



**Rochford District
Council**

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1995

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1995

December

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 14th December 1995. Present: Councillors
Mrs. J.M. Giles (Chairman), R A Amner, D.E Barnes, P A. Beckers,
C I Black, M C. Brown, Mrs. J A. Christie, Mrs V.E Clark,
S Cumberland, T Fawell, D.F. Flack, Mrs. J. Helson, Mrs. M. Hunnable,
Mrs. A R. Hutchings, V.H. Leach, Mrs. S J. Lemon, C R. Morgan,
Mrs P M.V Pearse, R A. Pearson, T.A. Powell, P J Stanton,
A L. Stevart, Mrs W.M. Stevenson, D.J Sutton, S R. Tellis, R.E. Vingoe,
Mrs. L. Walker, D A Weir and Mrs. M.A. Weir.

Apologies: Councillors G. Fox, Mrs. H.L.A Glynn, M J. Handford,
Mrs. E.M. Hart, A. Hosking and P F A. Webster.

707. MINUTES

Resolved that the Minutes of the Meeting of 23rd November 1995 be approved as a correct record and signed by the Chairman.

708. MEMBERS' INTERESTS

Interests relating to the Schedule of Development Applications and Recommendations (Minute 710) were declared as follows:

Para 1. Councillor Mrs. J A. Christie declared a non-pecuniary interest by virtue of being a School Governor and a pecuniary interest by virtue of her husband's employment but the matter not giving rise to debate remained in the Meeting for that item.

Para 9. Councillor Mrs. J.M. Giles declared a non-pecuniary interest by virtue of her son's employment within the telecommunications industry and with the consent of the Meeting remained in the Chair for that item but took no part in the discussion or voting thereon

709 MONITORING OF PERFORMANCE - MEETINGS OF 6TH JULY, 28TH SEPTEMBER AND 26TH OCTOBER 1995

The Committee were satisfied that all necessary action had been taken Minutes 654/94 Para 6 (SOL), 32/95 Para.7 (DD), 195/95 Para.D1 (SOL), 395/95 Para 7 (SOL) and 513/95 Paras.2 and 9 (SOL) were carried forward

710. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation.

Resolved that decisions be made in accordance with the recommendations in the appended Schedule subject to

Para. 2. CU/0452/95/ROC - 33 Brook Road, Rayleigh

The Committee noted that the advice from the Director of Development had been amended in the light of further discussions with the applicant and the application was approved subject to the following conditions:

001514

Planning Services

- (i) The use hereby permitted shall be carried out only by The Bed Shop Limited being restricted to the storage, display and sales of beds and, notwithstanding the provisions of Article 3, Schedule 2, Part 3, Class F of the Town and Country Planning (General Permitted Development) Order 1995 (including any order revoking or re-enacting that Order, with or without modification) no other use ordinarily permitted within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (including any Order revoking or re-enacting that Order, with or without modification).
- (ii) This permission shall be limited to a period expiring on 31st December 1998 at which time the use of the site as a warehouse and retail display and sales area shall cease and the building be returned to a solely warehousing/storage use.

Para. 3. F/0554/95/ROC - Broadoaks, Stambridge Road, Rochford

Two propositions, first that this application should be approved and secondly that it should be deferred for further negotiation with the applicant, were defeated on a show of hands.

Para. 4: F/0557/95/ROC - 3A Great Wheatley Road, Rayleigh

Application refused for the following reasons:

1. The proposed development by virtue of its height and design would appear as an unsightly and visually intrusive element in the vicinity to the detriment of the amenity of the occupiers of surrounding properties and visual amenity generally
2. The proposed lift and motor by reason of their close proximity to adjacent residential properties would have the potential to cause noise disturbance to the occupiers of such premises.

Para 5. - F/0571/95/ROC - Plots 9 and 10 Ash Tree Court, Stambridge Road, Rochford

A proposition that this application should be refused on the grounds that it did not meet the Council's one metre separation policy was defeated on a show of hands.

Para. 8. F/0563/95/ROC - 127 and 129 Downhall Road, Rayleigh

Add condition 12 to read as follows

"Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 1995, (including any order revoking or re-enacting that Order, with or without modification) the window marked OBS on the approved drawing 1213/10B shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said window shall be retained and maintained in the approved form "

Add informative concerning hours of construction and traffic movements following consultation with Ward Members regarding the need to safeguard the nearby primary school.

8661515

Planning Services

Para. 9. F/0575/95/ROC - Doggetts Farm, Doggetts Chase, Rochford

Add Condition 4 to require the mast and radio equipment cabins to be removed in the event of their becoming redundant

F/0548/95/ROC - Crouchmans Farm, Poynters Lane, Great Wakering

Pursuant to Standing Order 26 2 the Chairman admitted as urgent this item which had been referred by a Member from Weekly List 296 and it was

Resolved that the application be determined by the Director of Development in accordance with the recommendation

711. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL ON OUTLINE APPLICATION SOS/95/0928

The Committee considered the report of the Director of Development on the above consultation regarding an application by Southend United Football Club for proposed extensions to the clubhouse at their Sports Ground at Eastern Avenue to provide a 120 bedroom hotel, licensed restaurant, additional changing and entertainment facilities, permanent cover to tennis courts, indoor swimming pool and additional parking facilities and vehicular access

Members noted the location of the site which had previously provided facilities for staff of Access and the different emphasis in its use since the recent change of ownership. They were shown a plan of the proposed frontage and in view of the sensitivity of the location and the Local Plan notation the Committee concurred with the suggestion of a Member that the response should be strengthened

Resolved That Southend Borough Council be informed:-

(i) That this Council strongly opposes the proposed hotel and restaurant development which are contrary to the Local Plan allocation of the site as a Private Open Space/Sports Facility, would be unrelated to the existing main use of the site as an outdoor sports training ground and which would introduce a commercial element alien in character to this locality which comprises mainly open uses. Furthermore, they would impact on the Green Belt to the north and lead to the erosion of the vulnerable gap between Rochford and Southend.

(ii) That the Council does not object to the provision of a swimming pool and covered tennis courts per se, but considers the tennis court covering to be unacceptable as it would be visually dominant, being too close to Eastern Avenue in front of the established pattern of development.

(iii) That should the Borough Council be minded to approve the development as currently proposed in its entirety, this Council considers that it should be dealt with as a departure from the Adopted Local Plan

(iv) That concern is felt about the changing nature of the use of the sports and social club building on this site, particularly the night club and public house uses, which are considered to be totally inconsistent with the Local Plan allocation and the character of the area. The Borough Council is therefore requested to explore whether these activities fall within the authorised use of the site and if not to take action accordingly.

Planning Services

(v) That the scale of the development extending the entire site frontage is inappropriate and unacceptable given the Local Plan notation as Private Open Space/Sports Facility and out of character with the location generally to the north of the Eastern Avenue (DD)

712. SOUTHEND-ON-SEA BOROUGH LOCAL PLAN SECOND ALTERATION; LAND AT FOSSETTS FARM, SUTTON ROAD, SOUTHEND-ON-SEA - PRE-DEPOSIT CONSULTATION DRAFT (Minute 422/95)

The Director of Development reminded Members of the reason why the Public Inquiry into the Southend Borough Local Plan had been postponed. Comments had been requested by Southend Borough Council on a Pre-deposit Consultation Draft of the Second Alteration to the Local Plan and since it was unchanged in essence, with Fossetts Farm still being proposed for inclusion in the Green Belt which this Council supported, it was

Resolved that this Council reiterate its support for the inclusion of land at Fossetts Farm in the Green Belt and re-affirm Minutes 562/94 and 422/95 (TP25A) (DD)

713. NATIONAL HOUSING AND TOWN PLANNING COUNCIL CONFERENCE (Minute 649/94)

The Committee noted the report of the Director of Development on the attendance of the Council's delegates at this year's conference and it was

RECOMMENDED That Councillor R.A. Pearson be authorised to attend the 1996 Conference of the National Housing and Town Planning Council. (4542) (DD, DF)

714. NAMING OF STREETS

With the consent of the Chairman pursuant to Standing Order 26.2 the Director of Development reported on a request from Southend Borough Council for this authority to suggest a street name for the northern phase of the new B1013 access to Southend and having considered various alternatives it was

RECOMMENDED That Southend Borough Council be advised that this authority suggest "Cherry Orchard Way" as an appropriate name for the second phase of the B1013 (923) (DD)

MINUTES/PLA 3T

28

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 14TH DECEMBER 1995

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.

JK

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PLANNING SERVICES COMMITTEE 14TH DECEMBER 1995

SCHEDULE ITEMS

- 1 CC/0581/95/ROC STEVEN GOUGH
PROVISION OF RE-LOCATABLE CLASSROOM WITH TOILETS
DOGGETT COUNTY PRIMARY SCHOOL THE BOULEVARD
ROCHFORD
- 2 CU/0452/95/ROC JOHN WHITTAM
CONTINUE USE OF PART OF FACTORY AS WAREHOUSE AND
ANCILLARY RETAIL DISPLAY AND SALES AREA
33 BROOK ROAD RAYLEIGH
- 3 F/0554/95/ROC ALEX BUSHELL
ERECT 3-BED DETACHED HOUSE AND DETACHED DOUBLE
GARAGE
BROADOAKS STAMBRIDGE ROAD ROCHFORD
- 4 F/0557/95/ROC TREVOR FAULKNER
ERECT TWO STOREY SIDE EXTENSION TO ACCOMMODATE LIFT
AND SINGLE STOREY EXTENSION TO ACCOMMODATE LIFT
MOTOR
3A GREAT WHEATLEY ROAD RAYLEIGH
- 5 F/0571/95/ROC STEVEN GOUGH
ERECT PAIR 2 BED SEMI-DETACHED HOUSES WITH GARAGE
TO SIDE OF PLOT 9 (REVISION TO DEVELOPMENT
PREVIOUSLY APPROVED UNDER F/0217/95/ROC)
PLOTS 9 & 10 ASH TREE COURT STAMBRIDGE ROAD
ROCHFORD
- 6 F/0572/95/ROC STEVEN GOUGH
DEMOLISH EXISTING BUILDING AND ERECT 3 BED DETACHED
HOUSE WITH SINGLE GARAGE LINKED TO DWELLING AND
GARAGE ON PLOT 9 (REVISION TO F/0666/94/ROC)
SHOP STAMBRIDGE ROAD ROCHFORD
- 7 LB/0579/95/ROC ALEX BUSHELL
REPLACE 7 NO VERTICAL SLIDING SASH WINDOWS
(ANODISED ALUMINIUM) AT FIRST FLOOR WITH WHITE
PAINTED SOFTWOOD SIDE HUNG CASEMENT WINDOWS
3-5 SOUTH STREET ROCHFORD
- 8 F/0563/95/ROC STEVEN GOUGH
ERECT TWO STOREY BLOCK OF 6 X 1-BED AGED PERSONS
CATEGORY 1 FLATS, 4 X 3-BED TERRACED DWELLINGS, BIN
STORES WITH CONSTRUCTION OF VEHICULAR ACCESSES AND
LAYOUT OF CAR PARKING AREAS (REVISED APPLICATION)
127 & 129 DOWNHALL ROAD RAYLEIGH

9 F/0575/95/ROC ALEX BUSHELL
ERECT 25M HIGH AERIAL TOWER, SIX SECTOR ANTENNAE,
TWO DISH ANTENNAE AND ERECT THREE RADIO EQUIPMENT
CABINS
DOGGETTS FARM DOGGETTS CHASE ROCHFORD

PK.

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PAGE 2

PLANNING SERVICES COMMITTEE

14TH DECEMBER 1995

SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S
RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE

1

CC/0581/95/ROC PARISH OF ROCHFORD

DOGGETT COUNTY PRIMARY SCHOOL THE BOULEVARD ROCHFORD

PROVISION OF RE-LOCATABLE CLASSROOM WITH TOILETS

Applicant ESSEX COUNTY COUNCIL - PLANNING DEPARTMENT

Zoning Metropolitan Green Belt/Existing primary school

Planning Application Details

- 1 1 Doggetts County Primary School is located within the Metropolitan Green Belt adjacent to eastern boundary of the Rochford residential area
- 1 2 The relocatable classroom proposed by this County Council application is situated adjacent to the main school building, close to the northern boundary of the site
- 1 3 The proposed classroom will be visible across the school playing fields, however, the classroom will be viewed against the backdrop of the existing school building and the mature vegetation at Doggetts Ponds

Relevant Planning History

- 1 4 On 19th January 1995, Members of the Planning Services Committee resolved to raise no objections to a proposal by Essex County Council to erect a single story extension to provide playgroup/nursery accommodation at this school

Consultations and Representations

- 1 5 COUNTY SURVEYOR raises no objections

Summary of Planning Considerations

- 1 6 The supporting information submitted by the County Council, states that demographic changes in the locality, consisting of a projected increase in the birth rate, including that arising from an increase in the amount of new residential development in the area, is likely to result in an additional pupil influx. Consequently, the relocatable classroom proposed by this application, is intended to provide the requisite additional teaching accommodation
- 1 7 The site lies within the Metropolitan Green Belt, although the Local Plan recognises the fact that this is a long standing school site. The Local Plan also accepts that relocatable classrooms may cater for temporary increases in demand on existing facilities. Although, in the long term more permanent accommodation would be preferable
- 1 8 There are no amenity, highway safety or other land-use planning objections to this proposal

Recommendation

- 1 9 That no objections be raised to the above proposal subject to the County Council's imposition of the following planning conditions -

01 TEMPORARY USES 5 YEARS SC48

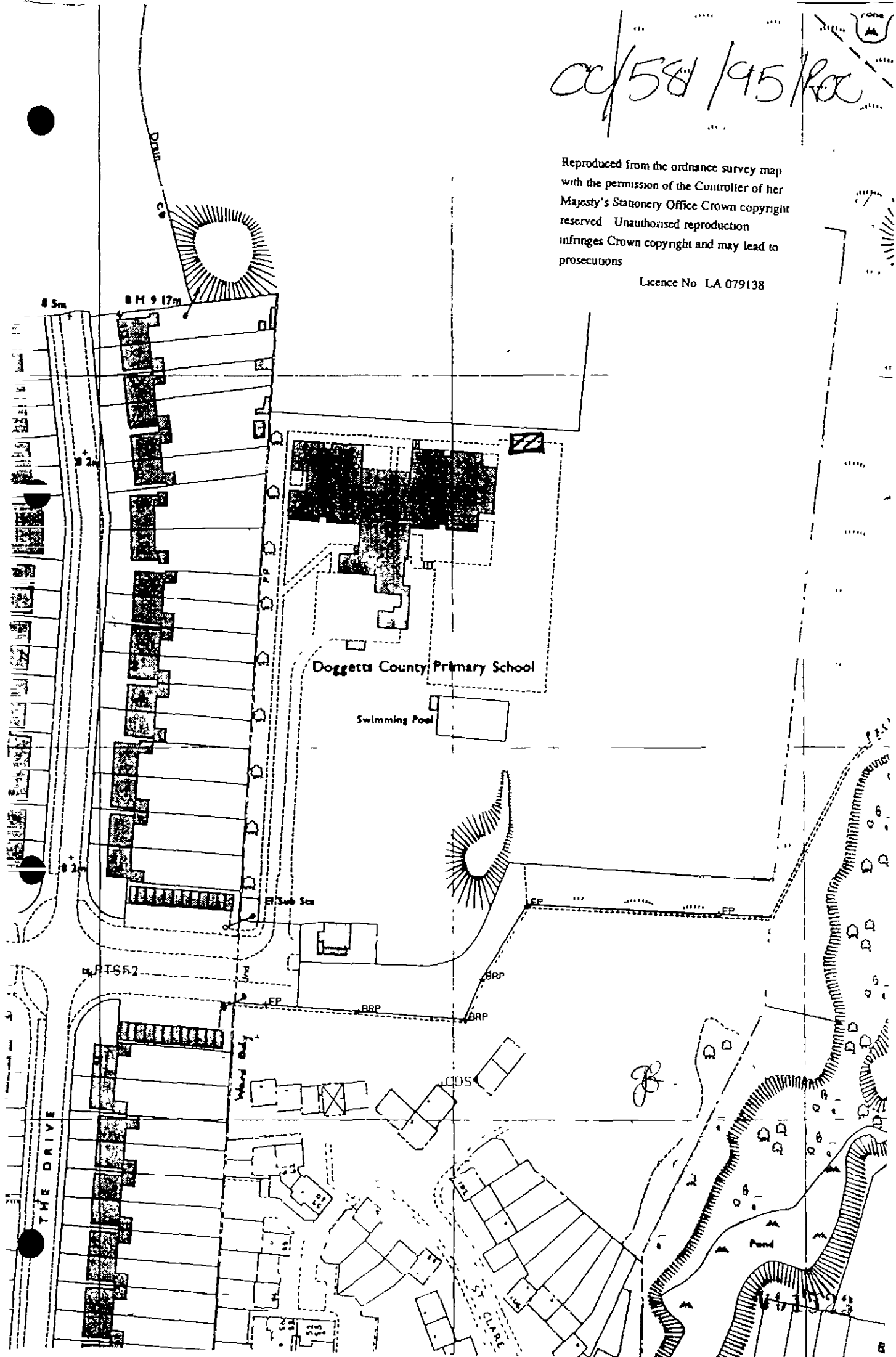
02 MATERIALS TO BE USED SC14

for

cc/58/95/Roc

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CU/0452/95/ROC RAYLEIGH

33 BROOK ROAD RAYLEIGH

CONTINUE USE OF PART OF FACTORY AS WAREHOUSE AND ANCILLARY RETAIL DISPLAY AND SALES AREA

Applicant THE BED SHOP LTD

Zoning Existing Industry

Maximum retail floor area 130m² (1399sq ft)

Planning Application Details

- 2 1 This application to regularise an existing retail use within a warehouse unit has been submitted following Enforcement investigations by the Council. The main retail/display area comprises approximately 106 sq m (1142 sq ft) but office areas also have a dual use as retail areas, giving an overall retail element of approximately 130 sq m (1399 sq.ft). The balance of the floorspace to the main building is used for warehousing purposes (beds) and has an area of about 404.64 sq m (4355 sq ft). The total retail element represents 24.3% or about one quarter of the total available floor area of the building.
- 2 2 The applicants state that the prime use of the building is as a warehouse for storing beds sold primarily at 2 retail outlets located within Leigh-on-Sea and Chelmsford. They advise about 20% only of retail turnover, one fifth, is conducted direct from these premises. There are 3 Staff employed full-time, plus 1 part-time, comprising 1 Manager, 2 Warehousemen/Drivers plus 1 part-time Driver/Driver's Assistant in the entire business in these premises.
- 2 3 The site is located towards the eastern end of the Brook Road Industrial Estate on the north side of Brook Road, from which access is gained to an unmetalled forecourt utilised for parking and loading. The site has a return frontage on its western side to a private access which serves industrial units to the rear and leads ultimately via an unmetalled track to Sirdar Road.

Relevant Planning History

- 2 4 Planning Permission was granted for the erection of the original light engineering factory building via application EEC/RAY/131/54 on 11th November 1954. A subsequent application EEC/RAY/189/54 for a rear extension to the building was granted on 11th January 1955. Application EEC/RAY/97/60 for a store granted permission on 10th June 1960 and amended on 22nd June 1960. Application ROC/723/85 to change the use from light industrial to a Snooker Centre refused permission on 20th December 1985 on policy grounds, i.e. contrary to the Approved Review Development Plan and undesirable precedent, thus undermining policies relating to industrial development and employment.

Consultations and Representations

- 2 5 One **NEIGHBOURING COMMERCIAL OCCUPIER** states no objection provided there is no access to the service road to the west which services the units behind and is in fact outside the application site.
- 2 6 The **COUNTY SURVEYOR** leaves the matter to the discretion of the Local Planning Authority, but parking and servicing arrangements are considered adequate with a limited amount of double parking for the current use of the building.
- 2 7 The **CHIEF ENVIRONMENTAL HEALTH OFFICER** has no adverse comments.

Summary of Planning Considerations

- 2 8 Policy EB2 states first para "Within those areas allocated primarily for industrial purposes only those applications for development within Classes B1 (Business) B2 (General Industrial) and B8 (Storage or Distribution) of the Use Classes Order 1987 will normally be permitted " The present proposal to retain the retail use element of the applicants business therefore does not fall squarely within this policy
- 2 9 Notwithstanding the policy context, it must be acknowledged that there are many industrial uses with ancillary retail sales on industrial estates or retail or leisure uses throughout the District and in proximity to the application site The applicant draws attention to some of the foregoing, together with other non-industrial uses within the Brook Road industrial estate, as justification of his proposal, e g Rayleigh Indoor Go-Karting Centre.
- 2 10 Where such a retail use is ordinarily incidental to the primary industrial use, Planning Permission is not required, e g incidental counter sales of goods manufactured on the premises However, the case in point as a matter of fact and degree is considered to amount to a change in use requiring Planning Permission The applicants also state that the unit is not viable without the retail element due to rents fixed at the peak of the commercial boom, around 1990 The applicants advise they would not be able to open alternative premises (e g at Rayleigh) and consider this retail element is critical to the survival of the business as a whole
- 2 11 Notwithstanding the applicants' submissions the development should also be considered within the context of policy and recent thinking endorsed in Government advice, as set out within PPG 13 Transport and PPG 6 Town Centre & Retail Development (revised draft) on the effects of out-of-centre development, especially on market towns PPG 13 in particular stresses the concept of "sustainable development" and the need to discourage the use of the private car
- 2 12 Whether the present application is in itself significant in respect of the foregoing is arguable, although one incremental step can lead to another (precedent)
- 2 13 The revised thinking of Government in the draft revised PPG 6 certainly suggests a more robust stance can be taken on out-of-centre and out-of-town retailing where its implications are unacceptable On the other hand, this is only draft Guidance and there are, of course, already in existence extensive retail uses outside of traditional town and neighbourhood centres, both within and adjoining the District Overall, resisting this application is marginal, despite the fact the revised draft PPG 6 assists such a decision The use does also create employment within the applicants' business

Recommendation

- 2 14 The Director of Development recommends very much on balance that this application should be refused for the following reasons -

01 NON STANDARD REFUSAL

The site is located in an area allocated as 'existing industrial' within the Rochford District Local Plan First Review 1995 and is subject, inter alia, to Policy EB2 which states

'Within those areas allocated primarily for industrial purposes as depicted on the proposals map, applications for development within classes B1 (Business), B2 (General Industrial) and B8 (Storage or distribution) of the Use Classes Order 1987 will normally be permitted

Within those areas allocated primarily for business purposes, only those applications for development within Classes B1 (business) and B8 (storage or distribution) of the Use Classes Order 1987 will normally be permitted '

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The proposed A1 retail use is contrary to this policy as it does not fall within these general provisions or specified use classes and will produce an unacceptable loss of industrial floorspace to the detriment of potential industrial employment. It is also alien to the primary use of the area and sets a precedent which, if repeated, would incrementally challenge the areas allocated for shopping purposes in the District.

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CU/452/95/ROT

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F/0554/95/ROC PARISH OF STAMBRIDGEBROADOAKS STAMBRIDGE ROAD ROCHFORDERECT 3-BED DETACHED HOUSE AND DETACHED DOUBLE GARAGE

Applicant MR E FRANCKS

Zoning Metropolitan Green Belt, Roach Valley Nature Conservation Zone

Site Area 2.22ha

Planning Application Details

- 3.1 The application proposes the erection of a detached 3/4 bed house and detached garage on a plot of land within the Metropolitan Green Belt. The site is located on the periphery of Great Stambridge village opposite Stambridge Fisheries and adjacent to Rectory Cottage. The application is accompanied by a Certificate B1 e notice has been served on the owner of the land.
- 3.2 The applicant submits that there is adequate justification for the relaxation of Green Belt Policy and considers the following to represent 'very special circumstances'. The existing mobile home (occupied by the applicant/applicants relatives for the past 30 years) is of substandard construction for reasonable habitation, the applicants mother is suffering deteriorating health, exacerbated by the substandard living conditions, a claim that there was a dwelling on the site prior to 1950, (however, the Council has no records to support this contention) the applicant runs an Agricultural/Horticultural Contracting business from the site and proposes a Horse Livery unit, and states that the site requires 24 hour supervision due to fire risks from faulty wiring in the mobile home, maintenance of the site and stables, and for general security purposes.
- 3.3 The site currently has two stable block buildings of permanent construction although of somewhat dilapidated condition, a mobile home and an existing vehicular access from Stambridge Road. The full extent of land in the applicants control totals 2.22 hectares (5.5 acres).

Relevant Planning History

- 3.4 A caravan was first sited on this land in 1964 (ROC/15/64), following the grant of temporary planning permission by the Department of the Environment on appeal, to allow the appellants time to establish a poultry farm and market garden on the land.
- 3.5 Temporary permissions continued until 1973, when permission was refused because of the lack of justification on agricultural grounds.
- 3.6 By 1974 the market garden had been abandoned, and an application to establish a horse stud and livery, in addition to the poultry farm, was dismissed on appeal (ROC/704/74).
- 3.7 An Enforcement Notice in respect of the unauthorised caravan was served on 5 September 1979. A subsequent appeal against this and the non-determination of an application to convert the existing buildings to form stables for equestrian purposes and to install an all weather exercise area (ROC/470/80) resulted in the Enforcement Notice being quashed on a technicality and planning permission being granted for the equestrian use subject to several conditions. The Inspector stated that, had the Enforcement Notice been valid, he would have allowed the caravan to remain on the land for a further period of 2 years, when the position could be reviewed in light of progress made in the setting up of the business. The Inspector's decision was dated 30 April 1981.


- 3 8 Since then, although a technical commencement has been made on the equestrian use, very little work has been carried out on the site and the rate of progress does not suggest a serious and viable enterprise
- 3 9 The mobile home appears to have remained on the site and may well now be considered lawful by virtue of the length of time it has been there. Although this has not been examined through a formal application for a Lawful Development Certificate
- 3 10 Two applications have been considered for the erection of a dwelling, initially an outline application in 1971 (ROC/347/71) which was refused but no appeal was lodged and a full application in 1990 that was withdrawn (F/0699/90/ROC).

Consultations and Representations

- 3 11 Four letters of representation have been received from local residents three of which support the application along similar grounds to the applicants submissions above. The one letter of objection is on the basis that the land is zoned as Green Belt and should remain undeveloped and states that allowing this application may set a precedent for further residential development in and around Great Stambridge
- 3 12 The applicant has also forwarded a further letter addressed to him from a Parish Councillor that supports the application and questions the way in which the Parish Council formulated their decision
- 3 13 **STAMBRIDGE PARISH COUNCIL** object to the application on Green Belt grounds but state if the Council are minded to approve the application a condition should be imposed restricting the development and future development to that applied for
- 3 14 **ESSEX COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION** raise no objections subject to the imposition of a condition requiring the closing of an existing (unused) access to the south of the main access
- 3 15 **ESSEX COUNTY COUNCIL COUNTY PLANNER (SPECIALIST ARCHAEOLOGICAL ADVICE)** report that the site lies within an area of considerable archaeological potential and recommend the imposition of a condition requiring a programme of archaeological works (to be financed by the applicant)
- 3 16 The **NATIONAL RIVERS AUTHORITY** raise no objections but recommend an informative relating to foul and surface water drainage
- 3 17 **ANGLIAN WATER SERVICES LIMITED** make no comment

Summary of Planning Considerations

- 3 18 The determining issue relating to this application is whether special circumstances exist to allow a relaxation of Green Belt Policy
- 3 19 The original basis for granting a temporary permission for the mobile home was to establish whether or not the proposed market garden or horse livery business would become viable in its own right. To justify the grant of planning permission for a permanent dwelling it will need to be demonstrated that 24 hour management of a viable agricultural or allied business is required subject to the provisions of Policy GB3 of the Rochford District Local Plan First Review (dwellings for agricultural workers)


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- 3 20 Currently, the existing stables on the site are either used for storage purposes or stabling of one or two horses and there is no evidence that an equestrian business is operating from the site. Furthermore, at the time the application was submitted the applicant was advised that a viable business would have to be operating from the site and a functional and financial test would need to be submitted in line with the guidance in Annex E of PPG7. No such functional and financial test was submitted to support the application and the applicants supporting statement refers to the equestrian use as a proposal albeit that it enjoys the benefit of an extant planning application. Accordingly there is insufficient justification to allow a permanent dwelling on the site.
- 3 21 The additional justification relating to the Agricultural/Horticultural Contracting business is not sufficient to demonstrate special circumstances for relaxing Green Belt Policy and it is questionable whether or not this use requires permission in its own right and the matter is currently being investigated by the Enforcement Section.
- 3 22 The medical circumstances put forward regarding the applicants mother, who we understand resides in the mobile home, that she ought to be in a permanent dwelling are regretted but again these are not sufficient to justify the relaxation of normal Green Belt Policy.
- 3 23 Notwithstanding the objection in principle, the bulk and size of the dwelling proposed is considered excessive for the rural location and gives rise to further objections on grounds of visual amenity.

Recommendation

- 3 24 The Director of Development recommends that this application should be refused for the following reason:

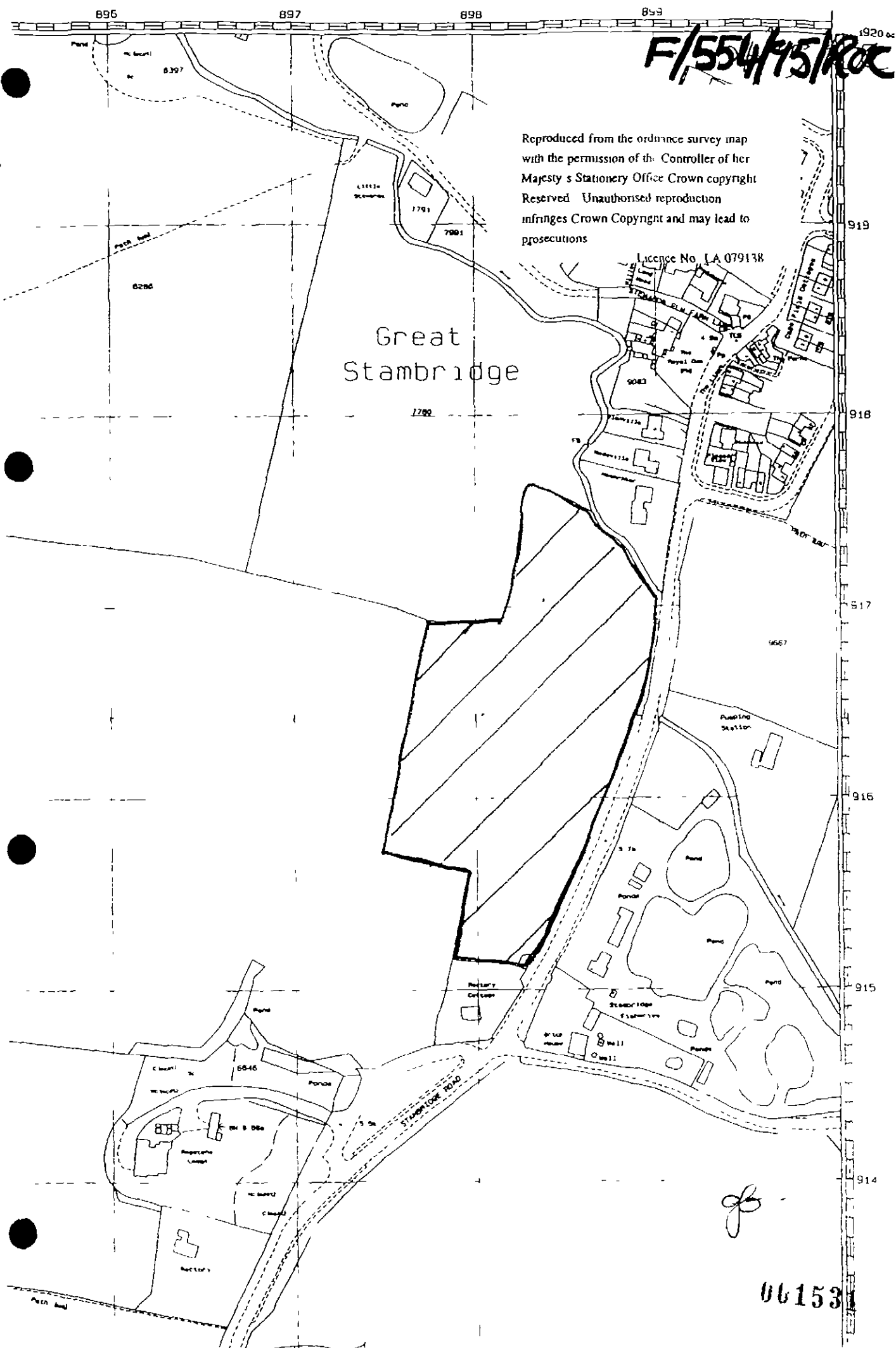
01 GREEN BELT - AGRICULTURE

The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and Policy S9 of the Essex Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing dwellings as defined in Policies GB2 and GB7). Dwellings for agricultural workers may, however, be permitted in conjunction with farms if it can be shown that the worker must be resident on the agricultural holding (see Policy GB3). Any development which is permitted shall be of a scale, design and siting that the appearance of the countryside is not impaired.

It is the opinion of the Local Planning Authority that, in this case, there is not a significant viable use of the land taking place which would necessitate a worker being resident on the site sufficient to justify overriding the strong presumption against development in the Green Belt. Furthermore, it is considered that the proposed development is excessive in the light of the above policies and would result in an imposing and bulky building detracting from the character and appearance of the Metropolitan Green Belt.

JB

001530



F/0557/95/ROC RAYLEIGH3A GREAT WHEATLEY ROAD RAYLEIGH

ERECT TWO STOREY SIDE EXTENSION TO ACCOMMODATE LIFT AND SINGLE STOREY EXTENSION TO ACCOMMODATE LIFT MOTOR

Applicant GREAT WHEATLEY NURSING HOME

Zoning Residential

Planning Application Details

- 4 1 This proposal seeks permission for a two storey side extension to this established residential nursing home, to provide a new lift facility. In association with the proposed lift a small single storey extension will be added to an existing single storey building to house the lift motor
- 4 2 The nursing home is situated to the rear of no 3, Great Wheatley Road and is flanked by residential properties in Eastern Road, Gladstone Road and Great Wheatley Road itself. Access to the home is shared with no, 3, Great Wheatley Road

Relevant History

- 4 3 Historically the application premises formed part of a larger County Council owned site, which originally constituted no 3, Great Wheatley Road and its residential curtilage. Care facilities on this site would seem to date back to around 1950 when the aforementioned property converted from a residential dwelling to and "hostel for the aged"
- 4 4 It was not until 1969 that the application premises came into existence when permission was given for a new childrens home (ref CC/RAY/1/69) to be sited to the rear of no 3
- 4 5 In the early 1980's Essex County Council relinquished ownership of the site and this led to a number of planning applications in relation to the site -
- * ROC/276/83 - Change of use of existing property (no 3) to five flats - APPROVED 20/5/83
 - * ROC/277/83 - Details for erection of detached dwelling (adjacent no 3) - APPROVED 8/2/84
 - * ROC/461/83 - Change use from childrens home to nursing home and add two storey rear extensions - APPROVED 11/11/83
- 4 6 Following the change of use of the application premises to its current use, as a nursing home, a couple of additions have been added which can be detailed as follows -
- * ROC/13/85 - Change use of double garage to laundry and day room and construct corridor link to nursing home building - APPROVED 1/3/85
 - * ROC/1022/88 - Single storey side extension - APPROVED 16/12/88

Consultations and Representations

- 4 7 4 letters of representation have been received from **LOCAL RESIDENTS** in response to neighbour notifications and site notices. 1 of these letters does not raise objections but asks where will the extra vehicles attending the site park
- 4 8 The other 3 raise objection to the proposal on grounds including -
- visual impact,
 - loss of car parking space, exacerbating parking problems on Great Wheatley Road,

- siting of lift shaft will push cars nearer to their boundary generating further disturbance,
- incremental development of this site to detriment of local residents,
- noise generation from motor room,
- traffic generation,
- damage to natural screen hedge to boundary,
- precedent for further development of this site,
- possible noise generation from motor room.

4 9 The COUNTY SURVEYOR raises no objection

Summary of Planning Considerations

- 4 10 Given the neighbour objections discussions have taken place with the applicants agent to consider siting the lift facility within the main fabric of the building, however, the agent advises that this would not be viable because - (i) cost implications would be substantial due to the significant internal construction works required, (ii) an internal location would result in significant disruption to residents during the construction period; (iii) an internal location would lead to the loss of bedroom space.
- 4 11 The applicants' agent argues that the proposed external location is the most logical siting for the lift facility as it would be adjacent to the existing entrance lobby and close to the existing staircase. Furthermore, such a location would mean that the existing first floor bedrooms will not be affected by the works and more critically won't be lost
- 4 12 Whilst the provision of an external lift facility creates an additional modest two storey extension to the nursing home it is felt that the proposed extension is acceptable, in this instance, given that -
- (a) the on-site car parking provision will remain available;
 - (b) there is a substantial mature natural screen on the common boundary with properties in Eastern Road which can be conditioned for retention, and
 - (c) the nursing home is set-back behind no 3, Great Wheatley Road and is not prominent in the streetscene therefore whilst a independent lift shaft enclosure tends to look somewhat awkward in this case it is not prominent and is mainly seen against the backcloth of the existing building

Recommendation

- 4 13 The Director of Development recommends that this application should be approved subject to the following conditions -

01 TIME LIMITS-FULL-STD SC4

02 MATERIALS TO MATCH SC15

03 HEDGEROW TO BE RETAINED SC55

OK

WHEATLEY

F/0557/95/100

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ESSEX NORTH EAST EURO CONST

BU1534

F/0571/95/ROC PARISH OF STAMBRIDGEPLOTS 9 & 10 ASH TREE COURT STAMBRIDGE ROAD ROCHFORD

ERECT PAIR 2 BED SEMI-DETACHED HOUSES WITH GARAGE TO SIDE OF PLOT 9
(REVISION TO DEVELOPMENT PREVIOUSLY APPROVED UNDER F/0217/95/ROC)

Applicant MBC ESTATES LTD

Zoning Existing Residential

Planning Application Details

- 5 1 This application proposes the development of two plots to the rear of the former shop site on Stambridge Road. The Site is within the Ash Tree Court development, (former Hollies Coal Yard)
- 5 2 The proposed semi-detached dwellings are identical to those previously approved on this site, (F/0217/95/ROC, see below) with the exception of an attached garage building to plot 9
- 5 3 This application and the following item on the Schedule (application number F/0572/95/ROC) constitute separate proposals. However, they are related in so far as the garages proposed by both applications adjoin to form a single garage structure, which is attached to the dwelling on plot 9, but straddles the boundary to provide car parking facilities for plot 9 and the dwelling on the site of the former shop, (see application F/0572/95/ROC)

Relevant Planning History

- 5 4 The Ash Tree Court development has a complex and lengthy planning history. However, with specific reference to this site, the following applications are material
- i) F/0259/91/ROC - phase II of the Hollies Coal yard development, (11 dwellings) permitted a single detached dwelling on part of this application site
- ii) F/0217/95/ROC - permitted the erection of a pair of semi-detached dwellings on this site without garages, although parking spaces were indicated to the side of each dwelling. Due to the confined nature of the site, this permission was granted subject to conditions including the removal of 'permitted development' rights for side extensions within 1m of the plot boundary
- 5 5 Whilst preparatory works have taken place on this and the adjoining site, it is not apparent that development in respect of either i) or ii) above has been implemented on this site

Consultations and representations

- 5 6 **STAMBRIDGE PARISH COUNCIL** raise no objections to the revisions proposed by this application and request that the conditions imposed on the previous planning permission (F/0217/95/ROC) relating to footpath provision, are repeated if this application is approved
- 5 7 **COUNTY SURVEYOR** recommends conditions relating to vehicle parking areas
- 5 8 **ESSEX COUNTY (ARCHEOLOGICAL ADVISOR)** recommends a 'Watching Brief'
- 5 9 **NATIONAL RIVERS AUTHORITY** no objections
- 5 10 **ANGLIAN WATER** no objections

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Summary of Planning Considerations

- 5 11 The addition of an attached garage is the only difference between this application and the pair of semi-detached dwellings previously approved under planning reference F/0217/95/ROC. Consequently, the acceptability of the additional garage element in amenity and highway safety terms are the only planning considerations material to this application, (all other considerations remain identical to the Council's previous determination of F/0217/95/ROC)
- 5 12 AMENITY - the site is bounded by the rear garden areas of existing and proposed residential plots together with a private drive area
- 5 13 The addition of a garage element to the semi-detached dwellings proposed by this application, together with the garage proposed by the following item (see F/0572/95/ROC), join to form a single building which straddles the boundary of the site. Technically this proposal does not satisfy the Council's 1m separation standard. However, due to the disposition of existing and proposed residential development surrounding this site, there is no potential for visual coalescence and the proposal is acceptable in visual amenity terms
- 5 14 HIGHWAY SAFETY - this proposal retains the vehicle parking standard achieved by the previously approved scheme and in all other respects is considered to be acceptable in highway safety terms. The requirement for a replacement footway along the Stambridge Road frontage prior to the existing footway, (which passes through this site) still applies to the development proposed by this application

Recommendation

- 5 15 That the Director of Development be instructed to determine this application on the expiry of the consultation period and subject to the following conditions, (which include the requirements of conditions imposed on the previous planning permission F/0217/95/ROC)

01 TIME LIMITS-FULL-STD SC4

02 ALTERNATIVE DEVELOPMENT SC6

03 NON STANDARD CONDITION

No development requisite for the erection of the dwellings hereby permitted shall commence, before the pedestrian footway shown between points A and B on the approved drawing number 835/404/F (required in part under the provisions of an Agreement under Section 52 of the Town and Country Planning Act and dated 31st October 1989, concluded in conjunction with ROC/265/89), has been laid out and constructed in its entirety and made available for use. Thereafter, the said footway shall be retained and maintained in the approved form. Under no circumstances shall any part of the existing footway route (in so far as it relates to this site) be obstructed, impeded or otherwise altered as a result of construction works before the pedestrian footway shown between points A and B on the approved drawing number 835/404/F has been laid out and constructed in its entirety and made available for use

04 NON STANDARD CONDITION

No pedestrian, vehicular or other means of access to the proposed development shall be gained at any time directly from Stambridge Road

05 GARAGE & HARDSTAND SC81

06 MEANS OF ENCLOSURE FULL SC50

07 MATERIALS TO BE USED SC14

08 PD RESTRICTED WINDOWS SC22

09 PD RESTRICTED MODEL SC16

Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no enlargement, extension, improvement or other alteration shall be carried out to the west elevation of the dwelling on plot 9 and/or the east elevation of the dwelling on plot 10, where the resulting building(s) would be less than 1m from the boundary of the respective hereditament(s)

10 NON STANDARD CONDITION

The dwellings hereby permitted shall not be altered, subdivided or otherwise occupied so as to create more than two bedrooms in either one of the dwellings

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Pond

Stembridge
Fisher 1st

Restory	
Cottage	

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F/0572/95/ROC PARISH OF STAMBRIDGESHOP STAMBRIDGE ROAD ROCHFORD

DEMOLISH EXISTING BUILDING AND ERECT 3 BED DETACHED HOUSE WITH SINGLE GARAGE LINKED TO DWELLING AND GARAGE ON PLOT 9 (REVISION TO F/0666/94/ROC)

Applicant. MBC ESTATES LTD

Zoning Existing Residential

Planning Application Details

- 6 1 This application proposes the development of the site of the former shop fronting Stambridge Road. The site backs onto the and gains access through the Ash Tree Court development (referred to in the previous item)
- 6 2 The proposed three bedroom dwelling is identical to that previously approved on this site, (F/0666/95/ROC, see below). However, the development proposed by this application includes the erection of a garage building at the rear of the plot
- 6 3 This application and the previous item on the Schedule (application number F/0571/95/ROC) constitute separate proposals. However, they are related in so far as the garages proposed by both applications adjoin to form a single garage structure, which is attached to the dwelling on plot 9 of Ash Tree Court, and straddles the boundary to provide car parking facilities for both sites

Relevant Planning History

- 6 4 The Ash Tree Court development has a complex and lengthy planning history. However, with specific reference to this site, the following applications are material:-
- i) ROC/265/89 - whilst this application did not relate directly to the site of the 'old shop', it was always envisaged that it would be developed in conjunction with the remainder of Ash Tree Court if the site became available. Furthermore, a Section 52 Agreement concluded in conjunction with this planning permission, required a section of footway to be provided to the north of the site along the Stambridge Road frontage of the dwellings known as The Firs, and also a temporary footway within part of the site so as to facilitate a continuous north/south footway link through Stambridge
- ii) F/0666/95/ROC - Members resolved to grant planning permission for the erection of a three bedroom detached dwelling on this site including the demolition of the shop, (16th February 1995). This permission included a condition requiring the completion of the footway along the Stambridge Road frontage of the site prior to removal of the existing temporary footway link
- 6 5 Whilst preparatory works have taken place on this and the adjoining site, it is not apparent that any development on this site in respect of ii) above has been implemented

Consultations and Representations

- 6 6 **STAMBRIDGE PARISH COUNCIL:** raise no objections to the revisions proposed by this application and request that the conditions imposed on the previous planning permission (F/0666/95/ROC) relating to footpath provision, are repeated if this application is approved
- 6 7 **COUNTY SURVEYOR** recommends conditions relating to vehicle parking areas and that there should be no direct access from the site to Stambridge Road

- 6 8 **ESSEX COUNTY (ARCHEOLOGICAL ADVISOR)** comment that there is no requirement for a condition to be attached to any planning permission
- 6 9 **NATIONAL RIVERS AUTHORITY** no objections
- 6 10 **ANGLIAN WATER** no comments.

Summary of Planning Considerations

- 6 11 The addition of a garage attached to the one proposed by the previous item, (F/0571/95/ROC) is the only difference between this proposal and the three bedroom detached dwelling previously approved under planning reference F/0666/95/ROC. Consequently, the acceptability of the additional garage element in amenity and highway safety terms are the only planning considerations material to this application, (all other considerations remain identical to the Council's previous determination of F/0666/95/ROC)
- 6 12 **AMENITY** - the area of the site where the garage is proposed, is bounded by the side and rear garden areas of existing and proposed residential plots together with a private drive area
- 6 13 The erection of a garage in the rear garden of the dwelling proposed on this site, will adjoin the garage proposed by the previous item (see F/0571/95/ROC), to form a single building attached to the proposed dwelling on plot 9, straddling the boundary between the two sites
- 6 14 Notwithstanding the physical linkage between the garage proposed by this application and that proposed by the previous item, (F/0571/95/ROC) this proposal satisfies the Council's 1m separation standard. However, due to the disposition of existing and proposed residential development surrounding this site, there is no potential for visual coalescence. Consequently, the proposal is acceptable in visual amenity terms
- 6 15 **HIGHWAY SAFETY** - this proposal retains the vehicle parking standard achieved by the previously approved scheme and in all other respects is considered to be acceptable in highway safety terms. The requirement for a replacement footway along the Stambridge Road frontage prior to the existing footway (which passes through this site) extinguished, still applies to the development proposed by this application, as does the requirement for no direct access from the site onto Stambridge Road

Recommendation

- 6 16 That the Director of Development be instructed to determine this application on the expiry of the consultation period and subject to the following conditions, (which include the requirements of conditions imposed on the previous planning permission F/0666/95/ROC)

01 TIME LIMITS-FULL-STD SC4

02 ALTERNATIVE DEVELOPMENT SC6

03 NON STANDARD CONDITION

No development requisite for the erection of the dwellings hereby permitted shall commence, before the pedestrian footway shown between points A and B on the approved drawing number 835/404/F (required in part under the provisions of an Agreement under Section 52 of the Town and Country Planning Act and dated 31st October 1989, concluded in conjunction with ROC/265/89), has been laid out and constructed in its entirety and made available for use. Thereafter, the said footway shall be retained and maintained in the approved form. Under no circumstances shall any part of the existing footway route (in so far as it relates to this site) be obstructed, impeded or otherwise altered as a result of construction works before the pedestrian footway shown between points A and B on the approved drawing number 835/404/F has been laid out and constructed in its entirety and made available for use

061540

04 NON STANDARD CONDITION

No pedestrian, vehicular or other means of access to the proposed development shall be gained at any time directly from Stambridge Road

05 GARAGE & HARDSTAND SC81

06 MEANS OF ENCLOSURE FULL SC50

07 MATERIALS TO BE USED SC14

08 PD RESTRICTED WINDOWS SC22

JK

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ROCHFORD NORTH ED

CANEWON WARD

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F/572/95/Ra

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Great
Stambridge

7780

7981

919

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917

916

915

9667

Pumping
Station

Pond

Pond

Pond

Rectory
Cottage

Stambridge
Fisheries

Brick
works

8 Jan 11

001542

Pond

6397

LB/0579/95/ROC PARISH OF ROCHFORD3-5 SOUTH STREET ROCHFORD

REPLACE 7 NO VERTICAL SLIDING SASH WINDOWS (ANODISED ALUMINIUM)
AT FIRST FLOOR WITH WHITE PAINTED SOFTWOOD SIDE HUNG CASEMENT
WINDOWS

Applicant ROCHFORD DISTRICT COUNCIL

Zoning Residential

Planning Application Details

- 7 1 This application falls to be determined by the Secretary of State for the Environment by virtue of Regulation 13(2) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990
- 7 2 The proposal is for the replacement of seven existing anodised aluminium first floor windows with painted softwood to the rear of 3-5 South Street, currently occupied by the Council's Finance Department

Relevant Planning History

- 7 3 The 18th Century building known as 3-5 South Street was first listed Grade II in 1959, included for its group value and was formally known as 'The Manse'
- 7 4 In the late 1960's the building was gutted by fire and subsequently rebuilt with a two storey modern addition to the rear (planning application ref ROC/127/70 and listed building consent application ref LB/ROC/6/70) It is the first floor windows of the rear modern section to which this application relates

Consultations and Representations

- 7 5 ESSEX COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION make no comment
- 7 6 ESSEX COUNTY COUNCIL (HISTORIC BUILDINGS AND CONSERVATION SPECIALIST) considers the alterations to represent an improvement to the character of the listed building
- 7 7 THE ROCHFORD HUNDRED AMENITIES SOCIETY are sure that the Council will observe its own regulations and raise no objections
- 7 8 At the time of writing this report the consultation period has yet to expire and any additional comments will be reported verbally to the Committee

Summary of Planning Considerations

- 7 9 The principle determining issue in this application is whether the replacement windows will adversely affect the character and appearance of this listed building
- 7 10 The section of the building to which the application relates is a modern addition to an 18th Century building and the replacement softwood windows will enhance the appearance of the building (as viewed from the private rear area) and will be more appropriate than the existing aluminium windows from an historic perspective



Recommendation

- 7 11 The Director of Development recommends that the matter be referred to the Secretary of State for the Environment for determination with a recommendation that no objections be raised subject to the following conditions

01 TIME LIMITS - LB SC4A

02 NON STANDARD CONDITION

Prior to the commencement of the works hereby granted consent, precise details of the window moulding shall be submitted to and agreed in writing by the Local Planning Authority, and thereafter shall be implemented in the agreed form

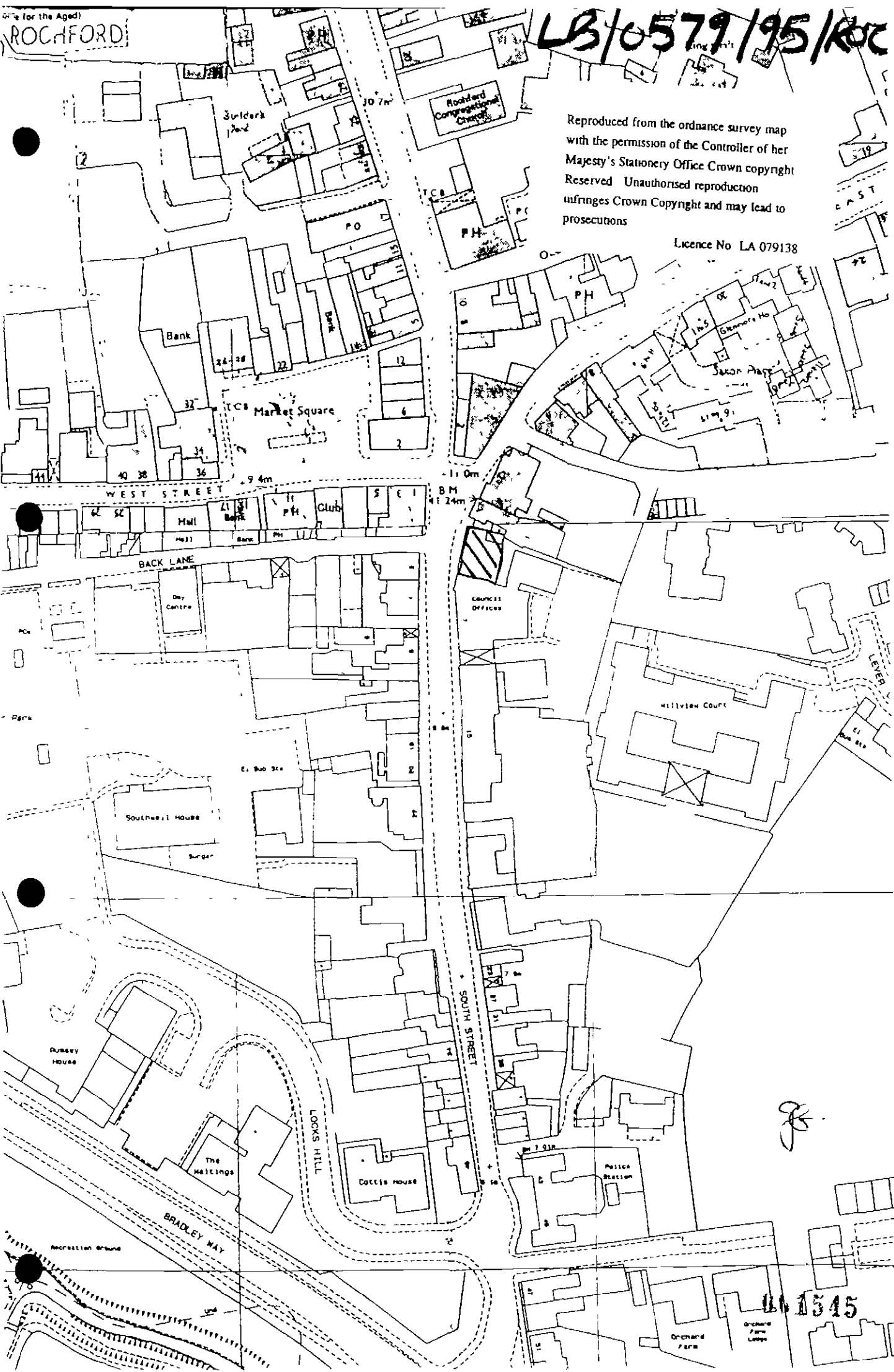
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Home for the Aged)
ROCHFORD

LB/0579/95/ROZ

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001545

F/0563/95/ROC RAYLEIGH127 & 129 DOWNHALL ROAD RAYLEIGH

ERECT TWO STOREY BLOCK OF 6 X 1-BED AGED PERSONS CATEGORY 1 FLATS, 4 X 3-BED TERRACED DWELLINGS, BIN STORES WITH CONSTRUCTION OF VEHICULAR ACCESSES AND LAYOUT OF CAR PARKING AREAS (REVISED APPLICATION)

Applicant SPRINGBOARD HOUSING ASSOC LTD

Zoning Existing Residential

Density (Total) 46.5 per hectare (18.9 per acre)

Planning Application Details

- 8.1 The application site measuring 0.215ha in area, is located at the junction of Downhall Road and Brooklyn Drive and comprises the former residential curtilages of 127-129 Downhall Road, (a pair of semi-detached Local Authority dwellings, recently demolished) together with a strip of undeveloped land fronting Brooklyn Drive
- 8.2 This application by the Springboard Housing Association includes two distinct elements
- i) a two story block of six Category 1 sheltered housing units for the elderly, fronting Downhall Road, with communal parking accessed from Brooklyn Drive,
 - and
 - ii) a terrace of four, two story, three bedroom dwellings fronting onto and taking direct vehicular access from Brooklyn Drive
- 8.3 The site is owned by Rochford District Council and is in the process of being conveyed to the applicants. The development will provide accommodation for rent and on its completion, Rochford District Council will retain 90% nomination rights, (falling to 50% on the second round) relating to the occupancy of the flats and dwellings

Relevant Planning History

- 8.4 RAY/28/67 - planning permission was refused in March 1967 for the erection of a single dwelling on part of this site fronting Brooklyn Drive, (ie not including the area occupied by the curtilages of 127-129 Downhall Road). At this time the proposal was considered to be contrary to the provisions of planning policies for the area on the basis of regional policies of constraint and adequate housing availability
- 8.5 At their meeting on 27th March 1986 Members of the Health & Housing Committee resolved that applications for planning permission for residential development, be submitted by the Council on a number of sites, including land at the junction of Downhall Road and Brooklyn Drive, (Minute 175/86). However, there are no records of such an application being submitted on this site
- 8.6 DPD/0124/95/ROC - in February 1995, the Council proposed the demolition of numbers 127-129 Downhall Road and were required to undertake a 'prior notification' procedure in accordance with the then General Development Order 1988, (now General Permitted Development Order 1995). The dwellings were demolished in March 1995

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- 8 7 F/0421/95/ROC - this application by the Springboard Housing Association, proposed a development of flats and dwellings on the same area of site as the current proposal. This application attracted significant opposition from local residents and was withdrawn at an early stage in the planning application process.
- 8 8 An informal dialogue took place between the developers, Officers of the Council and Ward Members, following the withdrawal of the above application. These discussions were followed by the submission of the current application, (F/0563/95/ROC) which incorporates a number of amendments to the design and layout of the scheme.

Consultations and Representations

- 8 9 Seventy Two letters of representation have been received from **LOCAL RESIDENTS**, (69 of which are copies of a standard letter signed by individual residents), objecting to the application in the main on the following grounds.
- * overcrowded development,
 - * site originally occupied by only two dwellings,
 - * out of character with a tranquil area;
 - * use of parking spaces as play areas would lead to a loss of amenity,
 - * concerns regarding upkeep of external appearance of the development,
 - * preference for elderly persons bungalows,
 - * potential policing problems,
 - * housing tenure
- 8 10 **RAYLEIGH CIVIC SOCIETY** consider the proposal to be an improvement on the previously withdrawn scheme, however, concerns are still expressed regarding the scale and massing of the roof areas of the buildings.
- 8 11 **COUNTY SURVEYOR** recommends conditions relating to visibility splays, vehicular access, parking and turning areas, surfacing materials and comments that vehicle parking provision for the Category 1 units is required at 150% (ie 9 spaces in total)
- 8 12 **COUNTY PLANNER (SPECIALIST ARCHAEOLOGICAL ADVISOR)** recommends that no archaeological conditions are imposed
- 8 13 **NATIONAL RIVERS AUTHORITY** no objections
- 8 14 **ANGLIAN WATER** recommend a condition relating to foul and surface water drainage

Summary of Planning Considerations

- 8 15 The main planning issues material to Members consideration of this application are summarised as follows
- i) Planning Policy
 - ii) Visual Amenity
 - iii) Highway Safety
- 8 16 **PLANNING POLICY** - this application proposes a residential development on land within the designated residential area. Consequently, there are no fundamental land-use planning objections to this proposal and (with the exception of car parking provision - see below) the scheme far exceeds the Authority's normal standards for residential layout.

- 8 17 LOCAL AMENITY - the layout of the site broadly reflects the disposition of existing dwellings in the immediate vicinity and incorporates adequate space for the landscaping
- 8 18 The revisions to the design of this scheme, (referred to above) repositioned the buildings to reflect the location of the site at a visually prominent road junction with a building block facing each road frontage rather than both fronting Brooklyn Drive and a more articulated roofscape to the main building. However, the concerns raised in respect of the scale and massing of the roofscape of the building fronting Downhall Road have been brought to the applicant's agent attention, who is currently considering the possibility of further revisions to the design. Other minor amendments are also being put in hand in relation to pedestrian sight splays, car parking provision and verbal advice from the Crime Prevention Officer to secure improved natural policing of car parking areas
- 8 19 Whilst further improvements to the scheme are clearly desirable, on balance the scheme is not considered to be seriously injurious to local amenity
- 8 20 HIGHWAY SAFETY - the development is considered to be generally acceptable in highway safety terms. However, the County Surveyor requires an additional three car parking spaces for the category 1. sheltered units

Recommendation

- 8 21 That the Director of Development be instructed to determine this application upon the expiry of the consultation period and following the necessary revisions to the development, (detailed in the body of the report) subject to the following heads of conditions including:-

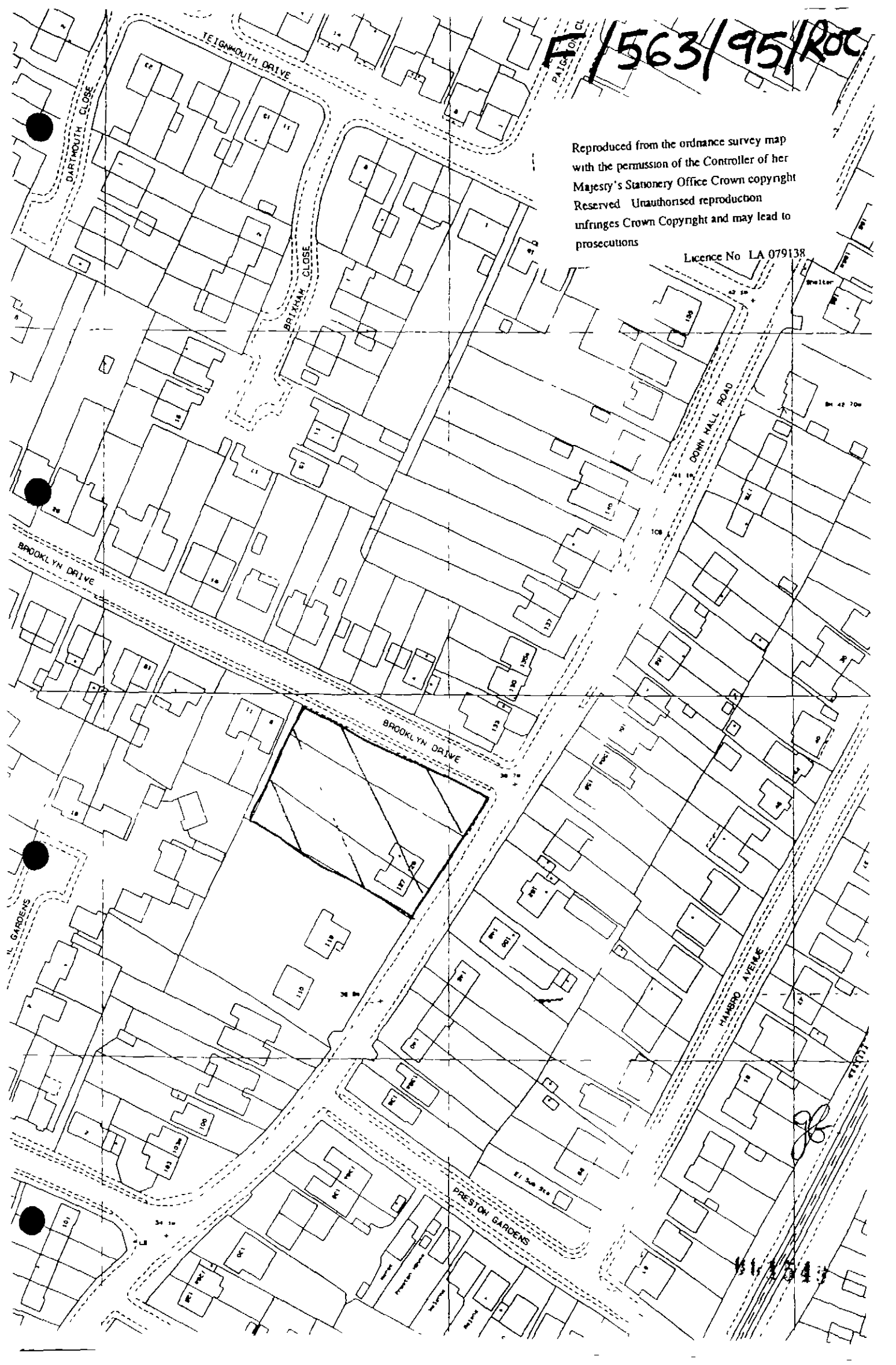
- 01 TIME LIMITS FULL-STD SC4
- 02 ELEVATION DETAILS OF 'BIN STORES'
- 03 MATERIALS TO BE USED SC14
- 04 MEANS OF ENCLOSURE - FULL SC50
- 05 LANDSCAPE DESIGN - DETAILS SC59
- 06 VISIBILITY SPLAYS - DETAILS SC64
- 07 PEDESTRIAN VISIBILITY SPLAYS SC67
- 08 VEHICULAR ACCESS - DETAILS SC70
- 09 CAR PARKING PROVISION SC80
- 10 CAR PARKING - DELINEATED SC79
- 11 SITE LEVELS SC83

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F/563/95/ROC

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F/0575/95/ROC PARISH OF ROCHFORDDOGGETTS FARM DOGGETTS CHASE ROCHFORD

ERECT 25M HIGH AERIAL TOWER, SIX SECTOR ANTENNAE, TWO DISH ANTENNAE AND ERECT THREE RADIO EQUIPMENT CABINS

Applicant ORANGE PERSONAL COMMUNICATION SERVICES LTD

Zoning Metropolitan Green Belt/Roach Valley Conservation Zone/Landscape Improvement Area

Planning Application Details

- 9 1 The application proposes a 25m high telecommunications mast comprising an aerial tower, six sector antennae, two dish antennae and three radio equipment cabins. The tower is of lattice steel construction and similar in appearance to nearby electricity pylons.
- 9 2 The proposed siting of the mast is within the Doggetts Farm complex to the east of Ashingdon Road and north of Stambridge Road and is nestled between general agricultural barns used for hay storage purposes. There are various mature and semi-mature trees surrounding the proposed siting that range from 5 to 15m in height. The mast will be at least 500m from the nearest residential area, with the exception of the small group of agricultural workers dwellings within the Doggetts Farm complex. There is a network of electricity pylons crossing Doggetts Farm that contribute to the existing appearance of the skyline in the general locality.
- 9 3 All telecommunications operators are required, as a condition of their license, to provide complete national coverage. This site falls within the Rochford/Hawkwell technical 'cell centre' that, as yet, does not have adequate coverage.

Relevant Planning History

- 9 4 Whilst there is no relevant planning history specifically relating to the proposed siting, Members may recall planning application ref F/0179/95/ROC for a 17.5m high mast submitted by Vodafone Ltd that was recently refused planning permission. The site, at Rochford Station, is within the Rochford Town Centre Conservation Area, and is currently awaiting the outcome of an appeal to the Department of the Environment. This is relevant by virtue of the fact that it falls within the Rochford 'cell centre'.
- 9 5 Also of possible relevance is planning permission ref F/0474/92/ROC, a 22.5m high mast at Rouncefall, The Chase, Ashingdon. This application was submitted by Mercury Personal Communications Ltd and has now been fully implemented. The applicant has been asked to consider mast sharing at this site in preference to this proposal and the response is awaited.

Consultations and Representations

- 9 6 To date three letters of representation have been received from RESIDENTS one of these is a Westcliff address. Two object to the application and comment as follows: visually intrusive within a relatively unspoilt area, and the mast will cause interference to radio and television reception. One letter of support has been received from the landowner, A W Squier Ltd, commenting that the proposed mast will not conflict with the farming operations at the site and will be screened by existing trees.
- 9 7 The COUNTY SURVEYOR considers the application to be 'de-minimis' in highway safety terms.

- 9 8 The **ROCHFORD HUNDRED AMENITIES SOCIETIES** express concern about the effect on the visual amenity of the locality
- 9 9 The **CIVIL AVIATION AUTHORITY** raise no objections
- 9 10 The **LONDON GREEN BELT COUNCIL** accepts the requirement for these masts and hopes that the Council will make every effort to ensure minimisation of visual impact and point out that the site falls within the Roach Valley Conservation Zone
- It Should be noted that, at the time of writing, the statutory consultation period has yet to expire and any representations received prior to the meeting will be reported verbally to the Committee

Summary of Planning Considerations

- 9 11 The planning considerations material to this application are as follows

- a) Local Plan Policy,
- b) technical requirements, and
- c) visual amenity

- 9 12 **Local Plan Policy** The proposed telecommunications mast is subject to the provisions of Policy PU6 of the Rochford District Local Plan First Review, 'Satellite Receiving Equipment', that requires, inter alia, that there be an avoidance of unnecessary duplication of antennae and there be a minimisation of unsightliness or intrusion, especially in areas designated for the landscape or conservation significance. The site also falls within the Metropolitan Green Belt and the Roach Valley Conservation Zone and will be subject to Policies GB1 and RC5. Policy GB1 relates to the presumption against inappropriate development in the Green Belt and RC5 requires that development within the nature conservation zones that is prejudicial to the retention and management of important wildlife habitats and their interrelationships will not normally be permitted
- 9 13 A refusal on Green Belt Grounds alone is unlikely to be supported on appeal and the proposal will not be prejudicial to important wildlife habitats.
- 9 14 **Technical Requirements** Telecommunications Code Systems Operators licensed under the Telecommunications Act 1984 have a legal obligation to provide a comprehensive national coverage in response to customer requirements of service and quality. The system is demand-led and inadequate coverage can lead to the sanction of license withdrawal. The guidance in Planning policy Guidance Note 8 (PPG8) specifically identifies this requirement as a material planning consideration and emphasises that such technical considerations as network coverage be taken into account when determining telecommunications applications
- 9 15 **Visual Amenity** This site is reasonably well isolated from residential properties and whilst being within a nature conservation area, the visual amenity of the open countryside hereabouts is already effected by existing utilitarian structures (electricity pylons) and the proposed mast will, to a certain extent, be screened by existing mature trees and agricultural buildings. It is inevitable that the mast will have an intrusive skylining effect, however, when set against existing structures the impact will be minimised
- 9 16 It must be noted that the refusal of planning permission for a much smaller mast at Rochford Railway Station was sited within both the Rochford Town Centre Conservation Area and the setting of important listed buildings. The visual arguments to justify the refusal of permission on this site would be less cogent and it is inevitable that the Department of the Environment would consider siting a mast somewhere within the technical 'cell centre' if Rouncefall site is not adequate. Members are also reminded of the refusal of planning permission following a Member site visit at Nine Acres Farm, Flemings Farm Road. The refusal on grounds of impact in a sensitive location in the Roach Valley Nature Conservation Zone, Special Landscape Area and Green Belt was found wanting when permission was subsequently granted on appeal. This location is clearly not as sensitive as that site

- 9 17 Once the issue of mast sharing at Rouncefall is resolved, if this does not prove feasible then it is considered that this site is an acceptable location given that this will effectively represent a 'minimisation' of visual intrusion

Recommendation

- 9 18 The Director of Development recommends that this application be delegated to the Director of Development to determine on expiry of the consultation period and further investigations into the technical locational constraints of the applicant subject to the following heads of conditions -

01 TIME LIMITS FULL (STD) SC4

02 MEANS OF ENCLOSURE - FULL SC50

03 MAST SHARING

JK

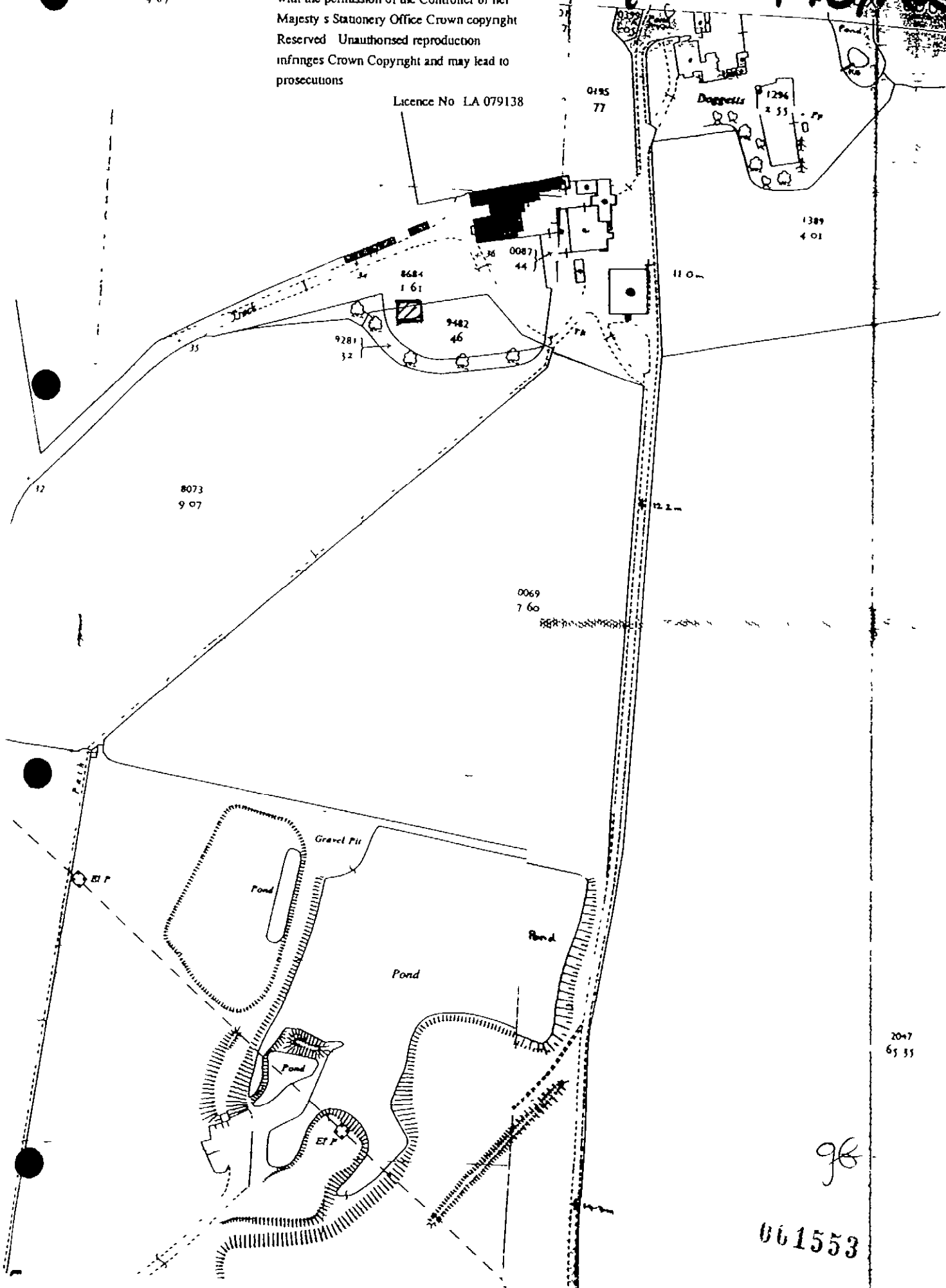
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F/575/95/K



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DELEGATED PLANNING DECISIONS - 14th December 1995

I have decided the following applications in accordance with the policy of delegation

AD/0507/95/ROC **REFUSE**

DISPLAY FREE STANDING 2.74M HIGH ADVERTISEMENT BOARD

ADJ CARPENTERS ARMS LONDON ROAD RAWRETH

SCOTTISH & NEWCASTLE RETAIL

01

WOULD BE DETRIMENTAL TO VISUAL AMENITY IN A GREEN BELT LOCATION

CU/0522/95/ROC **APPROVE**

CHANGE USE OF PART OF EXISTING DWELLING TO PHYSIOTHERAPY CLINIC
ADD FIRST FLOOR AND PART TWO STOREY REAR EXTENSION FOR DOMESTIC
USE WITH CANOPY TO GROUND FLOOR AND GROUND FLOOR FRONT AND SIDE
EXTENSIONS

41 HIGH ROAD RAYLEIGH

MRS K BROWN AND MR J BEVAN

F/0383/95/ROC **APPROVE**

GROUND FLOOR PITCH ROOFED SIDE EXTENSION, REMODEL PITCH ROOF TO
PART OF DWELLING & DEMOLISH BALANCE (FRONT WING) ADD DETACHED
PITCH ROOFED GARAGE TO FRONT (REVISED SUBMISSION FOLLOWING
F/0145/95/ROC)

ALANEM CROWN ROAD HOCKLEY

MR AND MRS DURKIN

F/0396/95/ROC **REFUSE**

ERECT DETACHED AGRICULTURAL BUILDING

PONDSIDE LARK HILL ROAD CANEWDON

MRS SIMMONS

01

EXCESSIVE DEVELOPMENT IN THE MGB

F/0469/95/ROC **APPROVE**

ERECT FRONT AND REAR DORMERS

16 MEESONS MEAD ROCHFORD

B MUNSON

F/0500/95/ROC **APPROVE**

SUBSTANTIALLY DEMOLISH, REMODEL AND EXTEND EXISTING BUNGALOW TO
FORM 2-BED DETACHED BUNGALOW

MOREDAUNT COTTAGE RAYLEIGH DOWNS ROAD RAYLEIGH

MR R D SMITH

F/0506/95/ROC **APPROVE**

ERECT LIVESTOCK BUILDING

PUDSEY HALL COTTAGE PUDSEY HALL LANE CANEWDON

MR D FEWINGS

F/0510/95/ROC **APPROVE**

ERECT 2M HIGH BOUNDARY FENCE ADJACENT TO FOOTPATH

45 LITTLE WHEATLEY'S CHASE RAYLEIGH

MR J CLIFFORD

96-

F/0511/95/ROC **APPROVE**

SINGLE STOREY EXTENSION BETWEEN TWO EXISTING RELOCATABLE
CLASSROOMS TO PROVIDE TOILET FACILITIES
RAYLEIGH COUNTY PRIMARY SCHOOL LOVE LANE RAYLEIGH
THE HEADMASTER, RAYLEIGH COUNTY JUNIOR SCHOOL

F/0515/95/ROC **APPROVE**

EXTERNAL ALTS INC ASSOCIATED WINDOWS AND OBSCURE GLAZED FIRST
FLOOR WINDOWS TO SOUTH ELEVATION WITHOUT COMPLIANCE WITH
CONDITIONS 2 AND 5 OF APP REF ROC/664/87 (IN PART TO ALLOW
CONVERSION OF GARAGE TO DOMESTIC GYM)
THE BARN EASTWOOD RISE RAYLEIGH
MR AND MRS J ROGERS

F/0516/95/ROC **REFUSE**

ERECT NEW HOUSE AND GARAGE (IN CONJUNCTION WITH DEMOLITION OF
DERELICT TOWER PREVIOUSLY USED AS DWELLING TIED BY PLANNING
CONDITION)
STEWARDS YARD WAKERING ROAD GREAT WAKERING
J STEWARD
01
WOULD BE EXCESSIVE DEVELOPMENT IN THE MGB

F/0517/95/ROC **APPROVE**

ERECT TWO STOREY AND SINGLE STOREY SIDE AND REAR EXTENSIONS
1B FAIRLAND CLOSE RAYLEIGH
MR AND MRS D HUGHES

F/0518/95/ROC **APPROVE**

ERECTION OF STEEL FRAMED BUILDING WITH PROFILED STEEL RIDGED ROOF
AND WALLS FOR GENERAL AND IMPLEMENT STORAGE
MORLEY NURSERIES SOUTHEND ROAD GREAT WAKERING
MR AND MRS WRIGHT

F/0519/95/ROC **APPROVE**

DEMOLISH EXISTING EXTERNAL STAIRCASE, ERECT ENCLOSED STAIRCASE TO
FIRST FLOOR FUNCTION ROOM (INCORPORATING FIRST FLOOR CLOAKROOM)
WARDROOM CREEKSEA FERRY ROAD WALLASEA ISLAND
MR J GANNON

F/0521/95/ROC **APPROVE**

ERECT SINGLE STOREY SIDE EXTENSION
143 PARKLANDS ROCHFORD
M ARBIN

F/0525/95/ROC **APPROVE**

NEW SHOPFRONT (IN ASSOCIATION WITH GENERAL REFURBISHMENT/INTERNAL
ALTERATIONS)
45 SPA ROAD HOCKLEY
SOMERFIELD STORES LTD

F/0526/95/ROC **APPROVE**

ERECTION OF A GARAGE WITH LINKING ROOF TO NEW PORCH
2 NORMAN CRESCENT RAYLEIGH
MR HUBBLE

061555

Ag

F/0528/95/ROC **APPROVE**

ERECT SINGLE STOREY DETACHED BUILDING FOR USE AS EARLY YEARS
(PRE-SCHOOL AGE) UNIT COMPRISING TWO CLASSROOMS
GROVE COUNTY INFANT SCHOOL GROVE ROAD RAYLEIGH
THE BOARD OF GOVERNORS

F/0530/95/ROC **APPROVE**

CONVERT REAR PART OF GARAGE TO SHOWER ROOM AND ADD SINGLE STOREY
EXTENSION TO FRONT OF GARAGE WITH PITCHED ROOF OVER (REVISED
APPLICATION)
ROSE GLEN BROOM ROAD HULLBRIDGE
P RODGERS

F/0541/95/ROC **APPROVE**

FIRST FLOOR REAR EXTENSION
18 GREAT WHEATLEY ROAD RAYLEIGH
MR R S DHILLON

OL/0499/95/ROC **APPROVE**

OUTLINE APPLICATION TO DEMOLISH EXISTING DWELLING AND ERECT 4 NO
DETACHED HOUSES WITH DOUBLE GARAGES (RENEWAL OF PLANNING
PERMISSION REF OL/0477/92/ROC)
24 HIGH ROAD RAYLEIGH
MRS & MR CLARK

OL/0520/95/ROC **APPROVE**

OUTLINE APPLICATION TO DEMOLISH EXISTING HOUSE AND REPLACE WITH
NEW DWELLINGHOUSE
CRANFORD CHURCH ROAD HOCKLEY
MR AND MRS M GEORGE

JB.

001556

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS

14th December 1995

PLAN	ADDRESS	DESCRIPTION
BR 95/311A	15, Gilbert Close Rayleigh	Extension to Existing House
BR 95/412	11, The Truunions Rochford	To Build Single Storey Front Extension to Form Utility Room/ Covered Way
BR 95/389	126, Little Wakering Road Little Wakering	Rooms in Loft
BR 95/342A	Rankins Flour Mill Mill Lane Rochford	Erection of Loading Bay, New Vehicle Wash, Hardstanding Repairs/Drainage Improvements
BR 95/411	18, Somerset Avenue Rochford	Single Storey Side Extension
BR 95/363	7, London Road Rayleigh	Minor Works of Alteration and Refurbishment
BR 95/396	49, Crown Hill Rayleigh	Single Storey Side Extension
BR 95/374	45, Spa Road Hockley	Internal Upgrading and Refurbishment and Proposed New Shopfront
BR 95/348A	Maryon House Bullwood Hall Lane Hockley	Addition of Proposed Bay Window
BR 95/386	51, Hilltop Avenue Hullbridge	Loft Conversion & Internal Alterations
BR 95/397	Playing Field Althorne Way Canewdon	Prefabricated Steel Sports Changing Unit
BR 95/388	4, Maine Crescent Rayleigh	Single Storey Rear Extension
BR 95/402	19, Bull Lane Rayleigh	Rooms in Roof and Gable End Wall
BR 95/336A	26, Causton Way Rayleigh	Extension to Existing Garage
BR 95/271A	Mordaunt Cottage Rayleigh Downs Road Rayleigh	Demolish Part of Cottage and Re-Build to Enlarge Existing Property

JB
001557

DELEGATED BUILDING REGULATION DECISIONS

REJECTIONS

14th December
~~23rd November 1995~~

PLAN	ADDRESS	DESCRIPTION
BR 95/369	3, Mortimer Crescent Rayleigh	First Floor Extension
BR 95/372	2, Norman Crescent Rayleigh	Proposed Garage and Porch Extension

Chairman: J. M. Giles

Date 18 1 96

#61558

ROCHFORD DISTRICT COUNCIL

TRANSPORTATION COMMITTEE - 5TH OCTOBER 1995

REPORT OF THE DIRECTOR OF DEVELOPMENT

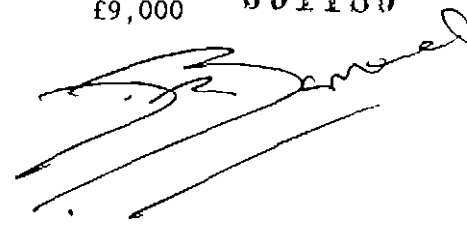
PARISH STREET LIGHTING (Minute 364/95)

The Director of Development reports that following the allocation at the last Transportation Committee of the sum of £15,000 for lighting schemes determined by the Parishes, all Parish Councils were invited to identify needy areas. Five have replied and a response is also anticipated from Hullbridge Parish Council which will be reported verbally.

Having taken into account the discussion at the last Committee Meeting the Director of Development would propose the following order of priority -

- | | <u>Approximate Cost</u> |
|--|-------------------------|
| 1. Junction of Madrid Avenue and Rawreth Lane
(Rawreth Parish Council) | £1,000 |
| This is a rural situation and a small newly formed Parish Council with limited funds. | |
| 2. Church Road (Rawreth Parish Council) | £1,000 |
| This is a rural situation and a small newly formed Parish Council with limited funds | |
| 3. Old London Road (Rawreth Parish Council) | £1,500 |
| This is a rural situation and a small newly formed Parish Council with limited funds | |
| 4. "Run Corner" Little Wakering, (Barling Parish Council) | £1,500 |
| This is a rural situation and a small Parish Council with limited funds | |
| 5. Footpath at Greensward Lane to Orchard Avenue (Hockley Parish Council) | £10,000 |
| This footpath is well-used by many school children | |
| 6. Cheltenham Road area (Ashington Parish Council) | £3,000 |
| Old Class B lighting provided to these streets is likely to be below existing standards. | |
| 7. Pedestrian walkways (Great Wakering Parish Council)
Survey needed | £6,000 |
| 8. Star Lane to Poynters Lane (Great Wakering Parish Council)
New footpath planned. | £9,000 |

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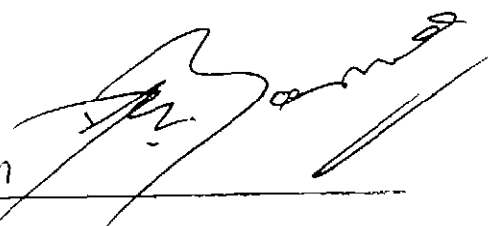


It is anticipated that the first five schemes proposed will be completed this year, however, the electrical supply costs may vary from the estimated figures considerably. These schemes will be carried out by Rochford District Council, subject to the approval of the Highways Authority (Essex County Council) who would be requested to adopt the lighting on completion. Where the County are unable to adopt the new lighting, the responsibility for electricity and maintenance costs would be passed to the Parish Council

RECOMMENDED That the priority for Parish lighting schemes be approved as set out above (933)(DD)

Background Papers Letters from Parish Councils.

OCT5A/TRA 3


Chairman

061181

Date 2/11/95