
19/00391/REM

**LAND NORTH OF LONDON ROAD AND SOUTH OF
RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL
ESTATE, RAWRETH LANE, RAYLEIGH**

**RESERVED MATTERS FOR UTILITY INFRASTRUCTURE
(GAS AND ELECTRICITY) - PARTIAL AMENDMENT TO
DETAILS PREVIOUSLY APPROVED UNDER RESERVED
MATTERS APPROVAL 17/01114/REM**

**APPLICANT: COUNTRYSIDE PROPERTIES (UK) LTD - MR
WOOD**

ZONING: SER1 & METROPOLITAN GREEN BELT

PARISH: RAWRETH PARISH COUNCIL

WARD: DOWNHALL & RAWRETH

1 RECOMMENDATION

1.1 It is proposed that the Committee RESOLVES

That planning permission be approved, subject to the following conditions:

- (1) Time limit
- (2) List of plans
- (3) Materials to be agreed

2 PLANNING APPLICATION DETAILS

2.1 The application currently before the Council is a Reserved Matters application for the utility infrastructure (gas and electricity stations) for the approved outline application at land north of London Road and south of Rawreth Lane and west of Rawreth Industrial Estate, Rayleigh.

2.2 This application follows outline approval (reference: 15/00362/OUT) on 3 June 2016 for:

‘Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non-residential floor space to part of site,

uses including any of the following: use class A1(retail), A3 (food and drink), A4 (drinking establishments), C2 (residential institutions), D1a (health or medical centre) or D1b (crèche, day nursery or day centre).'

- 2.3 This current application also follows an application approved in 2018 for: 'Reserved matters application for utility infrastructure (gas and electricity stations)' (17/01114/REM). The current application seeks amendments to this approved application.
- 2.4 The development the subject of this application incorporates as follows:
- A change to the positioning of the first electricity sub station. This was approved as located within the Phase 1 residential area, adjacent to plots 4/30 within application reference: 17/01114/REM. It is now intended to be located within the northern landscaped area to the west of the main access road.
 - A change to the positioning of the gas pressure reduction intake (PRI). This was approved as located adjacent to the existing Rawreth Lane Industrial Estate within application reference: 17/01114/REM. It is now intended to be located within the northern landscaped area to the east of the main access road.

Electricity Supply

- 2.5 The distribution sub station, known as sub station 1, would now be located within the northern landscaped area with access from the private driveway opposite dwellings.
- 2.6 The sub station would be 3m wide, 3m deep and 3.4m high (at its greatest potential height). The roof design would be a shallow gable.

Gas Supply

- 2.7 A medium pressure connection is required to the gas main located north east of the site along Rawreth Lane. To convert the pressure from medium to low pressure, to feed the units, a PRI is required. The PRI is proposed close to the point of supply. It would be accessed from Rawreth Lane with a parking area proposed to its frontage for service vehicles.
- 2.8 The gas PRI would be flat roofed with a height of 2.15m, width of 3.6m and depth of 2.55m.

3 MATERIAL PLANNING CONSIDERATIONS

Planning History

- 3.1 19/00808/NMA - Application for a non material amendment following a grant of planning permission 15/00362/OUT dated 03/06/2016 - amendment to condition 24 to update the relevant arboricultural constraints plan referred to

in the condition. The updated Plan shows tree T002 to be removed and replaced and with the deadwood retained on site. PENDING CONSIDERATION.

- 3.2 19/00767/DOC - Application for discharge of condition 4 (phasing) relating to planning application 15/00362/OUT. PENDING CONSIDERATION.
- 3.3 19/00635/DOC - Discharge of condition 9 (improvements to Footpath 23) and condition 33 (pedestrian crossing) of planning permission 15/00362/OUT. PENDING CONSIDERATION.
- 3.4 19/00578/NMA - Amendment to condition 17 in respect of procedure for soil importation of planning permission 15/00362/OUT dated 3 June 2016. PENDING CONSIDERATION.
- 3.5 19/00555/DOC - Discharge of conditions 15 (construction method statement) and 38 (off site flooding) of approved application 15/00362/OUT. PENDING CONSIDERATION.
- 3.6 19/00531/DOC - Discharge of conditions following approval of 17/00578/REM - condition 5 (service intakes), condition 6 (access ways) and condition 7 (cycle storage). PENDING CONSIDERATION.
- 3.7 19/00530/DOC - Discharge of conditions 9 (visitor parking bay demarcation) and 14 (road construction for weight of refuse vehicle) of approved application reference: 17/00578/REM. PENDING CONSIDERATION.
- 3.8 19/00456/DOC - Discharge of condition 34 (surface water drainage scheme) on approved application reference: 15/00362/OUT: Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING CONSIDERATION.
- 3.9 19/00424/DOC - Application to discharge conditions 21 (landscaping) to residential development approved on 3 June 2016 under application reference 15/00362/OUT. PENDING CONSIDERATION.
- 3.10 19/00420/DOC - Discharge of conditions 12 (driveway/garage gradients) and 13 (discharge of surface water) of application reference: 15/00362/OUT and conditions 4 (ground surface finishes) and 11 (path lighting and drainage) of application reference: 17/00578/REM. PENDING CONSIDERATION.
- 3.11 19/00409/DOC - Discharge of condition 7 on approved application 15/00362/OUT Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping,

parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING CONSIDERATION.

- 3.12 19/00328/ADV - 2 No. internally illuminated totem signs and 8 No. flag signs. PENDING DECISION.
- 3.13 19/00315/REM - Reserved matters application for construction of spine road (central section), erection of additional pumping station and electricity substation, construction of surface water attenuation pond and associated strategic landscaping. APPROVED.
- 3.14 19/00065/REM - Reserved matters application for utility infrastructure (gas and electricity stations) - amendment to approved application reference: 17/01114/REM. APPLICATION RETURNED.
- 3.15 18/01205/DOC - Discharge of condition no. 22 (tree protection) of approved application reference: 15/00362/OUT. WITHDRAWN.
- 3.16 18/01136/DOC - Discharge of condition 22 (tree protection) of approved planning application reference: 15/00362/OUT. APPROVED
- 3.17 18/01108/DOC - Discharge of condition 23 (Great Crested Newts) of approved application reference: 15/00362/OUT. APPROVED.
- 3.18 18/00997/NMA - Non material amendment to condition 3 (materials) to update the approved schedule of materials (primarily in respect of brick details)

Reference in condition no. 3 to change from "material schedule date stamped 9 June 2017 "to "the materials schedule titled Rayleigh Phase 1 Material Schedule and referenced Revision A dated 11/10/2018 by Saunders Architects" - APPROVED.
- 3.19 18/00995/DOC - Discharge of conditions 15 (construction method statement) and 38 (construction surface water management) in relation to phase 1 of approved application reference: 15/00362/OUT. APPROVED.
- 3.20 18/00936/NMA - Application for a non material amendment following grant of planning permission reference: 17/00578/REM to amend 19 plots

- plots 3,10,12, 21, 46, 61, 64, 67 and 181 - Previously 4-bed house type 4.05 becomes 4-bed house type 4.12V2 or 4.12V3

- plots 17, 38, 39, 44, 45, 63,175 and 170 - previously a 2 1/2 storey 4-bed house type 4.11 becomes new 2 storey 4-bed house type 4.01

- plot 22 - previously 3-bed house type 3.07 becomes 4-bed house type 4.12v3

-plot 35 - previously 4-bed house type 4.11 becomes 3-bed house type 3.08v2 APPROVED.

- 3.21 18/00077/NMA - Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). PENDING CONSIDERATION
- 3.22 17/01117/DOC - Discharge of conditions 28, 29, 30 of approved planning application 15/00362/OUT: Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. Provision of non-residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED
- 3.23 17/01114/REM - Reserved matters application for utility infrastructure (gas and electricity stations). APPROVED.
- 3.24 17/00943/DOC - Discharge of conditions no. 13 and 34 of 15/00362/OUT. DISCHARGED by letter dated 19 January.
- 3.25 17/00857/DOC - Discharge of condition 23 (Great Crested Newts) of approved application reference: 15/00362/OUT. APPROVED
- 3.26 17/00578/REM - Reserved matters application for 192 residential units with associated access, parking, servicing, landscaping and utilities. (Phase 1). APPROVED.
- 3.27 17/00588/REM - reserved matters application for strategic landscaping proposals for Phase 1. APPROVED on 9 January 2018.
- 3.28 16/01236/DOC - Submission of details of phasing (condition 4) and density (Condition 25) to outline permission granted for residential development on 3 June 2016 under application reference: 15/00362/OUT. DISCHARGED by letter dated 27 January 2017
- 3.29 15/00362/OUT - Outline planning application (with all matters reserved) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works, and primary school. provision of non residential floor

space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). APPROVED on 3 June 2016

- 3.30 14/00627/OUT - Outline planning application (with all matters reserved apart from access) for the erection of residential development with associated open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works and primary school. provision of non residential floor space to part of site, uses including any of the following: use class A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). REFUSED on 10 February 2015. APPEAL ALLOWED

Layout

- 3.31 The sub station and gas PRI would be located within the strategic landscaped area fronting Raweth Lane set back approximately 3m from the road (gas PRI) and 14m (sub station). Whilst this would be in more visible locations within the soft landscaped space, the proposal would include a good quantity of soft landscaping to surround the utility infrastructure. This would assist in reducing the hard appearance of the structures. The applicant has explained that the sub station has been positioned directly above the rerouted power cables (following removal of the overhead cables) to provide a direct point of connection as an efficient configuration and that the gas PRI has been located close to Rawreth Lane where the medium gas pressure main is located. This is in accordance with discussions with both UKPN and Cadent. Therefore, they are considered to be located within the most functional positions for their requirements.
- 3.32 The sub station and gas PRI would be located within the soft landscaped space but would not be considered to interfere with this to any substantial degree. They would be located within areas identified as tussocky grass and mown grass on the approved strategic landscaping application reference: 17/00588/REM. However, this area represents a substantial swathe of soft landscaping and sufficient grassland and trees would remain within the scheme to soften the appearance within the landscape. It should be noted that the gas PRI was previously approved to be located within the strategic landscaping along the Rawreth Lane industrial estate road under the previous approved application reference: 17/01114/REM.
- 3.33 There was a requirement within the approved strategic landscaping application reference: 17/00588/REM for hedge H001 to be retained. The current application would be likely to result in the removal of an element of this hedging to make way for the gas PRI and its necessary access from Rawreth Lane. This is not considered objectionable; however, it would require an application to vary condition 1 attached to 17/00588/REM as this condition required the existing hedgerow H001 to be retained. Retention of this

hedgerow was also a requirement of condition 24 of the approved outline application and was the reason for its imposition on the approved 17/00588/REM. Therefore, condition 24 would also require variation.

- 3.34 Landscaping and material finish details to ensure their integration into the landscape could be controlled by condition. Condition 21 attached to the approved outline application requires details of soft landscaping to be agreed and therefore does not need to be repeated here. However, a condition requiring material details to be agreed should be attached.

Design

- 3.35 The sub station would use a shallow mansard style roof. The overall sizing and design is not considered objectionable.
- 3.36 The gas PRI plan shows a building with a flat roof. Considering the building's location, a flat roof is considered to represent a more discreet roof form reducing the overall height and impact of the building in close proximity to the Rawreth Lane frontage.

4 CONSULTATIONS AND REPRESENTATIONS

- 4.1 No responses received.

5 EQUALITY AND DIVERSITY IMPLICATIONS

- 5.5 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

6 CONCLUSION

- 6.1 The proposal is considered not to cause undue demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity such as to justify refusing the application.



Marcus Hotten

Assistant Director, Place and Environment

Relevant Development Plan Policies and Proposals

Policies H2 and CP1 of the Core Strategy 2011

Policies DM1 and DM25 of the Development Management Plan 2014

SER1 of the Allocations Plan 2014

National Planning Policy Framework 2012

Background Papers:-

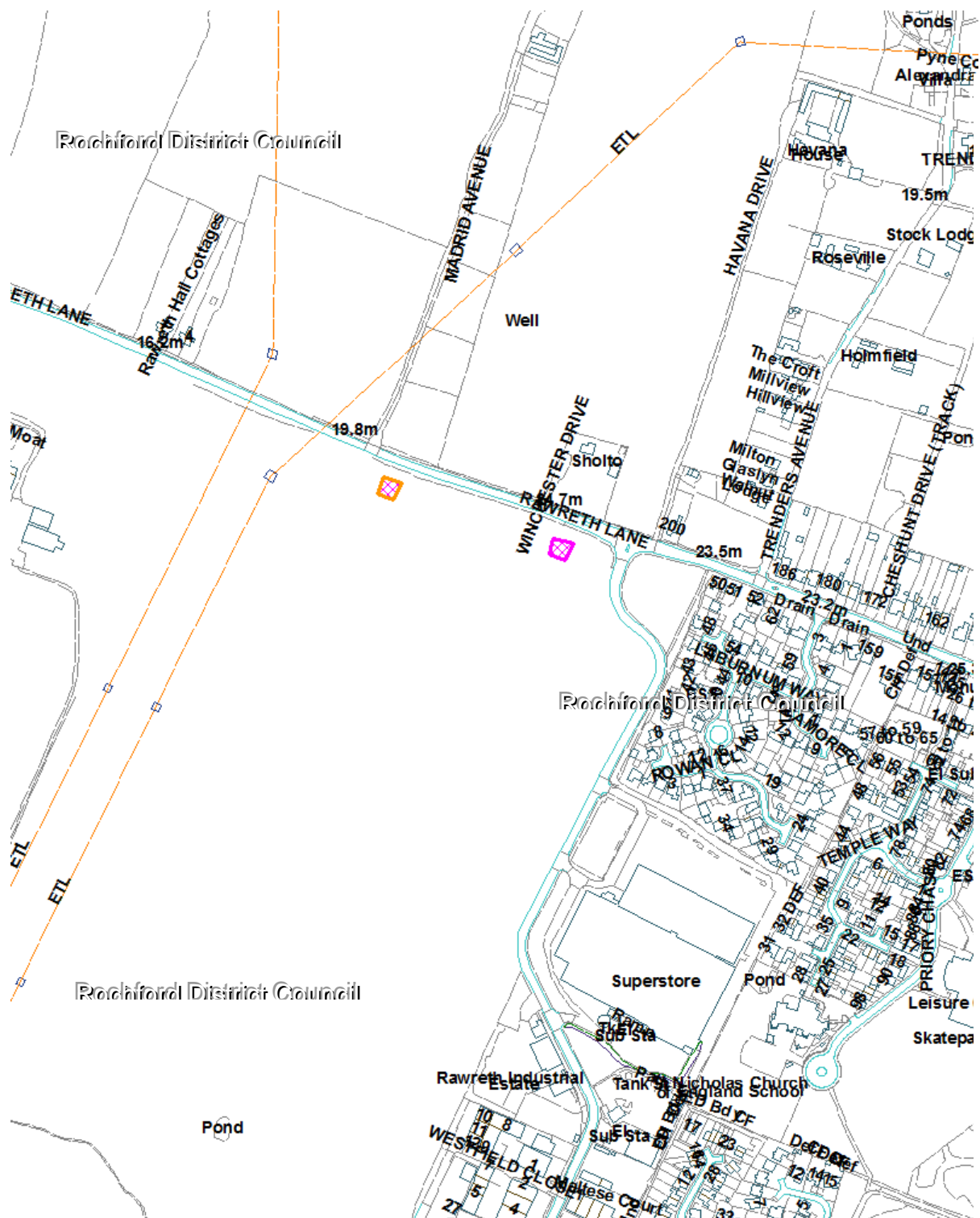
None.

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