

ITEM 8

20/01103/FUL – LITTLE STAMBRIDGE HALL FARM, LITTLE STAMBRIDGE HALL LANE, STAMBRIDGE

1. Officer Comments Regarding Proposed Use Class Restriction

The previously refused application referred to the intended use classes for the building within the proposal description as being B1 (c) (industrial processes) and B8 (storage and distribution). Such uses are referred to within the application form for the current application as the intended uses at the site. It is considered important that an element of control is placed on the uses to ensure that B2 uses cannot be implemented which have the potential to have a more detrimental impact on the surrounding area. It should be noted that on 1 September 2020 changes were made to the Use Classes Order so that B1(c) is now known as class E(g)(iii) (industrial processes).

2. Additional Planning Condition

- (17) The development hereby permitted shall be limited to those uses that fall within use classes E(g)(iii) (industrial processes) and B8 (storage and distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To ensure that no uses can operate from the site that may have a greater impact on neighbouring properties and the surrounding area.

3. Further Comments from Rochford District Council Arboricultural Officer

Just to be clear, this stems from the very original application being dealt with by a colleague who has since left, I think? I was asked to look at the site to confirm whether there is general acceptance that these trees could be removed to facilitate the then proposal (demolition of sheds and new builds). The trees that I was not overly concerned about were those to the east of the current pig or chicken sheds. These are Norway maple and sycamore and rooted against the sheds; their landscape and wildlife value is limited due to non native specimens, etc. However, their screening properties, etc are reasonable and therefore their replacement should be sought through a suitable landscaping scheme. My concern would be that to remove the sheds, bases and then install new is likely to have a detrimental effect on these trees and therefore replacement planting is a better option – large stock (instant trees) that can offer similar screening but provide enhanced landscape and wildlife value – oak, hornbeam, field maple, cherry, etc.

If, however, you feel now that these trees can be retained with the current scheme then this may be the best option and we would require a suitable method statement for the demolition phase and then the development phase, all supplied in accordance with BS 5837. This could be conditioned.

ITEM 9

21/00162/FUL – 38-40 WEST STREET, ROCHFORD

1. Comments from Rochford Parish Council

As this building is in a Conservation Area we would expect robust expectations with regard to aesthetics and materials.