the Local Planning Authority to resist similar development elsewhere in the area - in particular on the three "corner sites" adjacent - to the detriment of its character and the street scene generally. As such, this would also be contrary to Policy H9 of the Rochford District Local Plan.

REPORT:

Objections have been received from the Rochford Parish Council on the grounds that the area should be left undisturbed as it assists the sight splay at the junction and the building would create a cramped appearance.

Anglian Water has also objected on "sewage embargo" grounds, although this application was received prior to the commencement of the embargo.

Members should note that the following item involves a similar proposal on the site opposite.

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S.30

ROC/736/89      ROCHFORD

ADJ. 181, ROCHFORD GARDEN WAY, ROCHFORD

OUTLINE APPLICATION FOR DETACHED BUNGALOW.

Applicant:      Mr. D.P. Bishop.

Zoning:          Residential.

Frontage:      7.4m, widening to 15m. (24.2ft. to 49.2ft.)

Depth:          16.4m. reducing to 9.5m. (53.8ft. to 31.1ft.)

REFUSAL:

1. The Local Planning Authority considers that the proposal would result in an overdevelopment of the site by reason of :-

- (a) the cramped nature of the development on a limited plot with inadequate, private, rear amenity area below the Authority's normal minimum of 100sq.m.;
  - (b) the intrusive siting of the dwelling in front of the established general building lines in both Rochford Garden Way frontages;
  - (c) the significant reduction in the rear amenity space to the existing property below the Authority's normal minimum of 100 sq.m.;
- out of character with the surrounding development and contrary to Policy H9 of the Rochford District Local Plan.
2. The erection of the dwelling would significantly reduce the important, relatively open character of this prominent part of the estate to the detriment of the visual amenities of the area. Furthermore, this would create a precedent making it difficult for the Local Planning Authority to resist similar development elsewhere in the area - in particular on the three "corner sites" adjacent - to the detriment of its character and the street scene generally. As such, this would also be contrary to Policy H9 of the Rochford District Local Plan.
3. Std. Rsn. 10 - Anglian Water embargo.

REPORT:

Rochford Parish Council has voiced identical objections to this proposal as stated in the preceding item.

One neighbour letter has been received from 179, Rochford Garden Way, although no objections have been raised.

As the application was received on the 1st September, 1989, the "sewage embargo" would apply in this case.

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S.31

ROC/652/89      ROCHFORD

59, LINGFIELD DRIVE, ROCHFORD

OUTLINE APPLICATION TO DEMOLISH EXISTING DWELLING AND ERECT TWO SEMI-DETACHED HOUSES.

Applicant:      R.W.E. Smith.

Zoning:          Residential.

Frontage: 16.7m. (59.79ft.) at building line.

Depth: 46.1m. (151.2ft.)

Objections to this application have been received from the Rochford Parish Council on the grounds that the site is not suitable for two dwellings and does not have adequate frontage to comply with District Council policy.

APPROVAL:

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. Std. Cond. 21 - Car parking - multiple dwellings.
4. Std. Cond. 29 - Visibility splays - 2.1m. x 2.1m.
5. Std. Cond. 56 - Landscaping scheme - details/implementation.
6. Std. Cond. 66 - Details of screening.
7. Std. Cond. 98 - Removal of buildings.

REPORT:

Anglian Water has also objected on "sewage embargo" grounds.

Four letters of objection have been received from Nos. 43, 44, 57 and 63, Lingfield Drive on the following grounds :-

- cramped development;
- precedent for similar operations;
- out of character being incongruous and detracting from existing pleasant character;
- traffic problems from builders' vehicles;
- unable to maintain flank wall of adjoining property;
- parking problems from occupiers of new dwellings.

The Authority's policy for such development requires a minimum of 15.24m. (50ft.) of site frontage where a pair of semi-detached properties are proposed (para. A1.4.7 on page 71 of the Rochford District Local Plan). Therefore, the policy would not be violated in this particular case (see site dimensions above).

Furthermore, there are three other pairs of semi-detached houses or bungalows nearby (Nos. 30/32, 34/36 and 49/51) at least one of which (34/36) has a narrower frontage. The surrounding properties to the site over all two storey - being either chalets or houses - although No. 63 adjoining has a sizeable element of single construction to the front. In view of this and other factors, an informative will be placed on the decision notice suggesting careful design to minimise the effect on adjoining properties.

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S.32

ROC/709/89      ROCHFORD

47 and 49, WEST STREET, ROCHFORD

NEW SHOPFRONT, WINDOW AND DOOR TO REAR, AND FITTING OUT OF NEW W.Cs.

Applicant:      A.J. Calladine.

Zoning:          Prime Shopping Area within the Rochford Conservation Zone.

APPROVAL:

1.    Std. Cond. 4 - Commence in five years.
2.    Std. Cond. 54 - Materials to match existing.  
In this respect, the new slate roof shall be of natural slates, all external joinery shall be painted and the new weatherboarding shall be of feather-edge pattern.
3.    The windows in the rear (Back Lane) elevation of the building shall at no time be used for the display of goods or any other materials.

REPORT:

It is suggested that both this and the following item are considered together.

Members may recall granting permission for a change of use to shop and office in June this year (ROC262/89) following a fire at these premises which caused extensive damage to the roof and other parts of the listed building. At the time of that application, and another for listed building consent (ROC/2008/89/LB) to re-build the property, it was suggested by Officers from this Authority and the Essex County Council that the existing out-of-character shop front ought to be replaced by a more traditional example. This current application has been made in response to these suggestions.

Accordingly, the County Council's Specialist on Listed Buildings and Conservation Areas is pleased to recommend approval for this scheme subject to condition No. 2 being imposed.

Surprisingly, the Rochford Parish Council has objected on the grounds that the proposal is not in keeping with the Conservation Area and that the business should be conducted exclusively via the front of the property.

The Rochford Hundred Amenities Society has no objections.

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S.33

ROC/2017/89/LB      ROCHFORD

47 and 49, WEST STREET, ROCHFORD

NEW SHOPFRONT, WINDOW AND DOOR TO REAR, AND FITTING OUT OF W.Cs.

Applicant:      Mr. A.J. Calladine.

Zoning:          Prime Shopping Area within the Rochford  
Conservation Zone.

APPROVAL:

1.    Std. Cond. 4 - Commence in five years.
2.    Std. Cond. 54 - Materials to match existing.  
In this respect, the new slate roof shall be of natural  
slates, all external joinery shall be painted and the  
new weatherboarding shall be of feather-edge pattern.

REPORT:

Please see previous item.

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S.34

ROC/391/86/7      HAWKWELL

LAND ALBERT TO CLIFTON ROAD, RECTORY AVENUE, HAWKWELL (PLOT 20)

ONE DETACHED HOUSE AND GARAGE (DETAILS).

Applicant:      M.B.C. (Estates Ashingdon) Ltd.

Zoning:          Residential.

RECOMMENDATION: Delegate to the Director of Development to approve on the completion of neighbour consultations.

1. Std. Cond. 81 - Retention of window pattern.
2. Std. Cond. 101 - Obscure glazing to specified windows.
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 72 - Permitted development restrictions - off private drives.
5. Std. Cond. 74 - Permitted development restrictions - dwellings.

REPORT:

Members will recall that outline planning permission was granted for this development in June, 1987 and various detailed plans have subsequently been approved incrementally. This current application reflects the siting agreed at the outline stage and has been made following objections to an earlier detailed scheme - which had indicated the building being sited closer to the adjoining dwelling in Alexandra Road (shown on ROC/391/86/6 but later withdrawn from that application).

The County Surveyor and National Rivers Authority have no objections.

No objections have, as yet, been received from neighbours but the neighbour notification period does not expire until the 18th December.

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DELEGATED PLANNING DECISIONS - 14th DECEMBER 1989

I have decided the following applications in accordance with the policy of delegation and subject to conditions :-

APPROVALS

- ROC/589/88/1      Reserved matter for 18 detached dwellings with double garages and parking. (Details) at Engineering Works off St. Thomas Road, South Farnbridge - Fairclough Homes Ltd.
- ROC/482/89      Erect 3 storey block comprising of 2 shop units at ground floor level with offices over at 55-57, Eastwood Road, Rayleigh - Dr. G.G. Thomas.
- ROC/503/89      Convert existing barn and outbuildings into 3-bed house and garage. (Including extension). Demolition of buildings as shown at Walkers Farm, Barling Road, Barling - C. Tabor & M. Ginns.
- ROC/540/89      Two storey front extension and balcony and convert gable roof to hip at Crouch End, Kingsmans Farm Road, Hullbridge - Mr & Mrs K. Curtis.
- ROC/586/89      Single storey rear extension and rear dormer, and extend hipped roof to form gable at 5, Roach Avenue, Rayleigh - Mr Hill.
- ROC/587/89      Two storey side extension incorporating double garage at 18, Copelands, Ashington - Mr Beatty.
- ROC/619/89      Demolish existing and rebuild ladies and gents toilets at The Half Moon Public House, High Street, Rayleigh - Taylor Walker Ltd.
- ROC/644/89      Single storey side extension at 124, Rawreth Lane, Rayleigh (Roselee) - Mr Aruldoss.
- ROC/691/89      Two storey rear extension at 15, Coventry Close, Hullbridge - Mr & Mrs Burford.
- ROC/692/89      First floor side extension at 10, The Hylands, Hockley - Mr Coulson.
- ROC/707/89      Vehicular crossover at 90, West Street, Rochford - Mrs Clare-Dunbavand.
- ROC/722/89      Bathroom and lobby infill between garage and dwelling at Eastgate, Church Road, Hockley - Mr & Mrs J. Achterburg.
- ROC/748/89      Garage and store at 1, Beech Avenue, Rayleigh - J. Bentley.
- ROC/757/89      Sale of used cars from the forecourt area at White Hart Service Station, Main Road, Hawkwell - Mr H.A. Mills.
- ROC/760/89      Single storey rear extension and detached garage at 61, Orchard Avenue, Hockley - Mr M. Wragg.
- ROC/763/89      Remove condition 2 on planning approval ROC/717/87 to use office as computer research and development at 31, Bellingham Lane, Rayleigh - Biton System Consultants.
- ROC/765/89      Vehicular crossover at 10, Main Road, Hawkwell - Mrs Bradford.



ROC/773/89 Single storey rear extension at 3, Seaview Drive, Great Wakering - Mr G. Gaffney.

ROC/779/89 Replace existing rear conservatory with single storey extension at 5, Harrow Close, Hawkwell - Mr & Mrs Edmunds.

ROC/786/89 Single storey rear extension at 97, Oxford Road, Rochford - Mr & Mrs Bilcliff.

ROC/791/89 Front porch at 47, Clarence Road, Rayleigh - Mr F. Barker.

ROC/793/89 Front porch at 191, Southend Road, Rochford - J G. Hales.

ROC/794/89 Single storey rear extension at 24, Cheapside West, Rayleigh - Mrs T. Livermore.

ROC/796/89 Rear conservatory at 19, Creswick Avenue, Rayleigh - Mr A.J. Boxall.

ROC/798/89 Pitched roof to rear incorporating dormer and internal alterations at 132, Shoebury Road, Great Wakering - Mr G. George.

ROC/799/89 Rear conservatory at 9, Albany Road, Rayleigh - Mr S. Price.

ROC/807/89 Front porch and canopy at 66, Keswick Avenue, Hullbridge - Mr C. Staggs.

ROC/809/89 Vehicular crossover at 90, Greensward Lane, Hockley - Mr G.D. Sutton.

ROC/814/89 Single storey rear extension at 19, Rowan Way, Canewdon - C.M. Rankin.

ROC/818/89 Attached garage, single storey side and front extensions and front porch with canopy over, convert existing garage to living accommodation at 18a, Warwick Drive, Rochford - D. Penfold.

ROC/820/89 Two storey side extension, single storey side and rear extensions and front porch with canopy over at 22, Beech Avenue, Rayleigh - S. Tellis.

ROC/829/89 Pitched roof to garage and front canopy at 53, Victoria Avenue, Rayleigh - Mr H. Dodgson.

ROC/832/89 Rear conservatory at 22, Trinity Close, Rayleigh - Mr & Mrs Curry.

ROC/834/89 Two storey side extension and detached garage at 77, Rayleigh Avenue, Rayleigh - Mr Pickett.

ROC/840/89 Vehicular crossover at 216, Hockley Road, Rayleigh - J. Downey

ROC/844/89 Front porch at 8, Ferndale Road, Rayleigh - Mr & Mrs D. W. Ryder.

ROC/857/89 Single storey rear extension at 108, Ashingdon Road, Rochford E. Warner.

ROC/858/89 Single storey rear extension at 171, Ashingdon Road, Rochford Mrs Tolhurst.

ROC/860/89 Two storey rear extension at 8, Weir Pond Road, Rochford - A.H. Pettigrew.

ROC/2011/89/LB Single storey rear extension and dormer at rear at 8 Weir Pond Road, Rochford.- Mr A.H. Pettigrew.

ROC/2013/89/LB Convert existing barn and outbuildings into 3-bed house and garage (including extension); demolition of buildings as shown at Walkers Farm, Barling Road, Barling - C. Tabor & M. Ginns.

ROC/2020/89/LB Renew front windows, reducing width of existing at 198, High Street, Great Wakering - Mr & Mrs Marshall.

ROC/2021/89/LB Pitched roof to rear incorporating dormer and internal alterations at 132, Shoebury Road, Great Wakering - Mr G. George.

ROC/2024/89/LB Two storey rear extension at 8, Weir Pond Road, Rochford - A.H. Pettigrew.


ROC/3012/89/AD Renew existing signs and add cowl lights above. Add 2 new signs with cowl lights and 5 internally illuminated lanterns at The Half Moon Public House, High Street, Rayleigh - Taylor Walker Ltd.

ROC/3016/89/AD Erect 3 flagpoles and 3 non-illuminated free-standing signs at Texas Homecare, 10, Purdeys Way, Rochford - Texas Homecare Ltd

ROC/4001/89/CA Demolish existing and rebuild ladies and gents toilets at The Half Moon Public House, High Street, Rayleigh - Taylor Walker Ltd.

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## REFUSALS

- ROC/1120/88 New detached chalet and garage at adjacent 3, Eastcheap, Rayleigh - H. Davies.  
Reason: Detrimental to visual amenity, cramped appearance.
- ROC/409/89 Two stables and store room attached at land Adj. The Poplars, Arundel Road, Ashington - Mr J. McKinnon.  
Reasons: 1) Excessive development in the Metropolitan Green Belt.  
2) Site inadequate for two stables proposed, and not been demonstrated that bulk of horseriding will take place on land in applicants control.
- ROC/459/89 Erect detached double garage with living accommodation above at 67, Victor Gardens, Hawkwell - Mr J. Floyd.  
Reasons: 1) Unacceptable from highway point of view.  
2) Building could be used as a separate unit of accommodation.  
3) Effect on mature oak tree.  
4) Garage out of scale and cramped in street scene.
- ROC/754/89 Front boundary wall 750mm high. (2ft. 6in). at 4, Popes Walk, Rayleigh - Mr D.M. Woodward.  
Reason: Wall would depart from open plan character of the estate and would set a precedent.
- ROC/784/89 Single storey rear extension and rooms in the roof at 40, Shannon Avenue, Rayleigh - T. Stagg.  
Reasons: 1) Excessive in size, disjointed, detrimental to elevations of property and balanced form and composition of nos. 38 and 40, Shannon Avenue.  
2) Unbalanced, overpowering, incongruous feature in street scene.
- ROC/837/89 Detached 4-bed chalet with detached double garage at Little Brays Brays Lane, Rochford - Mr & Mrs C. Davis.  
Reason: Excessive development in the Metropolitan Green Belt.
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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/NOTIFICATIONS

DATE: 14.12.89

PLAN NO.	ADDRESS	DESCRIPTION
89/731	4, Birch Close, Canewdon.	Extension to bedroom with en-suite bathroom.
89/766	35, Teignmouth Drive, Rayleigh.	Ballustrading to rear flat roof balcony area.
89/801	Halliards, Pooles Lane, Hullbridge	Lounge and kitchen extension.
89/805	17, Woodlands Avenue, Rayleigh.	Front extension,
89/807	125, Shobury Road, Gt. Wakering.	Additions.
89/808	1, Clifton Road, Ashingdon.	Convert bedroom into bathroom.
89/811	7, Rydal Close, Rayleigh.	Single storey front extension.
BN89/823	164, Ashingdon Road, Rochford,	Reinstatment of fireplace/chimney in original position.
89/797	28, Spencers Hawkwell, Hockley.	Convert Garage to Lounge.
89/804	2, Hedgehope Avenue, Rayleigh.	Extensions and alterations.
89/809	"Colonial House", 62, High Road, Rayleigh.	Rear Extension to provide extra accomodation on ground floor with 1 extra bathroom/Bedroom ect. on first floor. Pitched roof.
89/819	Unit 13/15 Purdeys Way, Rochford.	Removed steel framed messanine storage platform from Unit 13 and resite in Unit 15.
89/739	Units, Rawreth Industrial Estate. Rayleigh.	Erect 5 No light Units.
89/753	41, The Chase, Rayleigh.	Cloakroom and single storey front extension.
89/751	Rosebud cottage, The chase, Ashingdon.	Side extension.
89/789	25, Hullbridge Road, Rayleigh.	Two storey extension.
89/709	18A Church Road, Barling Magna	Extension to incorporate single garage with bedroom and enlarge kitchen.
89/575	P.&A. Hydraulics, Swaines Industrial Estate.	Loading bay extension and new roof section.
89/740	Lovell House, Castle Road, Rayleigh.	Addition to existing offices.

001701

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/~~REVISIONS~~

DATE: 14.12.89

PLAN NO.	ADDRESS	DESCRIPTION
89/626A	14, The Westerings, Hockley.	Rooms in roof.
89/784	49, The Bramleys, Rochford.	Rear dormer.
89/813	8, Weir Pond Road, Rochford.	Two storey rear extension.
89/814	Longbridge, Hall Road, Rochford.	Single storey extension.
89/822	1, Havering Close, Gt. Wakering,	Add second storey over existing single ; storey extension.
89/825	171, Ashington Road, Rochford.	Extension to form kitchen for disabled person.
89/827	26, Bullwood Road, Hockley.	Extension to rooms in roof.
89/830	108, Ashington Road, Rochford.	Extensions and alterations for disabled person.
89/832	33, Hillcrest Avenue, Hullbridge.	Side extension.
89/836	190, Hockley Road, Rayleigh.	Dormer and rear extension.
89/785	77, Rayleigh Avenue, Rayleigh.	Two storey side extension.
89/796	31, Clarence Road, Rayleigh.	3, detached houses.
89/812	Plot 1, r/o 46, Deepdene Avenue, Rayleigh.	Rooms in roof.
89/816	10, Hawkwell Park Drive, Hawkwell	Convert bedroom to garage.
89/826	10, Balmoral Gardens, Hockley.	Single storey rear extension.
89/857	8, North Street, Rochford.	Conversion of food store to hot bread shop and tearooms.



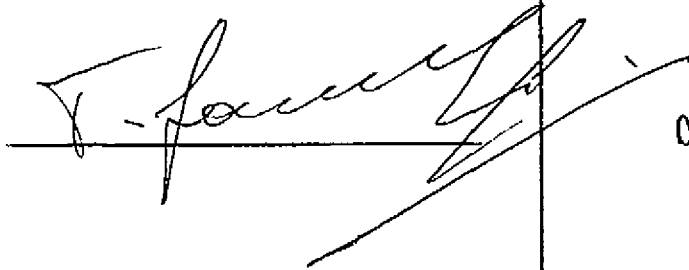
001702

DELEGATED BUILDING REGULATION DECISIONS

~~APPROVALS~~/REJECTIONS

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DATE: 14.12.89

PLAN NO.	ADDRESS	DESCRIPTION
89/720	17, Hollytree Gardens, Rayleigh.	Rear and side extension.
89/727	4, Anne Boleyn Drive, Rochford.	Rooms in roof, incorporating one rear dormer and two to front.
89/734	11 Cilfton Road, AShingdon. (now 17)	Two new bungalows
89/741	46 Ashcombe, Rochford.	Proposed loft conversion to form three bedrooms, bathroom and toilet.
		<p>DATE <u>11/1/90</u></p>

CHURMAN

001703