

<p>Item 5  11/00637/OUT  Site of and  Land Rear of  York  Bungalow,  Little Wakering  Hall Lane,  Great  Wakering.</p>	<p><b>Contents:</b></p> <ol style="list-style-type: none"> <li><b>1. Additional Planning Condition</b></li> <li><b>2. Essex Police Consultation Response</b></li> <li><b>3. Conclusion</b></li> </ol> <p><b>1. Additional Planning Condition</b></p> <p>No occupation of the development shall commence until such time as two bus stops located in High Street, Great Wakering, close to the junctions of High Street with Alexandra Road and Brougham Close, have been reconstructed to include new raised bus stop kerbs, new flagpoles and new flags.</p> <p><b>2. Essex Police Consultation Response</b></p> <p>No objections, but to encourage a more secure and sustainable development that will reduce the fear of crime and opportunities for crime we would seek a planning condition that the principles of Secured by Design be achieved across the site.</p> <p><b>3. Conclusion</b></p> <p>The officer recommendation remains a <b>RECOMMENDATION FOR APPROVAL</b>, subject to the conditions reported and the additional condition detailed above.</p>
<p>Item 6  12/00094/FUL  Former  Shellfish  packing  station,  Fambridge  Road, South  Fambridge.</p>	<p><b>Contents:</b></p> <ol style="list-style-type: none"> <li><b>1. Rochford District Council Consultant Ecologist</b></li> </ol> <p>Advise that, given the nature of the site, the majority of which is hard standing around the buildings, there is no justification for requesting further ecological information. Local residents have mentioned the presence of various species, which are no doubt resident in the surrounding area, but since the site itself does not provide suitable habitat there is no reason to expect any adverse effect.</p> <p>The Wryneck is a scarce passage migrant in Essex that was present for several days along the sea wall to the west of the site in September 2011 and is of no significance to this application.</p> <p>Due to the proximity of the Crouch Estuary, there is no reason to believe the application will result in any significant effect on the Special Protection Area.</p>

<p>Item 7(1) 12/00095/COU 32 High Street, Great Wakering</p>	<p><b>Contents:</b></p> <ol style="list-style-type: none"><li><b>1. Officer Comment on the Petition</b></li><li><b>2. Additional Consultation Response</b></li><li><b>3. Conclusion</b></li></ol> <ol style="list-style-type: none"><li><b>1. Officer Comment on the Petition</b>  Members are advised that the petition received was headed with the following wording - Petition Against Hot Food Outlet at 32 High Street Great Wakering. This wording may have misled those who signed the petition into believing the proposal was for a Class A5 hot food takeaway and not for the proposed Class A3 restaurant/café use.</li><li><b>2. Additional Consultation Response</b>  The Council has been informed of the existence of a potential purchaser of the property who states that they have made an offer on the property, subject to the exchange of contracts. The intended use is an office for an accountant and this would not require a planning consent. The upstairs flat would be rented out.  The solicitor acting for the potential purchaser would like to add it is understood that the application is being considered partly on the basis that the property has been empty for some time and that no other use can be found for it, unless a change of use is granted. The solicitor states that, for the avoidance of doubt, the client is ready to proceed with the purchase of the property, subject to contract, for the continuation of its present use.</li><li><b>3. Conclusion</b>  The officer recommendation remains a <b>RECOMMENDATION FOR APPROVAL</b>, as reported.</li></ol>
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