

<p>Item 4 Land Between Main Road and Rectory Road and Clements Hall Way Hawkwell 13/00035/FUL</p>	<p>1. REVISED RECOMMENDATION</p> <p>The recommendation to the report shows an alternative condition recommended by officers, in effect expanding the existing condition. A decision is, however, required upon the terms of the application, as submitted by the applicant for consideration.</p> <p>Officers consider that the two conditions put forward by the applicant would increase the number of clear glazed windows in close proximity to opposing windows and sitting out areas and would give rise to increased overlooking and loss of privacy with existing neighbouring properties to the development, as well as between future occupiers of many dwellings within the development. The submitted application would therefore be recommended for refusal for the following reason.</p> <p>REFUSE</p> <p>1. The proposed conditions 4 and 4A would, if allowed, increase the number of clear glazed side facing windows to dwellings within the layout in close proximity to opposing windows and sitting out areas to dwellings neighbouring the site and also between dwellings within the layout of the development. If allowed, the proposed conditions 4 and 4A would give rise to increased overlooking between occupiers of the dwellings proposed, those existing neighbouring dwellings and those dwellings within the development layout to the detriment of the privacy occupiers of those dwellings ought reasonably expect to enjoy and contrary to part (viii) to Policy HP 6 to the saved Rochford District Replacement Local Plan.</p> <p>Officers consider, however, that if the applicant were minded to accept the alternative condition 4R set out in the original recommendation in the report, then the application could be delegated to the Head of Planning and Transportation to Approve.</p> <p>It is therefore RECOMMENDED THAT THE APPLICATION BE DELEGATED TO THE HEAD OF PLANNING AND TRANSPORTATION TO DETERMINE, as a REFUSAL in its current form for the reason set out above or for APPROVAL, should the applicant amend the application with condition 4R set out above.</p>
---	--

<p>Item 5 London Southend Airport Rochford 12/00751/FUL</p>	<p>1. CORRESPONDENCE FROM AGENT</p> <p>The agent for this application has contacted the Council to identify an inaccuracy within the report. At paragraph 5.13 of the report and elsewhere it states 'Growth of the airport to a 53,300 (plus 5,300 cargo) aircraft movements a year airport'. Where it states 'plus 5,300 cargo' this should actually read 'including 5,300 cargo'.</p> <p>2. CLARIFYING PARAGRAPH 7.1 WITHIN OFFICER REPORT</p> <p>At paragraph 7.1 of the report it states that 'following the expiry of a press advert, the application be referred to the Secretary of State for Communities and Local Government'. Members should be aware that the site notice and press advert displayed for this application identified it as a departure from the development plan currently in force. The site notice expired on 12 February 2013 and the press advert expired on 1 February 2013. Therefore such advertisements have expired.</p> <p>3. CONCLUSION</p> <p>The officer report be amended to remove the word 'plus' at paragraph 5.13 and elsewhere and replace with 'including'.</p>
<p>Item 6(1) 32 Thorpe Road Hawkwell Essex SS5 4EP 13/00020/FUL</p>	<p>1. CONDITIONS SUGGESTED BY ECC HIGHWAYS AND REASONS FOR LACK OF USE WITHIN THE OFFICER REPORT</p> <p>The conditions suggested by ECC Highways and not included within the officer report and the reasoning behind this decision is discussed below; the condition numbering is as per ECC Highways recommendation:-</p> <p>1. Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.</p> <p><i>This condition is located within the officer report but in an amended format, as the condition as stated above, could not be achieved on site. This forms condition 9 within the officer report.</i></p> <p>2. 2 vehicular hardstandings having minimum dimensions of 2.9 metres x 5.5 metres for each vehicle shall be provided, 2 for the new property and 2 for the existing property.</p>

The layout drawing, which the applicant would be required to comply with, shows that sufficient parking would be available for the new bungalow. A site visit confirmed that this would also be the case with the existing bungalow. This condition is not considered to be necessary as the layout drawing shows that the new bungalow would achieve this requirement anyway and the existing bungalow is outside of the site boundary and could not be controlled by planning condition.

- 4 Prior to occupation of the development a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Sufficient space is considered to be provided to turn on this site in accordance with the submitted block plan. This condition is not considered to be reasonable or necessary.

- 5 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

There is an existing hard surfaced driveway, which would form the new private drive, therefore this condition is not considered to be necessary.

- 6 Prior to the commencement of works on site the applicant shall indicate in writing to the Local Planning Authority an area within the curtilage of the site for the reception and storage of building materials clear of the highway.

Recent officer discussions have concluded that this type of condition, which can often include a requirement for parking of operatives' vehicles as well is neither reasonable, enforceable nor relevant for such small scale of development. It is considered that there is sufficient space on the site anyway for the storage of building materials. The ambition of the condition to keep the highway clear of obstructions is admirable but it is not directly within the planning remit.

- 8 Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Travel Information and Marketing Scheme for sustainable transport, approved by Essex County Council.

Not considered reasonable for this scale of development. This condition was also not imposed on the previously approved application.

	<p>2. INFORMATIVE</p> <p>An informative would be attached to an approval stating as follows:-</p> <p>‘The applicant is to ensure that during the construction of the development no obstruction is caused to the highway, including the footway.’</p>