

PLANNING SERVICES COMMITTEE
16th DECEMBER 2004

ADDENDUM

Schedule Item 1 04/00849/OUT	<p>Essex County Council Historic Building and Conservation Advice</p> <p>Advise that would not wish to make a formal recommendation given that the application is in outline and without detailed elevations.</p> <p>Raise no objection to the principle of two storey residential development on this site. Consider this would be likely to be more sympathetic to the setting of the Listed Building than the present petrol filling station.</p> <p>Although plans show the general arrangement only would not be in favour of a single large building which is essentially flat roofed. The applicants should be dissuaded from this approach in favour of smaller more traditional housing units.</p> <p>Environment Agency</p> <p>The Environment Agency has recommended the following condition to be attached to any consent that might be given ;</p> <p>No development approved by this Planning Permission shall be commenced until :</p> <ul style="list-style-type: none">a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information . Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced and submitted to and approved in writing by the Local planning Authority prior to further investigations being carried out.b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model) has been submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation shall be comprehensive to enable :<ul style="list-style-type: none">- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected and ;
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	<ul style="list-style-type: none"> - refinement of the Conceptual Model and; - the development of a method statement detailing remediation requirements. <p>c) The site investigation has been undertaken in accordance with details that may be approved by the Local Planning Authority and a risk assessment has been undertaken.</p> <p>d) A method statement detailing the remediation requirements , including measures to minimise the impact on ground and surface waters, using the information obtained from the site investigation has been submitted to the Local Planning Authority and agreed in writing prior to that remediation being carried out on the site.</p> <p>e) The development of the site shall be carried out in accordance with the approved remediation Method Statement</p> <p>The site notice publicity expires on the 24th December. It is Recommended that subject to no further material considerations arising from the outstanding consultation period that authority be delegated to the Head of Planning Services to decide this application.</p> <p>The reason for the decision as recommended in this case is:-</p> <p>The proposal is considered not to cause undue demonstrable harm to any development plan interests. The proposal is compliant with Local Policy and Supplementary Guidance and would not prove harmful to the character and appearance of the street scene or residential amenity to the surrounding occupiers in Ashingdon Road in the locality such as to justify refusing the application</p>
Referred Item R1 04/00940/FUL	<p>The reason for decision as recommended in this case is:-</p> <p>The proposal is considered not to cause undue demonstrable harm to any development plan interests. The proposal is compliant with Local Policy and Supplementary Guidance and would not prove harmful to the character and appearance of the street scene or residential amenity to the surrounding occupiers in South Street such as to justify refusing the application.</p>