

**ITEM 6 - 18/00914/FUL - NEW AIRPORT TERMINAL
BUILDING, SOUTHEND AIRPORT, ROCHFORD**

1. Consultation Response from Southend Borough Council

It is understood that the proposals are not related to, or anticipated to lead to, any direct increase in passenger throughput at London Southend Airport, as currently permitted. On this basis, and providing the airport continues to operate within the 2012 Section 106 agreement's operational controls and that there is no impact on these controls as a result of the planning proposal, then Southend Borough Council does not wish to comment any further on the proposal.

2. Consultation Response from RDC Economic Regeneration Team

Supports the proposal.

3. ECC Lead Local Flood Authority (LLFA)

No objection, subject to conditions.

4. Highways England

No objection.

5. Officer Comments

Recommendation remains one of approval, subject to the following additional/amended conditions (as a result of the ECC LLFA consultation response):

Condition 9

Now to read as follows:-

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to 1 in 1 Green field for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. In the absence of outline drainage strategy report reference RCEF59508-002, we are unable to accept the proposed discharge rates. The proposed extension consists of Brown field and Green field site; we require 50% betterment for the brown field site and restricting discharge rates from the Green field site at 1 in 1 Green field run off rates. The total area of the new extension is 0.67ha out of which 0.35ha is Green field and the remaining 0.32ha is Brown field. The discharge rates provided for the southern and northern extensions (17l/s, 62l/s) are very high with respect to the area under consideration. Please provide 1in 1 Green field rates for the proposed extension consisting of Green field and 50% betterment for brown field extension.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 100 year event plus climate change.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Additional Conditions:

Condition 14

No works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and to prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Condition 15

Prior to connection to the existing drainage network the pipes within the extent of the site, which will be used to convey surface water, should be cleared of any blockage and restored to a fully working condition.

**ITEM 8 (1) – 18/00746/FUL – THE KING EDMUND SCHOOL,
VAUGHAN CLOSE, ROCHFORD**

1. Applicant Correspondence

The applicant would like to clarify paragraph 10 of the report which states the opening hours for the nursery. The application form states the main school operating hours. The nursery will not be open at weekends (other than, perhaps, for staff access).

It is acknowledged that a number of concerns were raised by surrounding neighbours and would like to take this opportunity to respond, especially in relation to the access/traffic:

- The gates to the car park will be closed/locked out of nursery hours (including weekends). This addresses traffic and security issues raised by neighbours – particularly out of hours concerns.
- The current use of the car park for 6th Formers and after school clubs/ evening/weekend sports use is to be transferred to the Brays Lane car park and school access. This will considerably reduce traffic access from Oxford Road, significantly improving matters and again addressing neighbours' concerns.
- There will be no pupil access to the main school grounds from Oxford Road – again considerably improving matters and addressing neighbours' concerns.
- Access will remain for refuse collection.

ITEM 8 (2) – 18/00954/FUL – 24 SIRDAR ROAD, RAYLEIGH

1. Consultation Response From Rayleigh Town Council

Based on the information provided to this Planning Committee the Town Council objects to the removal of condition 3 of application 16/01029/COU due to unacceptable impact on the amenities of the local residents.