



**Rochford District
Council**

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1999

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1999

July (Part 3)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 29th July 1999. Present: Councillors R.E. Vingoe (Chairman), R. Adams, R.S. Allen, G C Angus, T.G. Cutmore, J.M. Dickson, D.F. Flack, D M. Ford, Mrs. J.E. Ford, G Fox, K.A. Gibbs, Mrs. J.M. Giles, J E Grey, Mrs. H.L.A. Glynn, Mrs J Hall, Mrs E M Hart, D.R. Helson, Mrs. A.R. Hutchings, V.D Hutchings, C.C Langlands, V.H. Leach, Mrs S.J. Lemon, T. Livings, G A. Mockford, C.R. Morgan, R.A. Pearson, Mrs. W M. Stevenson, Mrs. M.S Vince, Mrs. M.J Webster, P.F.A Webster, D A. Weir and Mrs. M.A. Weir

Apologies: Councillors B R. Ayling, D E. Barnes, N Harris, Mrs. J Helson, A Hosking and P.D. Stebbing.

332 MINUTES

The Minutes of the Meeting of 8th July 1999 were approved as a correct record and signed by the Chairman.

333. MEMBERS' INTERESTS

Members Interests relating to the Schedule of Development Applications and Recommendations (Minute 337) were received as follows -

Para D1 - Councillor Mrs H.L.A. Glynn declared a non-pecuniary interest.

Councillor Mrs M S. Vince declared a non-pecuniary interest by virtue of knowledge of the applicant.

Para R2 - Councillor J.M. Dickson declared a non-pecuniary interest by virtue of being a Hawkwell Parish Councillor.

Para R7 - Councillor J.M Dickson declared a non-pecuniary interest by virtue of being a Hawkwell Parish Councillor.

Para 16 - Councillor R.E. Vingoe declared an interest by virtue of being a founder member of the British Trust Conservation Volunteers.

Para 17 - Councillor K A. Gibbs declared a pecuniary interest by virtue of his employment and left the Meeting whilst the matter was discussed

Councillor D.F Flack declared a pecuniary interest by virtue of his wife's employment and he also left the Meeting whilst the matter was discussed.

Paras 21, 22 and 23 - Councillor R S Allen declared a non-pecuniary interest

Councillor G Fox declared a non-pecuniary interest by virtue of being a School Governor, took part in the debate, but did not vote on the matter.

334 STAFFING

Members welcomed Mr Stephen Heading, the new Head of Planning Services and Mrs. Margaret Martin, the new Committee Administrator who were both attending their first Meeting of the Planning Services Committee

Members concurred with the Chairman's sentiments in wishing to pass on their thanks to Mr John Whitlock for his sterling work in leading the Planning Division during a period of staff turnover and re-structuring and for retaining his professionalism and integrity during what had clearly been difficult circumstances.

335 **OUTSTANDING ISSUES**

The Committee were satisfied that all necessary action had been taken, Minutes 421/98(Para 8), 181/99 (Para 2), and 253/99 (Para D1) HLS) were carried forward

336 **DEVELOPMENT CONTROL STATISTICS - PLANNING APPLICATIONS AND PLANNING**

The Committee noted the report of the Corporate Director (Law Planning and Administration) which detailed the percentage of applications determined within 8 weeks for the quarter ending March 1999.

337. **SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS**

The Head of Planning Services admitted a Schedule of Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation since 8th July 1999.

Para. D1 - 99/00075/AUT - Land Adjacent 200 Ashington Road, Rochford

Proposal - Outline application to erect two semi-detached dwellings.

Members questioned whether the applicant would be willing to re-consider negotiating with the Council regarding the car parking use of the site.

Resolved

That the application be deferred for further negotiation with the applicant.

Para R2 98/00628/FUL - Verge Adjacent 1 Falcon Close, Rayleigh

Proposal - Erect free-standing post pouch box(double).

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para R3 - 98/00630/FUL - Verge Opposite 129 London Road, Rayleigh

Proposal - Erect free-standing post pouch-box (double).

Resolved

That the application be approved subject to the Condition set out in the Schedule

Para R4 - 98/00635/FUL - Verge West of 2A, Thorpe Road, Hockley

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule

Para R5 - 98/00636/FUL - Verge Adjacent 6 Belvedere Avenue, Hockley.

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule

Para R6 98/00638/FUL - Verge Adjacent 193 Plumberow Avenue, Hockley

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para R7 98/00639/FUL - Verge Adjacent 125 Lower Road, Hullbridge.

Proposal - Erect free-standing post pouch box (single).

Members considered that this application should be deferred with a view to the applicant re-siting the post pouch box due to concerns of highway safety in the vicinity of this junction of Coventry Hill.

Resolved

That the application be deferred for further negotiation with the applicant

Para R8 98/00645/FUL - Verge Adjacent 138 Ferry Road, Hullbridge.

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para R9 98/00646/FUL - Verge North of 117, Burnham Road, Hullbridge.

Proposal - Erect free standing post pouch box (single).

Members considered that this application should be deferred to explore further whether or not the proposal was sited on a public highway and also whether it was appropriate to be beside what is thought to be a narrow single track road due to obstruction

Resolved

That the application be deferred for further negotiation with the applicant.

Para R10 98/00650/FUL - Verge Fronting 508 Ashington Road, Rochford.

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the conditions set out in the Schedule.

Para R11 98/00652/FUL - Verge Fronting 617 Ashington Road, Rochford.

Proposal - Erect free-standing post pouch box (single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para R12 98/00656/FUL - Verge fronting 379 Ashington Road, Rochford.

Proposal - Erect free-standing Post Pouch Box (Single).

Resolved

That the application be approved subject to the conditions set out in the Schedule.

Para R13 98/00658/FUL - Verge South of 1 Golden Cross Road, Rochford.

Proposal - Erect free-standing Post Pouch Box (Single).

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para R14 99/00283/ADV - Amigos, Hockley Road, Rayleigh.

Proposal - Display of Advertisements.

Members considered that the applicant had made a genuine attempt to design advertisements which reflected and paid respect to the design of the Listed Building and disagreed with the specialist's advice that they competed with the original design. Accordingly it was

Resolved

That the application be approved subject to the following conditions -

1. SAC1 - Advert - time limit (5 years)
2. SAC3 - Advert - Standard Condition.

Para R15 99/00284/LBC - Amigos, Hockley Road, Rayleigh.

Proposal - Display Advertisement

72 Members considered that the applicant had made a genuine attempt to design advertisements which reflected and paid respect to the design of the Listed Building and

disagreed with the specialist's advice that they competed with the original design. Accordingly, it was

Resolved

That the application be approved.

Para 16 99/00108/FUL - Land Etheldore Avenue/Wood Avenue, Hockley.

Proposal - Erection of 66 No. Houses, Garages, access roads, sewage pumping station and attenuation area.

The Planning Manager updated Members on developments since the report had been drafted. In particular, further letters of objection received including a fax from a Solicitor on behalf of a resident with ecological interests. Also, that the plan attached to the schedule for this item had been transposed with that attached to item 23. The Council's Woodlands and Environmental Specialist appraised Members of discussions that were in progress regarding appropriate receptor sites and the intensive ecological work in relation to this proposal.

Resolved

That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement covering the Heads set out in the Schedule and any others that he may consider necessary, and that subject to the Agreement being completed to the satisfaction of the Corporate Director, the application be approved subject to the Heads of Condition and any other Conditions that may be necessary.

Para 17 - 99/00327/GD - H.M. Prison, Bullwood Hall, Bullwood Hall Lane, Hockley

Proposal - Retrospective permission to retain extension to existing workshop building.

Resolved

That H.M.Prison Service be advised that no objection is raised by this Council.

Para 18 - 99/00310/COU - 195, High Street, Great Wakering.

Proposal - Change use of existing shop unit to residential with front porch and rear kitchen extensions and provision of first floor with pitched roof.

Resolved

That the application be refused for the reasons set out in the schedule

Para 19 - 99/00259/FUL - 11A, The Chase, Rayleigh

Proposal - Demolish existing dwelling and erect 5 bed, two storey dwelling with integral garage.

Consideration of this item was deferred for a Members' site visit.

Resolved

That a Members site visit be arranged. (HAMS)

REV

Para 20 - 99/00199/OUT - 79, Ashington Road, Rochford (Junction of Ashington Road and Roach Avenue)

Proposal - Demolish existing dwelling to erect 3 storey block of 16 elderly persons flats, 1 wardens flat and provide car parking provisions.

Resolved

That the application be refused for the reasons set out in the schedule.

Para 21 - 99/00340/FUL - King Edmunds School, Vaughan Close, Rochford

Proposal - The provision of a coach-turning area within the school grounds.

Resolved

That the application be approved subject to the conditions and informatives set out in the schedule.

Para 22 - 99/00273/FUL - King Edmunds School, Vaughan Close, Rochford

Proposal - To construct a new first floor over existing single storey building creating 8 new classrooms, the two storey building also incorporates an extension for stair access.

Add Two Informatives

- 1 Applicant is asked to be mindful of the consequences of the impact and effect of deliveries on the local residential road network.
- 2 Applicant is asked to ensure that construction and contractors vehicles are parked and loaded within this school grounds, not on the local residential road network.

Resolved

That the application be approved subject to the conditions set out in the schedule including the two informatives outlined above.

Para 23 - 99/00294/FUL - King Edmund School, Vaughan Close, Rochford

Proposal - To erect a two storey building comprising a kitchen and dining hall on ground floor and music teaching area on first floor.

Resolved

That the application be approved subject to the conditions set out in the schedule to include the two informatives outlined above, under paragraph 22.

Para 6 Addendum(1) - 99/00100FUL Kia-Ora, Pudsey Hall Lane, Canewdon

Proposal - Ground floor side extension. Extension to roof and formation of two bedrooms in extended roof space.

Resolved

That the application be refused for the reasons set out in the schedule.

Para 6 Addendum(2) - 99/00163/FUL - 8 Warners Bridge Chase, Rochford, Essex

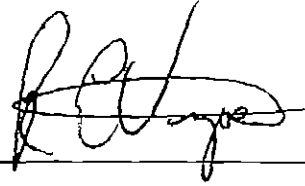
Proposal - New roof to bungalow including raising ridge height to provide rooms in roof space with front and rear dormers. Groundfloor side and rear extension.

Consideration of this proposal was deferred for a Members site visit.

Resolved

That a Member site visit be arranged. (HAMS)

The Meeting closed at 10.15pm



Chairman

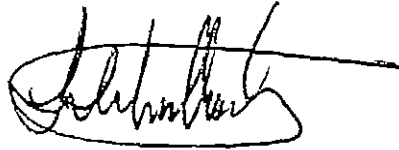
Date

2/9/99.

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 29 July 1999

The enclosed reports have been approved by :



All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals 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 application which have been determined under powers delegated to the Corporate Director (Law, Planning and Administration) 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 Planning Services, Acacia House, East Street, Rochford.

PLANNING SERVICES COMMITTEE 29th July 1999

DEFERRED ITEM

D1	99/00075/OUT	Anita Wood	PAGE 5
	Outline Application to Erect 2 Semi-Detached Dwellings. Land Adjacent 200 Ashingdon Road Rochford		

REFERRED ITEMS

R2	98/00628/FUL	John Wood	PAGE 11
	Erect Free-Standing Post Pouch Box (Double) Verge Adjacent 1 Falcon Close Rayleigh		
R3	98/00630/FUL	John Wood	PAGE 14
	Erect Free-Standing Post Pouch Box (Double) Verge Opposite 129 London Road Rayleigh		
R4	98/00635/FUL	John Wood	PAGE 17
	Erect Free-Standing Post Pouch Box (Single) Verge West Of 2A Thorpe Road Hockley		
R5	98/00636/FUL	John Wood	PAGE 20
	Erect Free-Standing Post Pouch Box (Single) Verge Adjacent 6 Belvedere Avenue Hockley		
R6	98/00638/FUL	John Wood	PAGE 23
	Erect Free-Standing Post Pouch Box (Single) Verge Adjacent 193 Plumberow Avenue Hockley		
R7	98/00639/FUL	John Wood	PAGE 26
	Erect Free-Standing Post Pouch Box (Single) Verge Adjacent 125 Lower Road Hullbridge		
R8	98/00645/FUL	John Wood	PAGE 29
	Erect Free-Standing Post Pouch Box (Single) Verge Adjacent 138 Ferry Road Hullbridge		
R9	98/00646/FUL	John Wood	PAGE 32
	Erect Free-Standing Post Pouch Box (Single) Verge North Of 117 Burnham Road Hullbridge		
R10	98/00650/FUL	John Wood	PAGE 35
	Erect Free-Standing Post Pouch Box (Single) Verge Fronting 508 Ashingdon Road Rochford		
R11	98/00652/FUL	John Wood	PAGE 38
	Erect Free-Standing Post Pouch box (Smgle) Verge Fronting 617 Ashingdon Road Rochford		

R12	98/00656/FUL Erect Free-Standing Post Pouch Box (Single) Verge Fronting 379 Ashingdon Road Rochford	John Wood	PAGE 41
R13	98/00658/FUL Erect Free-Standing Post Pouch Box (Single) Verge South Of 1 Golden Cross Road Rochford	John Wood	PAGE 44
R14	99/00283/ADV Display Advertisements Amigos Hockley Road Rayleigh	Peter Whitehead	PAGE 47
R15	99/00284/LBC Display Advertisement Amigos Hockley Road Rayleigh	Peter Whitehead	PAGE 50

SCHEDULE ITEMS

16	98/00108/FUL Erection of 66 no. Houses, Garages, Access Roads, Sewage Pumping Station and Attenuation Area Land Etheldore Avenue/ Wood Avenue Hockley	John Wood	PAGE 52
17	99/00327/GD Retrospective Permission to Retain Extension to Existing Workshop Building Bullwood Hall Prison Bullwood Hall Lane Hockley	Anita Wood	PAGE 66
18	99/00310/COU Convert Existing Single Storey Shop to 2 Storey House 195 High Street Great Wakering Southend-On-Sea	Kevin Steptoe	PAGE 69
19	99/00259/FUL Erect 5 Bed, 2 Storey Dwelling with Integral Garage. 11A The Chase Rayleigh Essex	Kevin Steptoe	PAGE 75
20	99/00199/OUT Erect 3 Storey Block of 16 Elderly Persons Flats and 1 Wardens Flat with Car Parking (Demolish Existing Dwelling) 79 Ashingdon Road Rochford Essex	Kevin Steptoe	PAGE 80
21	99/00340/FUL Provision of a Coach Turning Area Withm the School Grounds King Edmund School Vaughan Close Rochford	Julie Morgan	PAGE 87

- 22 99/00273/FUL Julie Morgan PAGE 92
To Construct New First Floor Over Existing Single Storey
Building Creating 8 No. New Classrooms in a Two Storey
Building with Extension Incorporating Stair Access
King Edmund School Vaughan Close Rochford
- 23 99/00294/FUL Julie Morgan PAGE 98
Erection of a Two Storey Kitchen and Dining Hall with Music
Teaching Areas
King Edmund School Vaughan Close Rochford

Committee Report Deferred Item

D1



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On . **29 JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **OUTLINE APPLICATION TO ERECT TWO SEMI-DETACHED DWELLINGS
ADJACENT 200 ASHINGDON ROAD, ROCHFORD**

Author : **Anita Wood**

Application No. **99/00075/OUT**

Applicant : **A.W SQUIRE LTD]**

Zoning . **EXISTING RESIDENTIAL**

Parish. **ROCHFORD PARISH COUNCIL**

Site Frontage: Approx. 17m Site Depth: Approx. 30m

Deferred Report

- 1.1 This application was deferred at the last meeting for a Member site visit
- 1.2 The Highway Authority have confirmed their objection as set out in the following report and also that they are not able to fund the recommencement of parking facilities.
- 1.3 The applicant is aware that this Authority may be reconsidering its wish to lease the site as a car park and was asked against this background whether or not they wished to proceed with this planning application. They feel strongly that, having offered the site in good faith to Rochford Council, they were told it was not required for car parking. They looked at alterations, note the allocation in the Local Plan, discussed matters with Officers pre-application and have dealt with planning matters entirely reasonably. Accordingly, they wish to proceed with the application.
- 1.4 The original report and recommendation are reprinted below to assist Members.

Planning Application Details

- 1.5 Since this is an outline application the principle of development is to be considered only and issues such as the siting of the properties, their design, external appearance, means of access and any relevant landscaping are all items which would be taken into account under an application for reserved matters.

- 1.6 The application proposes two semi-detached dwellings on a site between a house 200 Ashingdon Road and four retail units known as Oxford Parade. This site is approximately 17m wide by 30m deep and backs onto an area of open land designated as Metropolitan Green Belt. The site is fenced off at the rear though from this land.
- 1.7 Towards the northern rear corner but within the site is a six-sided concrete pill-box, the main opening of which has been filled-in with brick, although many of the gun slots remain open

Relevant Planning History

- 1.8 From Council records within the planning department it has been found that the four shop units were built in 1938, for which there is a certificate of completion, at a time which pre-dates planning legislation.
- 1.9 Whilst the ownership and uses of these units may have changed in the past there have been a limited number of planning applications relating to the units, most of which were either for advertisement consent or extensions. The unit directly adjacent to the site (now known as Sapwoods DIY store) has had two previous applications for extensions. These were EEC 432/62 for a grocery shop to have alterations and additions together with a new shop front and F/303/91/ROC for a rear extension.
- 1.10 It should be noted, however, that the application site was never conditioned to be used for additional car parking to the units as part of any grant of planning consent for development to the shop units nor in fact, was the parking that exists in front of the shops a requirement of any such planning application.

Consultations and Representations

- 1.11 Essex County Council (**County Surveyor**) recommends that this application be refused on the grounds that the land is currently used as a car park. Vehicles would therefore be displaced to the existing parking area to the front of the shops. The reduction of parking facilities may well lead to customers vehicles parking in Ashingdon Road thereby creating conditions of danger and obstruction to other road users to the detriment of general highway safety.
- 1.12 Essex County Council (**Specialist Archaeological Advice**) recommends that whilst the pill-box would not be considered for listing although these items are becoming increasingly rare in Essex. He would prefer it to be incorporated within a residential scheme, but if this is not achievable, it is essential that a watching brief condition for recording purposes be applied to any grant of consent.
- 1.13 **Rochford Parish Council** objects to the proposal on the grounds that the car park should be retained, as it is required to reduce traffic difficulties. It was considered that the pillbox should also be retained
- 1.14 Essex County Council (**County Planner – Minerals**) makes no comment on the application.
- 1.15 The **Environment Agency** raises no objection to the application.
- 1.16 The **Head of Housing, Health and Community Care** makes no adverse comments on the application
- 1.17 **Anglian Water** (Developer Services) raises no objection to the proposal in principle but observe that no building should be within 3 metres of the sewer crossing the site.

- 1.18 The application has engendered a significant response from members of the local community, including residents and shopkeepers. Ten letters of objection have been received all of which raise, in the main, issue with the loss of the car park and the associated traffic problems that would occur. There is also mention of loss of views; adverse effect on the viability of the shops and the proposed design of the dwellings blending with the existing street scene.

Material Planning Considerations

- 1.19 The main issues relevant to the determination of the application are planning policy and the highway implications.

▪ **Local Plan Designation**

- 1.20 In the Rochford District Local Plan First Review 1995 as was the case with its forerunner, the application site is designated as an area of existing residential development. The development of the site for housing purposes would therefore be subject to Policies H1, H2, H19, H11 and the design guidelines contained in Appendix 1 of the Local Plan.

- 1.21 Policy H1 states that residential development will in principle be permitted within areas so allocated in the proposals map and H2 refers to densities appropriate to the locality. The proposal is consistent with both these policies. Ashingdon Road comprises mainly frontage development and in this vicinity 2 storey houses predominate with some chalets and bungalows.

- 1.22 The preamble to Policy H19 states that infill development is not only an important contributor to the housing stock but also reduces the need for the release of green field sites. However, the policy, whilst in support of the principle of developing small sites, identifies the need to assess each site and such applications on their individual merits whilst having due regard to Policy H11.

- 1.23 Policy H11 reiterates the need to adhere to the design guidance not only provided by the Essex Design Guide, but also within Appendix 1 of the Local Plan. Since the application is of an outline nature the use of the design guidelines is somewhat limited. The guidelines that can be taken into consideration include site frontages and garden areas. The site is 17m wide, which corresponds to the policy for minimum site frontages for semi-detached properties, whilst the depth of the site is also large enough to allow approximately 250sqm of land per dwelling, clearly enough for a minimum private zone garden area of 100sqm.

▪ **Traffic Impact**

- 1.24 There is clearly public objection to the loss of the site as a public car park. There is also concern that in losing this facility the result may have a detrimental effect on highway safety as vehicles may be displaced to the parking bays to the front of the shops and other parts of Ashingdon Road or elsewhere.

- 1.25 The applicant has stated that the site is a disused car park. There is some history as to the use of this land as a public car park.

- 1.26 The site owner granted Rochford District Council a licence on 3rd June 1983 to use the site as a car park for the general public and no other purpose at a rental basis. The licence enabled the land to be used for parking for approximately 18 to 20 cars. Upon the expiry of this grant a renewal was agreed for another five-year period, based on similar terms, again on a rental basis. Six parking spaces to the front of the shops were also provided by this Authority on part of its land.

- 1.27 On the 25 September 1997 the Transport and Environment Committee agreed the recommendation of its Sub-committee and resolved that the car park on this site be removed from the District of Rochford (Off-street Parking Places) Order. It was considered that the site does not form part of the Councils overall parking strategy for the District, that its use by the public had diminished in favour of the 6 spaces to the front of the shops which are used in preference to this car parking area which has loose surface treatment without bay markings, vehicle parking by operators of the adjoining shops tended to predominate
- 1.28 The site was never purpose built as a car park nor, as stated, was there any planning requirement in relation to the shop units requiring the land to be used as a car park.
- 1.29 The five year licence came up for renewal on the 30 June 1998 but was not renewed, so effectively, the site ceased to be officially used for car parking purposes at this time. It was also removed from the District of Rochford (Off-street Parking Places) Order and whilst its use may have continued unwittingly, this is only due to the goodwill of the owner who has not taken steps to physically debar this use. Indeed this use of the land was never formalized through a planning permission.
- 1.30 The County Surveyors view is based on the premise that the development will stop the use of the site for car parking. Whereas officially this use already ceased a year ago, without any planning requirement for it to recommence. Nor are the Highway Authority understood to be intending to take any steps to reinstate this use. In these circumstances, it is considered that the County Surveyors recommendation of refusal is considered untenable.

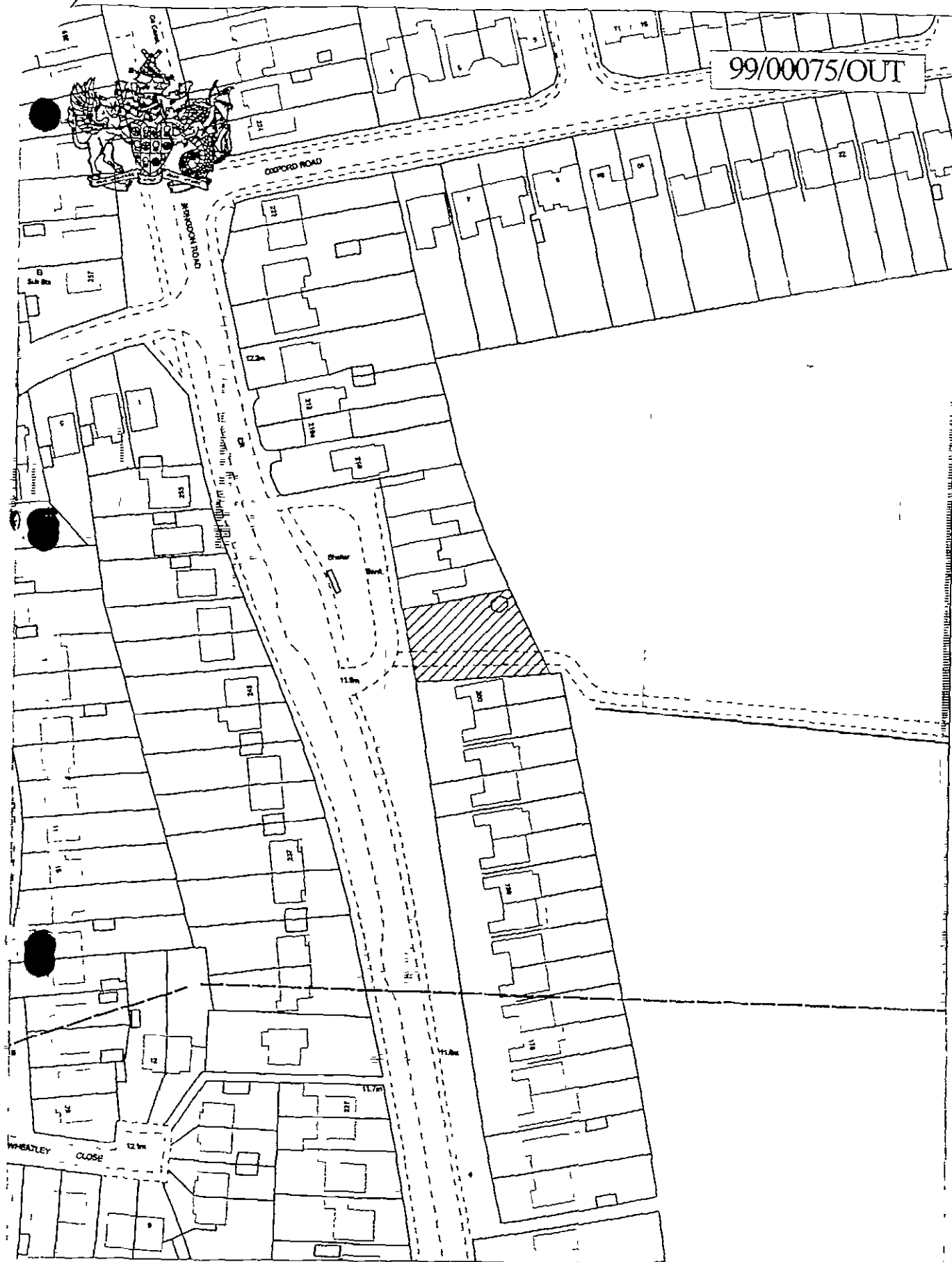
Conclusion

- 1.31 This is clearly not a straightforward case. The principle of two dwellings on this site is not unreasonable when looked at in conjunction with the relevant policies of the Local Plan. The view of the local residents is strong in objecting to the loss of the site as a car park and the effect on the adjacent highway. This view is very much shared by the County Surveyor. However, this loss and effect on the highway does not, in all the circumstances, particularly the development plan notation, present a sustainable case to resist this proposal.

Recommendation that this Committee resolves:

- 1.32 The Corporate Director (Law, Planning and Administration) recommends this application be **APPROVED** subject to the following conditions:

- 1 SC1 Reserved matters
- 2 SC3 Time limits – outline
- 3 SC14 Material to be used
- 4 SC50 Means of enclosure
- 5 SC59 Landscape design – details
- 6 SC66 Pedestrian visibility splays
- 7 SC70 Vehicular access – details
- 8 SC97 Archaeological – site access



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INTRODUCTION TO REFERRED REPORTS R2 TO R13

POST-POUCH BOX APPLICATIONS

The following applications relate to a number of the Post Pouch-Box applications which have been submitted by Royal Mail, three applications for which were reported to the Planning Services Committee on 14 January 1999 and approved. At that meeting, it was resolved that the remaining applications could be dealt with on the weekly list and that the applicants be approached to change the colour of the pouch-boxes from grey to the Post Office corporate colour of red which they have agreed to do.

Members may recall the background that thirty four applications have been made by Royal Mail to erect free-standing post pouch boxes at various locations throughout the District. The purpose of the pouch boxes is to accommodate the postman's second delivery bag which will be delivered to the pouch box ready for collection when needed to obviate the need for a return to the sorting office. The quantity of mail has increased by 8% over the last two years and it is envisaged that the provision of the pouch boxes will improve efficiency and thereby provide a better service to the public. Royal Mail is permitted to erect post boxes and self-serving machines as permitted development under Class J, Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 but the installation of any other items such as these pouch boxes is not specifically covered, hence the need for the applications.

The pouch boxes are of metal construction and are 0.45m wide by 0.4m deep and are either 0.6m or 1m high, depending on whether they are single or double units. They have a curved top, are mounted on a 0.1m diameter metal pole and are 1360mm high overall. They have a powder coated red finish.

All the following applications are recommended for approval subject to the same conditions and informative no 1

Committee Report Referred Item

R2



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (DOUBLE)
VERGE ADJACENT 1, FALCON CLOSE, RAYLEIGH**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List no 479

Application No: **98/00628/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish: **RAYLEIGH TOWN COUNCIL**

Rayleigh Town Council – Do not wish to raise any objections or observations on this application.

NOTES:

This pouch-box has been repositioned from the opposite side of Falcon close where it would have infringed traffic sight lines. Essex County Council County Surveyor raises no objection subject to the informative outlined below.

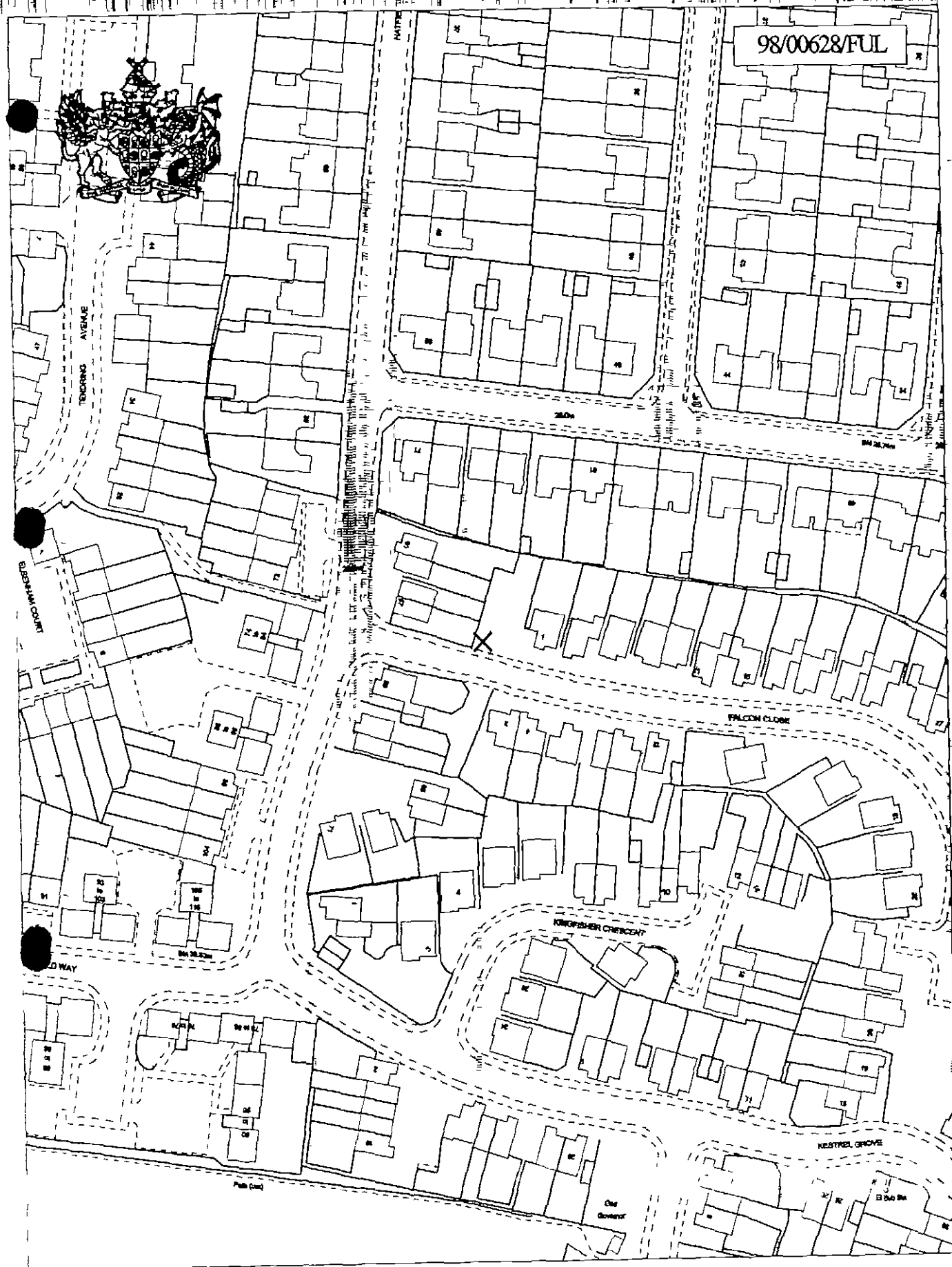
APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

741

Informatives

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
2. In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.



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Committee Report

Referred Item

R3



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (DOUBLE)
VERGE OPPOSITE 129 LONDON ROAD, RAYLEIGH**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00630/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish : **RAYLEIGH TOWN COUNCIL AREA**

Rayleigh Town Council – Do not wish to raise any objections or observations on this proposal.

NOTES:

This pouch-box has been re-sited away from the Hatfield Road junction where it would have prejudiced highway safety to a safer position where it can be serviced from a bus lay-by. No objections have been received from neighbours. Essex County Council County Surveyor raises no objection subject to the informative outlined below.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informative

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.



98/00630/FUL

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Committee Report Referred Item

R4



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE WEST OF 2A THORPE ROAD, HOCKLEY**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00635/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish **HAWKWELL PARISH COUNCIL**

Hawkwell Parish Council – objects on the grounds of being visually obtrusive and it is considered that there is insufficient verge space.

NOTES:

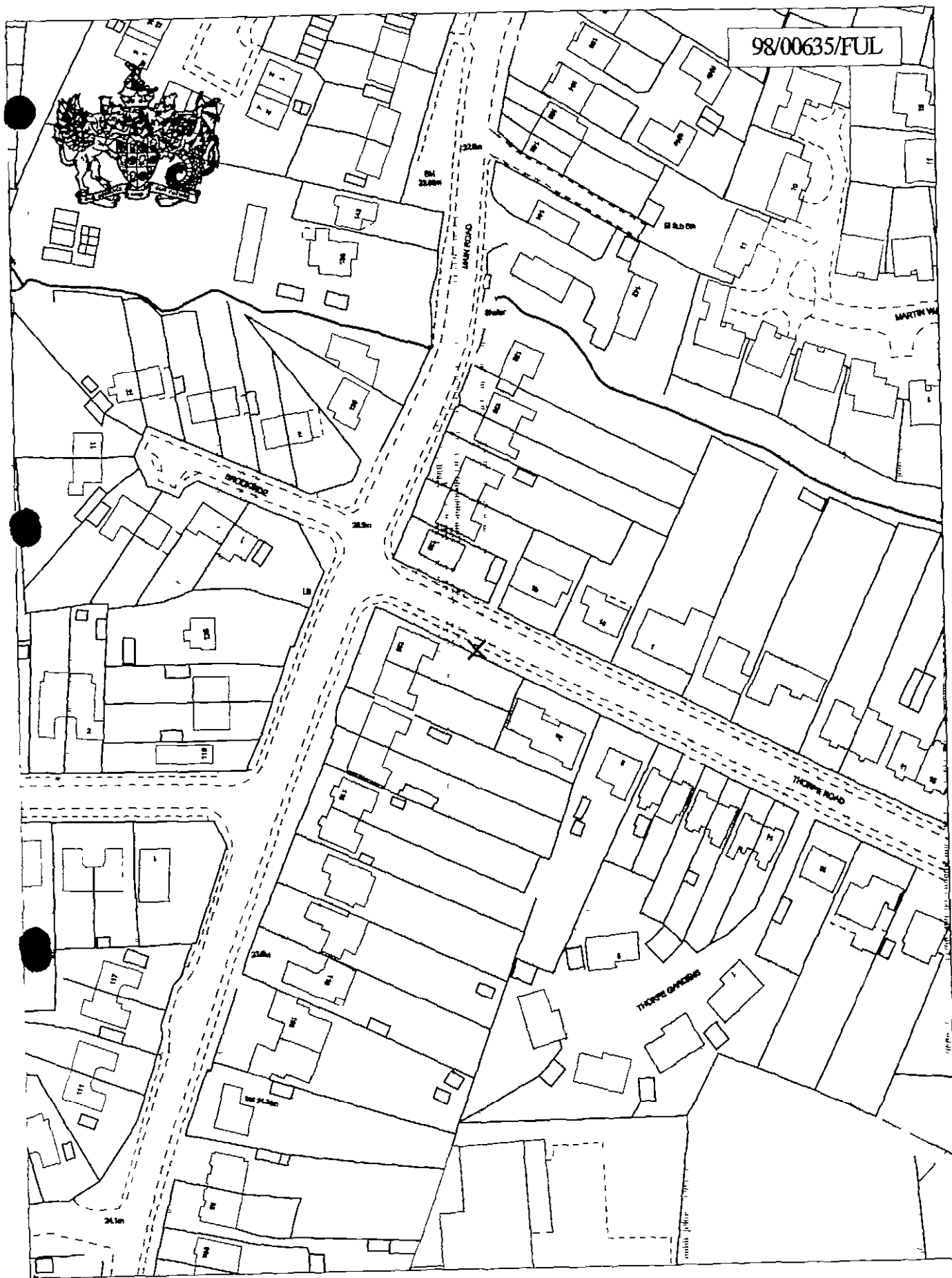
This pouch box has been re-sited from the junction of Thorpe Road and Thorpe Close where it was very prominent and would have inhibited the development of a vacant plot. The verge is about 2 metres wide and a total depth of 850mm is only required, the box itself being 400mm. deep and the isolation from the footway 450mm. Essex County Council County Surveyor raises no objection subject to the informative outlined below

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999

Informative

1. If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL



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Committee Report Referred Item

R5



Rockford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**
On : **29TH JULY 1999**
Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE ADJACENT 6 BELVEDERE AVENUE, HOCKLEY**
Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00636/FUL**
Applicant : **ROYAL MAIL**
Zoning : **RESIDENTIAL**
Parish: **HOCKLEY PARISH COUNCIL**

Hockley Parish Council - No response.

NOTES:

This pouch box has been re-sited from a prominent position in Osborne Avenue to a less conspicuous location in Belvedere Avenue. Essex County Council County Surveyor raises no objection subject to the informative outlined below.

There are no neighbour objections to the revised position.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informatives

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
- 2 In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.



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Committee Report Referred Item

R6



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**
On: **29TH JULY 1999**
Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title: **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE ADJACENT 193 PLUMBEROW AVENUE, HOCKLEY**
Author: **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00638/FUL**
Applicant: **ROYAL MAIL**
Zoning: **RESIDENTIAL**
Parish: **HOCKLEY PARISH COUNCIL**

Hockley Parish Council

NOTES

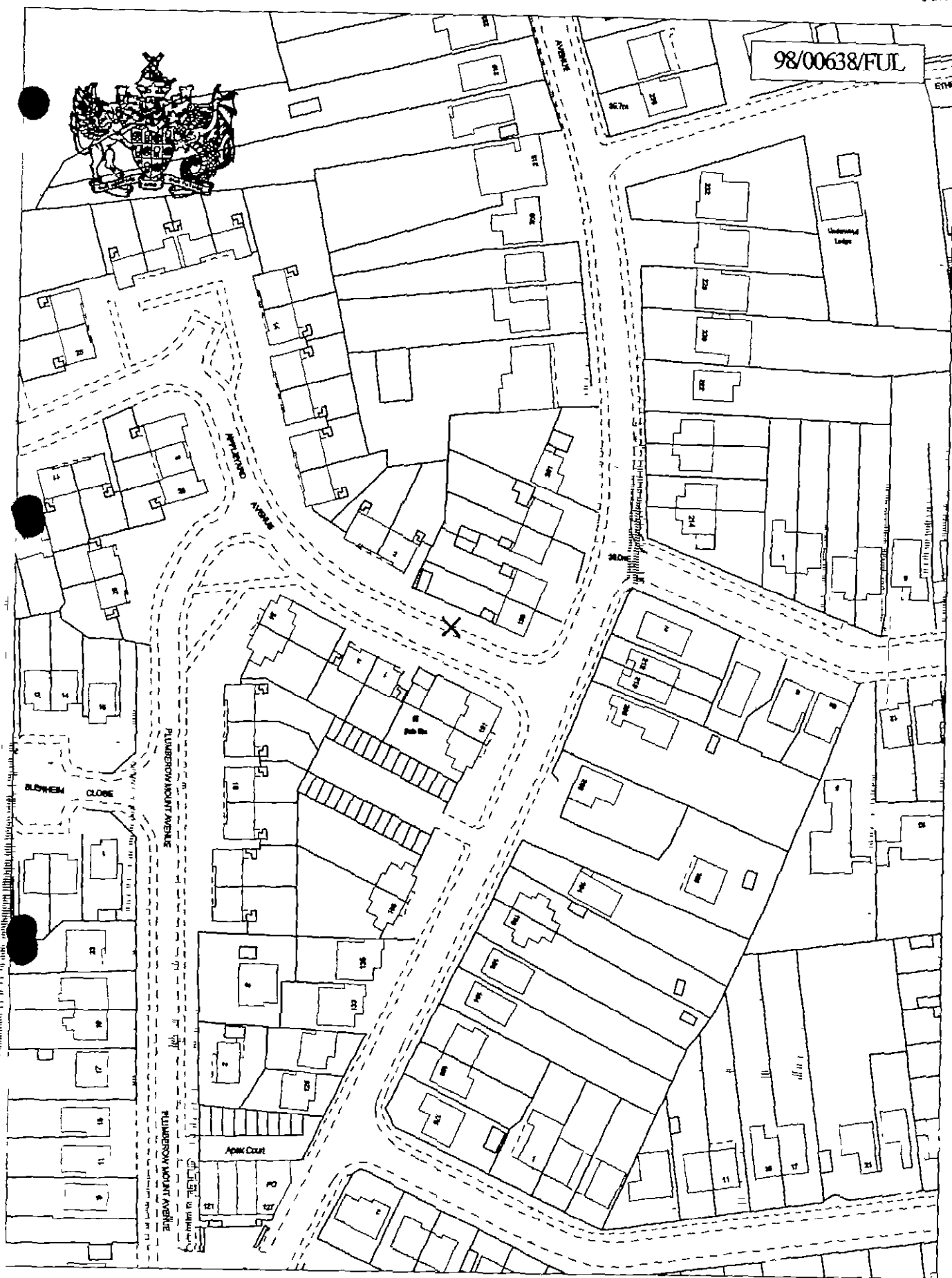
This pouch box is located in Appleyard Avenue on the verge flanking 193, Plumberow Avenue. It has been moved slightly further away from the junction for highway safety reasons, but is in basically the same location as originally proposed. Essex County Council County Surveyor raises no objection.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informatives

1. If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
2. In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.



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Committee Report Referred Item

R7



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**
On: **29TH JULY 1999**
Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title: **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE ADJACENT 125 LOWER ROAD, HULLBRIDGE**
Author: **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00639/FUL**
Applicant: **ROYAL MAIL**
Zoning: **RESIDENTIAL**
Parish: **HULLBRIDGE PARISH COUNCIL**

Hullbridge Parish Council – Strongly objects to the siting of these boxes as they are considered to be potentially dangerous to highway safety and installation of which may set a precedent for the siting of other items by utilities etc.

NOTES:

This pouch box is located in Hillcrest Avenue on the verge flanking 125, Lower Road. It has been re-sited from a position in Lower Road itself where it was considered to be a danger to traffic. Essex County Council County Surveyor raises no objection subject to informative no.1

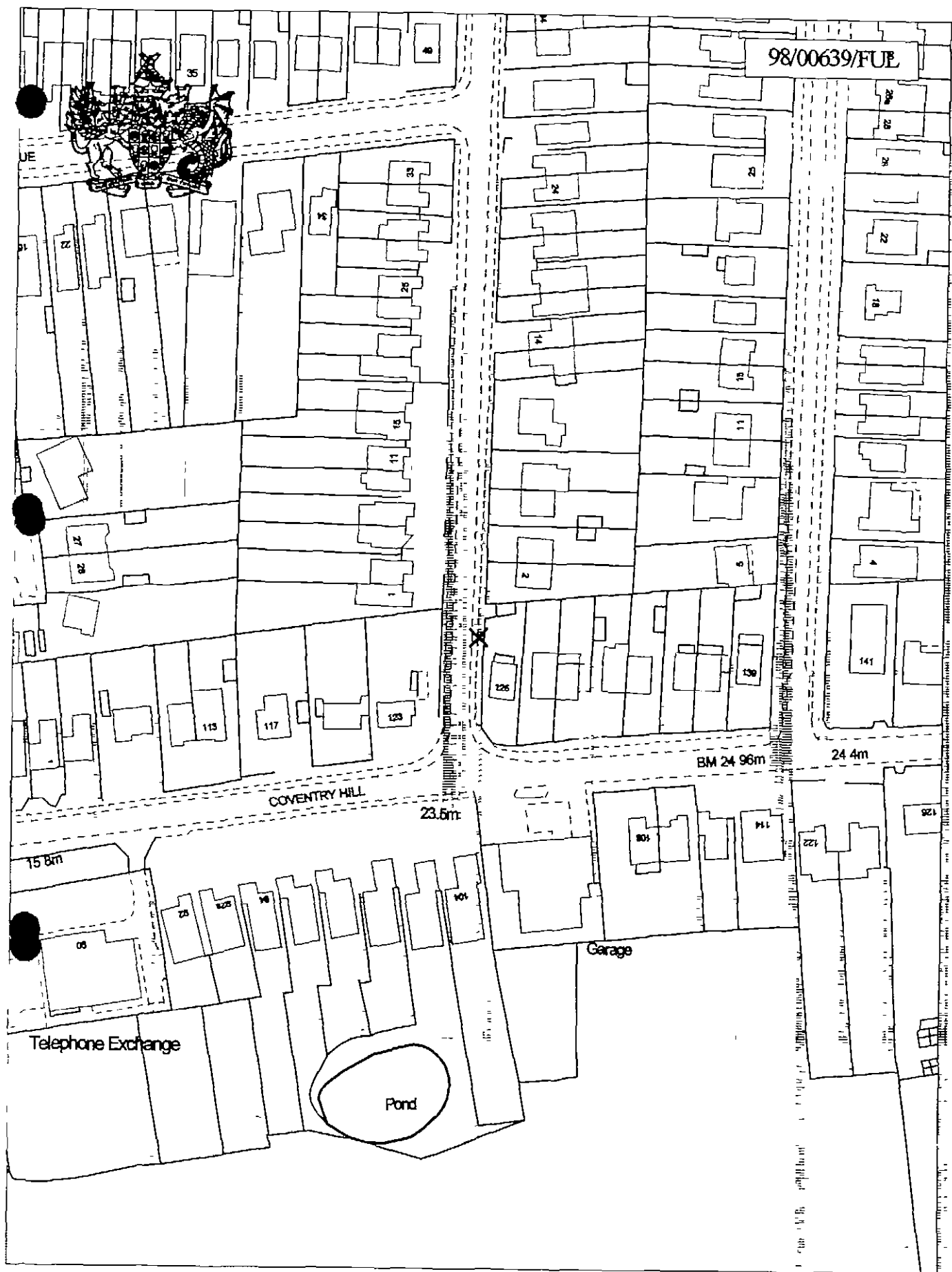
There are no objections to the revised siting from members of the public

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informatives

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
- 2 In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.



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Committee Report Referred Item

R8



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE ADJACENT 138 FERRY ROAD, HULLBRIDGE**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00645/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish **HULLBRIDGE PARISH COUNCIL**

Hullbridge Parish Council – Strongly objects to the siting of these boxes as they are considered to be potentially dangerous to highway safety and installation of which may set a precedent for the siting of other items by utilities etc.

NOTES:

This pouch box has been re-sited from a prominent and potentially dangerous position on the corner of Ferry Road to the verge in Mayfield Avenue flanking 138, Ferry Road.

There are no objections to the revised siting from members of the public, although the owner of 138, Ferry Road, who appears to believe that it is still proposed to locate the pouch box on the small triangle of land on the corner with Mayfield Avenue, has suggested that it could go on the opposite side of the road outside the library. However, this site would be more exposed, and depending on siting, may conflict with sight lines or be too close to the road junction.

Essex County Council County Surveyor raises no objection subject to condition 6 and informative 1 below.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes

- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.
- 6 The pouch box shall be sited clear of the 1.5m x 1.5m pedestrian visibility splay required to serve the accesses either side of the development.

Informatives

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
- 2 In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.

Committee Report Referred Item

R9



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE NORTH OF 117 BURNHAM ROAD, HULLBRIDGE**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00646/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish **HULLBRIDGE PARISH COUNCIL**

- ✓ **Hullbridge Parish Council** – Strongly objects to the siting of these boxes as they are considered to be potentially dangerous to highway safety and installation of which may set a precedent for the siting of other items by utilities etc.

NOTES:

This pouch box has been re-sited from a prominent and potentially dangerous position on the bend outside 148, Burnham Road to which an objection was received from 146, Burnham Road. The new position is on a straight stretch of the road flanking 12, Beech Road and is safer from the traffic point of view, although Essex County Council County Surveyor raises no objection to either position.

There are no objections to the revised siting from members of the public.

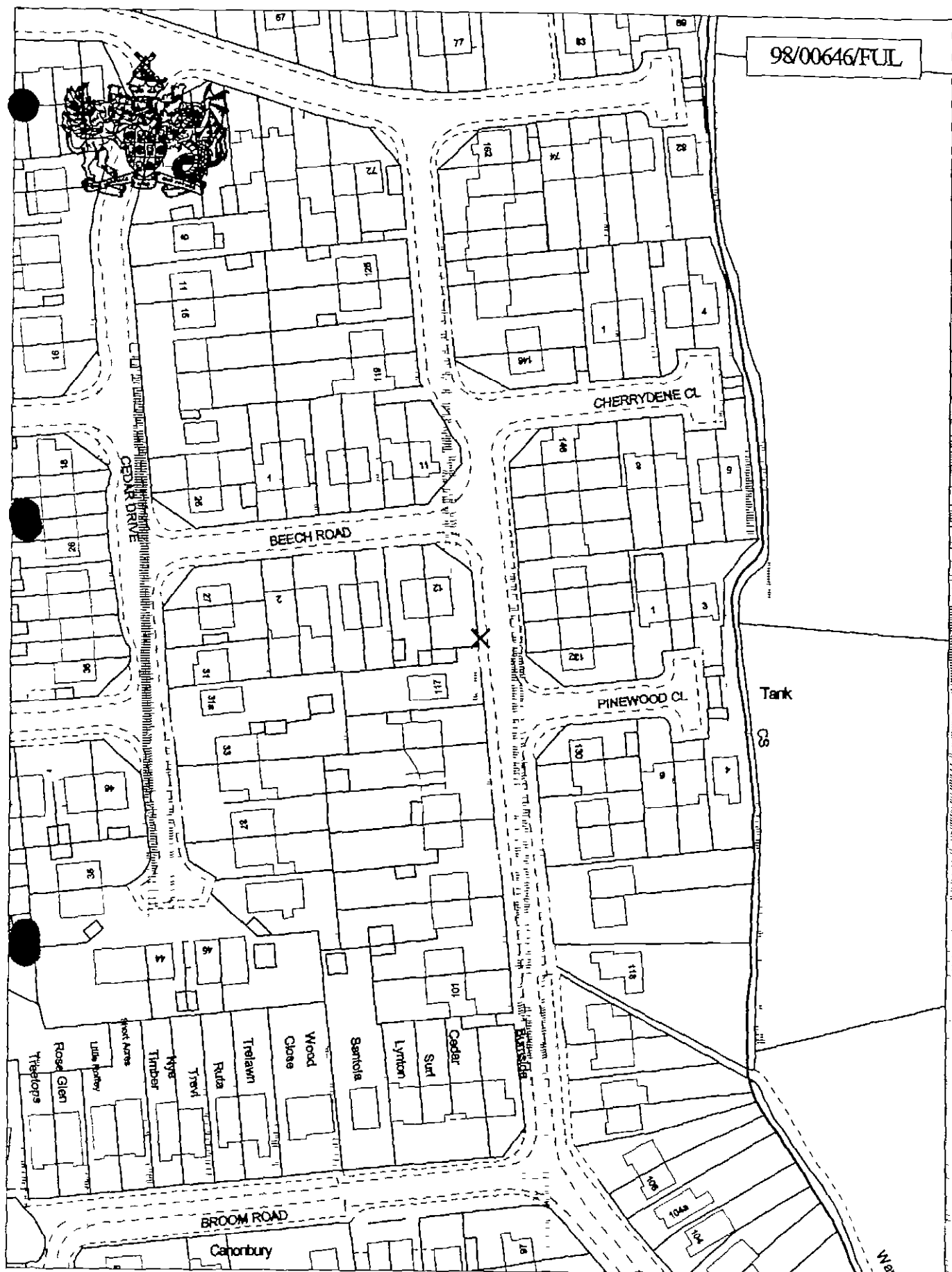
APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.

- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informative

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL



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Committee Report Referred Item

R10



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**
On . **29TH JULY 1999**
Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title . **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE FRONTING 508 ASHINGDON ROAD, ROCHFORD**
Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No. 479

Application No: **98/00650/FUL**
Applicant : **ROYAL MAIL**
Zoning . **RESIDENTIAL**
Parish . **ASHINGDON PARISH COUNCIL**

✓ **Ashingdon Parish Council** – have no objections to this application

NOTES:

This pouch-box has been re-sited from the west to the east side of Ashingdon Road following objections from County Surveyor. The new position will enable the facility to be serviced from the adjacent bus lay-by to avoid obstructing the traffic flow on Ashingdon Road. Essex County Council County Surveyor raises no objection to the revised location subject to informative 1.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informative

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.

Committee Report Referred Item

R11



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE FRONTING 617 ASHINGDON ROAD, ROCHFORD**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00652/FUL**

Applicant : **ROYAL MAIL**

Zoning : **METROPOLITAN GREEN BELT**

Parish: **ASHINGDON PARISH COUNCIL**

· **Ashingdon Parish Council** have no objections to this application.

NOTES:

This pouch box had been re-sited from outside 601 Ashingdon Road to a lay-by further north from which it can be serviced. This will greatly improve the highway safety aspect and is the preferred location of the County Surveyor.

There have been no objections from members of the public to this revised location.

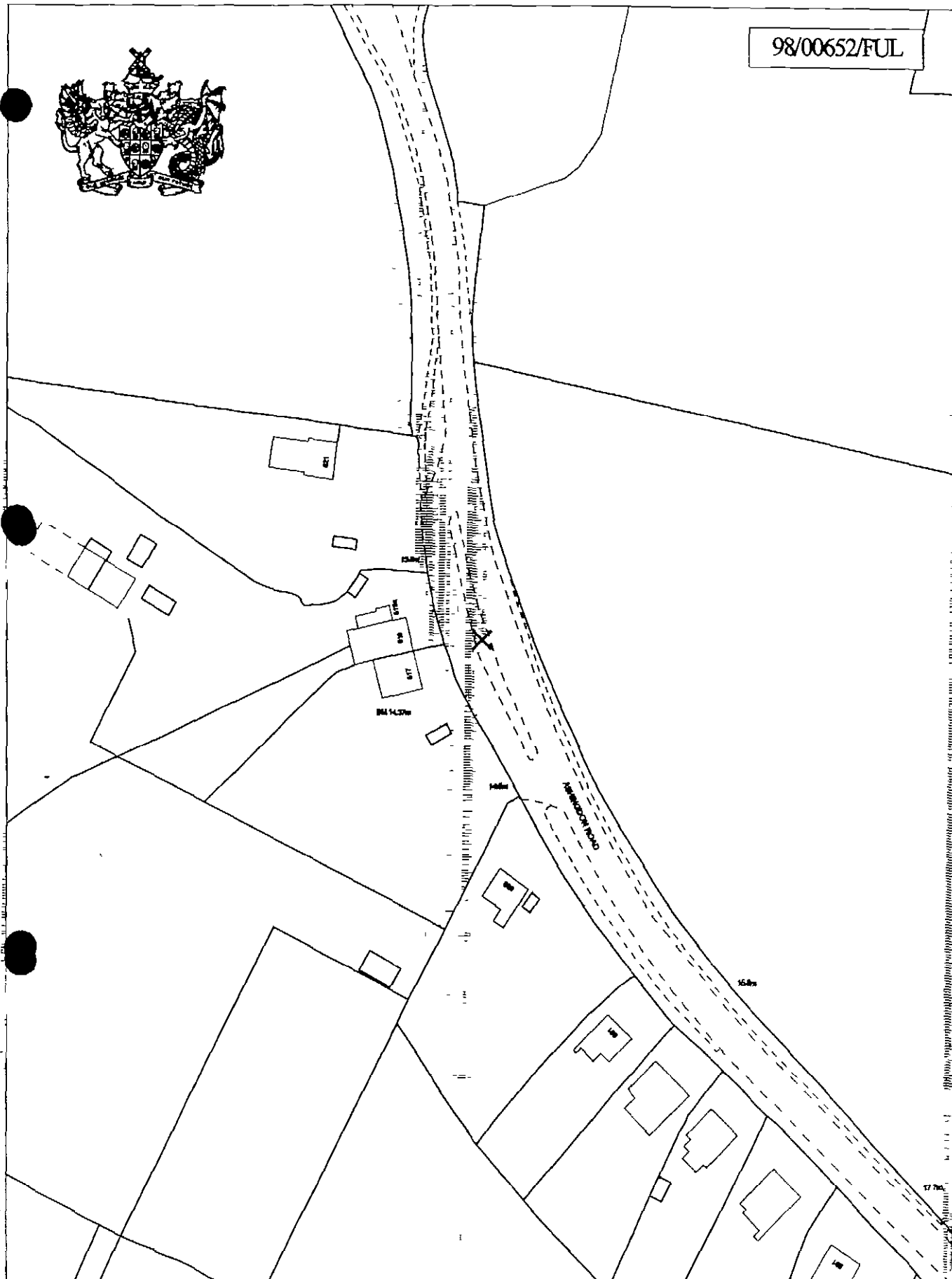
APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informative

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.

98/00652/FUL



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Committee Report Referred Item

R12



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**
On: **29TH JULY 1999**
Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title: **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE FRONTING 379 ASHINGDON ROAD, ROCHFORD**
Author: **John Wood**

Referred by Councillor D F Flack from Weekly List No 479

Application No: **98/00656/FUL**
Applicant: **ROYAL MAIL**
Zoning: **RESIDENTIAL**
Parish: **HAWKWELL PARISH COUNCIL**

Hawkwell Parish Council -- has no objection to this application

NOTES:

This pouch box is in virtually the same position as originally applied for, but has been moved a short distance further north at the request of the County Surveyor so that it can be serviced from the adjacent bus lay-by to avoid parking on Ashingdon Road.

One letter of objection has been received from a resident on the grounds that there are several items of street furniture on this verge already, but the different position they propose outside 1A, Lascelles Gardens would not be acceptable on traffic grounds

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999

Informative

- 1 If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W S. Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.



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Committee Report

Referred Item

R13



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On **29TH JULY 1999**

Report of. **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT FREE-STANDING POST POUCH BOX (SINGLE)
VERGE SOUTH OF 1 GOLDEN CROSS ROAD, ROCHFORD**

Author : **John Wood**

Referred by Councillor D F Flack from Weekly List No. 479

Application No: **98/00658/FUL**

Applicant : **ROYAL MAIL**

Zoning : **RESIDENTIAL**

Parish: **ASHINGDON PARISH COUNCIL**

Ashingdon Parish Council have no objections to this application.

NOTES.

This pouch-box was originally located in the sight line at the junction of Golden Cross Road and Brays Lane. Following objections from the Essex County Council County Surveyor, it has been re-sited a short distance away in Golden Cross Road flanking No. 17, Brays Lane.

One letter of objection has been received to the revised siting from a resident in Golden Cross Road although it is clear from the letter that the new position has been misunderstood.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The pouch box hereby permitted shall be finished in red colour to match the applicant Company's post boxes.
- 3 No part of the pouch box shall be closer than 450mm to the edge of any footway or carriageway which adjoins it.
- 4 The pouch box shall be removed if it becomes redundant for its intended purpose.
- 5 The pouch box shall be located in the revised position shown on the Ordnance Survey plan dated 5th May 1999.

Informatives

1. If the pouch box is to be positioned on the highway, then a license has to be applied for under Section 50 of the New Roads and Street Works Act 1991 by writing to the Local Works Manager (Rochford), W.S Atkins, Rayleigh Road, Thundersley, Benfleet, Essex. SS7 3TL.
2. In the light of the Certificate submitted under Article 12A, the applicant is advised to ensure that the development does not proceed without the necessary consent of the owner of the site.

98/00658/FUL



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Committee Report Referred Item

R14



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**
On: **29 JULY 1999**
Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title: **DISPLAY OF ADVERTISEMENTS
AMIGOS HOCKLEY ROAD RAYLEIGH**
Author: **Peter Whitehead**

Referred by Councillor Mrs M J Webster from Weekly List No. 480

Application No: **99/00283/ADV**
Applicant: **MR E MASTROIANNI**
Zoning: **SECONDARY SHOPPING FRONTAGE**
Parish: **RAYLEIGH TOWN COUNCIL**

Rayleigh Town Council raises no objections to the proposal.

NOTES

- 14.1 Advertisement consent and listed building consent is sought for the retention of two non-illuminated signs fixed to the front elevation of the building. The building is Grade II listed.
- 14.2 The signs are of painted timber and shaped to emulate the "Gothic" arched windows and doors that characterise the building. The original fenestration pattern of the main building is symmetrical. It is considered that the two arched signs, arbitrarily sited on the elevation, confuse the building's symmetry and make the elevation appear cluttered. The refusal of both applications is therefore recommended. This view is supported by the County Planner (see below).
- 14.3 The County Planner (Specialist Conservation Advisor) objects to the applications. He considers that the listed building is in a very sensitive position in the Conservation Area, in front of the church and at a busy junction, and feels that any advertising material must be sensitively handled. He considers that "Gothic" signboards are inappropriate here. Rather than complement the shape of the windows and doors, he considers that their design detracts because the proportions of the boards are not satisfactory and because the use of the arch-shape for a non-architectural feature confuses the design of the façade. He remarks that it almost appears that there are extra windows, which have been covered over by timber. In conclusion, he states that there are too many arches and that, as a result, the elevation has become very cluttered. As an alternative, he suggests that in addition to the existing rectangular sign to the left of the façade, a rectangular hand-painted timber sign could be displayed beside the entrance door.

- 14.4 Rayleigh Civic Society considers that there has been an effort on the part of the applicant to match the shape and size of the boards with the adjacent windows together with discreet lettering and colour. Having regard to the fact that the building is listed, and in the Conservation Area, the Society raises no objection to the applications, subject to conditions that the signs remain in their present form and that the consents are personal to the applicant.
- 14.5 The County Surveyor raises no objection.

REFUSE

- 1 The signs are prominently displayed on the front elevation of a Grade II Listed Building situated within a Conservation Area. The building is characterised by "Gothic" arched doorways and windows that form a symmetrical pattern and contribute to the overall symmetry of the main part of the building. The two signs, by reason of their arch shape and number, confuse the design of the façade and make it appear cluttered, thereby detracting from the character and integrity of the listed building and the character of the Conservation Area in which it is situated.

Committee Report

Referred Item

R15



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**
On **29 JULY 1999**
Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title **DISPLAY ADVERTISEMENT**
AMIGOS HOCKLEY ROAD RAYLEIGH
Author **Peter Whitehead**

Referred by Councillor Mrs M J Webster from Weekly List No. 480

Application No. **99/00284/LBC**
Applicant **MR E MASTROLIANI**
Zoning : **SECONDARY SHOPPING FRONTAGE**
Parish. **RAYLEIGH TOWN COUNCIL**

Rayleigh Town Council raises no objections to the proposal

NOTES

15.1

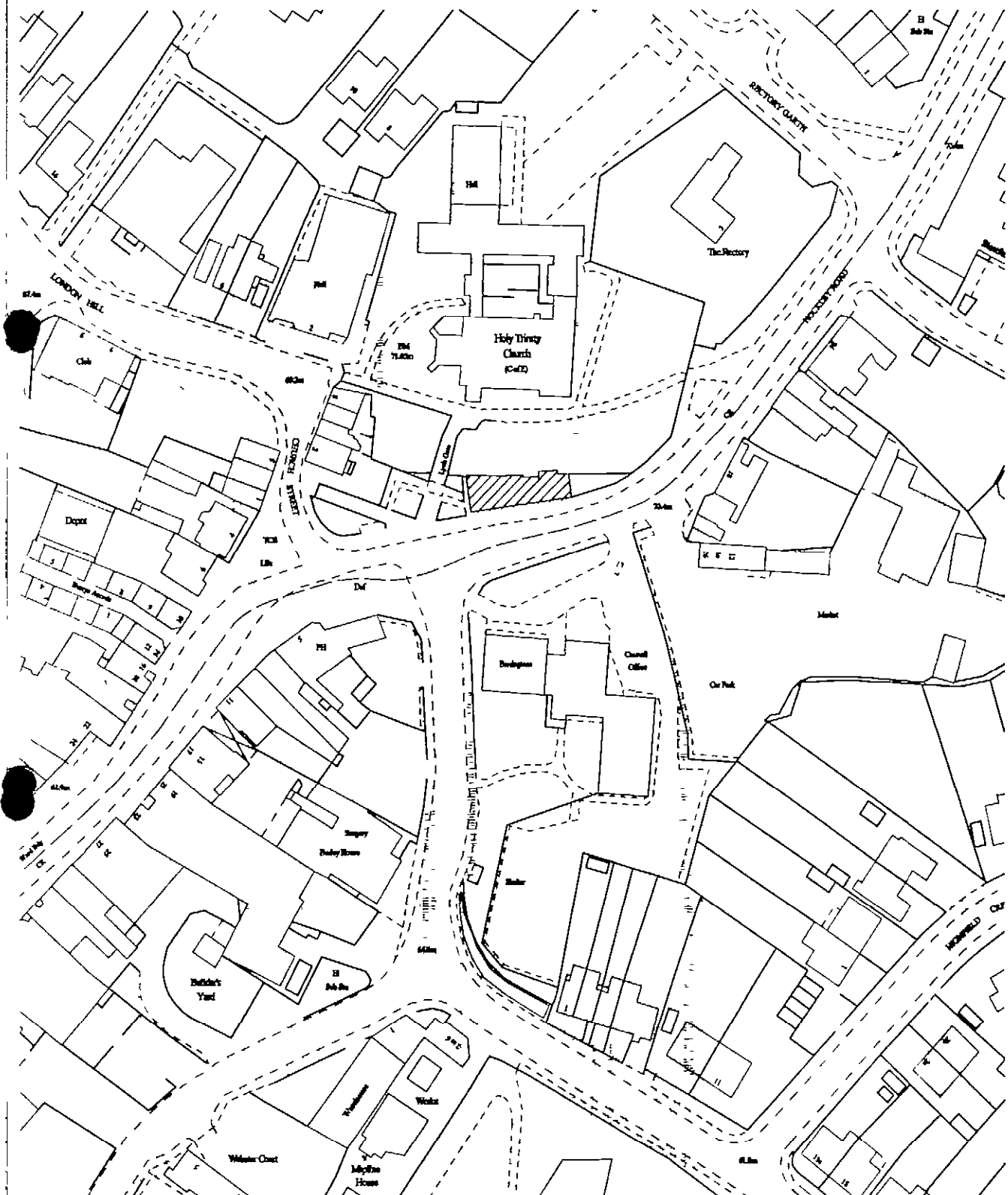
Advertisement consent and listed building consent is proposed for the retention of two non-illuminated signs fixed to the front elevation of the building. The notes and consultation responses set out in relation to the linked advertisement consent application, ref 99/00283/LBC, above, also relate to the application for listed building consent.

REFUSE

- 1 The signs are prominently displayed on the front elevation of a Grade II Listed Building situated within a Conservation Area. The building is characterised by "Gothic" arched doorways and windows that form a symmetrical pattern and contribute to the overall symmetry of the main part of the building. The two signs, by reason of their arch shape and number, confuse the design of the façade and make it appear cluttered, thereby detracting from the character and integrity of the Listed Building and the character of the Conservation Area in which it is situated.



99/00284/LBC



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Committee Report

16



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On **29th JULY 1999**

Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title: **ERECTION OF 66 NO. HOUSES, GARAGES, ACCESS ROADS,
SEWAGE PUMPING STATION AND ATTENUATION AREA
LAND ETHELDRE AVENUE/WOOD AVENUE, HOCKLEY**

Author: **John Wood**

Application No **99/00108/FUL**

Applicant: **COUNTRYSIDE RESIDENTIAL (NORTH THAMES) LTD**

Zoning: **PROPOSED RESIDENTIAL DEVELOPMENT**

Parish: **HOCKLEY PARISH COUNCIL**

Site Area: **4.5ha (11.3 acres)** Density: **14.5 per ha (5.8 per acre)**

Introduction

16.1 Members may recall that this application was reported to Committee on 29 April 1999 but was deferred for the submission of a full ecological survey including appropriate mitigation measures. A copy of the previous report is incorporated in this report following the recommendation and it sets out the details of the application and history of the site and an analysis of the proposal in relation to the Design Brief for the area.

16.2 The key issues that have arisen since the deferral are:-

- 1 An ecological survey has been submitted together with a mitigation strategies document;
2. The applicant has independently submitted revisions to a number of details of the scheme which are summarised below.-
 - The layout of Plots 45-50, 53 and 54 has been altered;
 - The numbers of each house type have been changed in most cases;
 - Additional first or second floor windows have been added to some house types;
 - The internal layout of some house types has been amended;
 - The roof pitch and height of some house types has been increased

- Members will recall that the bungalow/chalets were proposed in some locations and modest increases to the first floor accommodation have been made for these Type P units together with an additional dormer overlooking the front courtyard.

- 16.3 In response to the additional ecological information that has been submitted, English Nature and Essex Wildlife Trust have been re-consulted and copies of the relevant documents have been supplied to the Chairman and Vice-Chairman of the Committee, together with Ward Members and the Parish Council.
- 16.4 In relation to the revisions identified at 2 above, the neighbours in the vicinity of the application site have been re-consulted as well as the Parish Council and the above mentioned Members were appraised on the changes.

Consultations and Representations

- 16.5 **English Nature** – (N.B. A full copy of this response has been circulated to all Members) No objection subject to a condition being imposed covering mitigation and translocation measures including location of receptor sites for Great Crested Newts. Two new sites would be preferred including a semi-natural habitat, and a licence will be required to trap and translocate the newts although this would not normally be given until planning permission has been granted. (A licence has however already been issued to contain the newts within a limited area, which will be extended when the property concerned is vacated, but it is understood no newts will be removed until Spring 2000.) The wildlife survey, proposed mitigation plans and outlines of methodology identified in the reports are enough to provide the local authority with information not previously available to decide the planning application as required by PPG9 (Nature Conservation).
- 16.6 **Essex Wildlife Trust** – Welcome increase in height of containment fence but consider barrier needed over road gaps to prevent inward migration. Immediate translocation of wildlife preferred to keeping in vivaria. (It has been confirmed in writing by the Applicant that it is not intended to keep any reptiles etc. in vivaria more than one night, if at all, unless weather conditions dictate otherwise and that the containment fence will include a return at each side of the roads).
- 16.7 A total of 18 further representations have been received from **members of the public**, 17 of which are objections and some of which come from outside the area objecting to the development of the site in principle mainly on ecological and other environmental grounds. The supporter of the scheme considers that the development will improve an area that is overgrown and inaccessible to the public for whom there are other open spaces in the area to enjoy.
- 16.8 All the objections included in the previous report are repeated and in addition, the increase in the number of two and a half storey units is regretted.
- 16.9 The Council's **Woodlands & Environmental Specialist** has assessed all the latest ecological material and been involved in drafting the relevant Conditions. He will also be attending the Committee Meeting.
- 16.10 A letter from a member of the **Essex Amphibian and Reptile Group** expresses concerns over the ecological assessment and mitigation package for the reptile species and the Great Crested Newts.

Material Planning Considerations

- 16.11 The key issues in this case are:-

- Whether the necessary ecological surveys and mitigation measures proposed are satisfactory;
- Whether the changes to the layout and house types are acceptable

16.12 With regard to the ecological issues, it will be seen from the response to consultations reported above that the concerns of English Nature and Essex Wildlife Trust have been met and they are happy that the additional surveys required have been carried out and that the mitigation measures proposed are acceptable subject to some further details being agreed and satisfactory receptor sites being identified. English Nature, the statutory consultation and licensing body therefore states that the application can be decided, the requirements of Government Planning Policy Guidance having been met. Proposed Conditions 19 and 20 will therefore cover any outstanding requirements relating to the protected species and attempts are being made to reach agreement on appropriate receptor sites in advance of the meeting in an attempt to avoid the danger of translocation taking place to inappropriate areas, since the beginning of the exercise is imminent. In relation to the Great Crested Newts, English Nature will take the lead through there licensing procedure, notwithstanding the conditions referred to.

16.13 As far as the layout changes are concerned, these result in overall improvements to the scheme and give greater protection to preserved trees. The changes to the house types are fairly minor in nature.

Conclusion

16.14 In the light of the above, it is again recommended that the application be approved, subject to a Legal Agreement, the Heads of which remain the same as previously recommended as set out below. The Condition Heads are as previously recommended Nos.1-18, together with Conditions added at the meeting on the 29th April 1999 are outlined below. Previous Condition No. 19 dealing with mitigation measures for all protected species is replaced by one dealing specifically with such measures for Great Crested Newts whilst Condition 20 covers other protected species. In addition two conditions have been added numbers 24 and 25.

16.15 Negotiations including Essex County Council (Highways) on the Section 106 Agreement which will accompany any grant of planning permission are at an advanced stage

16.16 The full text of the previous report to the 29th April 1999 meeting is set out below to assist Members.

Recommended that this Committee Resolves

1 That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a **Section 106 Agreement** covering the following heads and any others that he may consider necessary.-

- The provision of traffic signals at the Plumberow Avenue/Greensward Lane junction before construction commences;
- Provision for the future responsibility and maintenance of the retained woodland and amenity areas and their permanent retention in this form and no erection of fences or structures/buildings thereon.
- Improvements to Plumberow Avenue/Etheldore Avenue junction at the commencement of the development.
- Estate road construction and maintaining access to existing occupiers.

- v. The routing of construction traffic and timing to avoid school opening and closing hours.
 - vi. Provision of wheel washing facilities
- 2 That subject to that Agreement being completed to the satisfaction of the Solicitor, that the application be **APPROVED** subject to the following and any other Conditions that may be consider necessary.-

- 1 SC1 Time Limits Full – Standard
- 2 SC14 Materials to be Used (Externally)
- 3 SC20 PD Restricted (no rooms or windows in roof of Type P units or the houses on Plots 5, 6, 7, 13, 14, 48, 49, 52 and 53 without consent of Local Planning Authority)
- 4 SC50 Means of Enclosure Full (With PD Restrictions) ADD Details of the means of enclosure submitted under this condition shall include appropriate measures to permit the passage of wildlife at ground level throughout the site and particularly along the wildlife corridors as defined on the Wildlife Corridors Masterplan contained in the Ecological Mitigation Strategies Report prepared by EPCAD Consultants dated June 1999
- 5 SC54A Trees to be Retained (Extended) (as indicated on the submitted drawings)
- 6 SC59 Landscape Design – Details (Full)
- 7 SC72 Provision of carriageways and footways commensurate with the frontage of each dwelling with no upstands to gullies etc.
- 8 SC65 Forward Visibility Splays (PD Restricted)
- 9 SC67 Pedestrian Visibility Splays
- 10 SC71 Estate Road Junction
- 11 SC73 Access Ways – Surface Finish
- 12 SC74 Driveways – Surface Finish
- 13 SC76 Parking and Turning Space
- 14 SC85 Method Statement
- 15 SC90 Surface Water Drainage
- 16 SC91 Foul Water Drainage
- 17 SC84 Slab Levels Specified
- 18 No development requisite for the construction of any of the roads and dwellings hereby permitted shall commence before traffic signals have been installed at the junction of Plumberow Avenue and Greensward Lane Hockley, in accordance with a scheme and specification which shall previously have been submitted to and approved in writing by the Local Planning Authority.
- 19 No development shall commence before all reasonable steps have been taken to implement the proposed mitigation measures for the Great Crested Newts which exist on the site in accordance with the principles, methodology and timing as set out in the Ecological Mitigation Strategies Report prepared by EPCAD Consultants dated June 1999 in accordance with further details as required and to be agreed in writing by the Local Planning Authority in consultation with English Nature.
- 20 No development shall commence before all reasonable steps have been taken to implement mitigation measures for all species on the site, other than those covered by Condition 19 above, which are protected under the Wildlife and Countryside Act 1981. Such mitigation measures shall be in accordance with the principles, methodology and timing as set out in the Ecological Mitigation Strategies Report prepared by EPCAD Consultants dated June 1999 in accordance with further details as required and to be agreed in writing by the Local Planning Authority in consultation with English Nature. No translocation of species shall commence until written details of receptor sites, together with a management plan including monitoring, have been submitted to the Local Planning Authority and approved by them in writing.
- 21 SC 16 PD Restricted (Within Wildlife Corridors)
- 22 No development shall commence before details of the ‘gateway’ and carriageway feature(s) marking the commencement of the 20 mph speed zone on the new estate roads have been submitted to the Local Planning Authority and approved by them in writing and such feature(s) shall be implemented before any dwellings hereby approved are beneficially occupied and shall be permanently maintained in position thereafter.

- 23 No development shall commence before a compound for a site office, construction materials, contractors plant and vehicles, including those belonging to construction workers, has been established in accordance with a location and plans submitted to and approved in writing by the Local Planning Authority. A policy to promote its usage shall be put in place by the Developer and it shall be retained and used as long as practically possible until the completion of the development.
- 24 No development shall commence before full details of the proposed pumping station and attenuation area have been submitted to the Local Planning Authority and approved by them in writing.
- 25 SC16 PD Rights Removed to Erect Fences on Retained Woodland and Amenity Areas

Full text of previous report to the 29 April Meeting reprinted below

Planning Application Details

- 16.17 This application seeks permission for the comprehensive development of a plotland area by the erection of 66 No. four, five and six bedroomed detached houses. Twenty seven out of the total are two and a half storeys in height, thirty four are two storey and five are one and a half storey. There are 3 properties remaining within the general area of the application site at present, all of which are occupied and 2 of which are to remain. Also included in the description of the development is a pumping station for both foul and surface water drainage, and an attenuation area for the latter.
- 16.18 The application was originally for 73 houses, but following negotiation has been reduced in number to allow for the retention of additional worthwhile trees.
- 16.19 Another significant change that has taken place since the original submission is that Wood Avenue is not to be closed as a potential route since some existing frontagers have been unwilling to give up their right of passage over this alignment by negotiation. Also, the developer is concerned regarding other possible unknown owners who may at some stage in the future claim rights. It is not proposed to make up that part of the road outside the site however, and the use of Wood Avenue to serve the new development is to be discouraged by design and signing. Neither is it the intention of the developer to use it for construction traffic except in the case of an additional single plot in Council ownership on the north side of Wood Avenue which is now incorporated in the scheme. The routing of construction traffic is one of the items which it is proposed to include in a legal agreement.
- 16.20 All the garages are double width or length and some are 'integral' having bedroom accommodation over. Some of the detached garages have an ancillary room over which can be used for storage or as a playroom etc.
- 16.21 The site, in which the Council has a substantial landholding, contains a large number of trees, many of which are to be retained in the layout. Some of the trees are preserved and the desirability of serving preservation orders on others is being investigated and will hopefully have been carried out before the meeting.
- 16.22 The site has natural history interest and ecological studies have been carried out.
- 16.23 Other supporting documents submitted with the application are a visual appraisal, a tree survey and a north to south cross section through the site.
- 16.24 The application also includes 'in principle' details for off-site traffic signals at the junction of Plumberow Avenue and Greensward Lane which are, inter alia, to be the subject of a Section 106 Obligation.

- 16.25 During the processing of the application, meetings have taken place with the applicants in which the Chairman and Vice Chairman of the Committee, Ward Members, Parish Members and Officers have all been involved

Relevant Planning History

- 16.26 There are no previous relevant planning applications on the site, but the Local Plan history is pertinent.
- 16.27 The site was removed from the Green Belt in the original Local Plan which was adopted in 1988 and shown as an Area of Special Restraint in which existing uses should remain undisturbed until the land was required for development purposes in a future review of the Local Plan.
- 16.28 Such a review was subsequently carried out and the land was designated for housing purposes in the Local Plan First Review which was adopted in 1995 following full public consultation and a local inquiry
- 16.29 Following adoption of the Local Plan, a Design Brief was prepared for the site, again following consultation with interested parties.

Consultations and Representations

- 16.30 **Hockley Parish Council** – Would note that while the plan appears to comply with most of the requirements of the Design Brief, some aspects cause concern, notably:-
- i. House types - The proposal is an acknowledged skyline development and in view of that the proposed 3-storey elements would seem to be inappropriate.
 - ii. Traffic Lights – Care should be given to the phasing of the traffic lights at the junction of Plumberow Avenue and Greensward Lane to avoid tailbacks which could adversely affect the pedestrian crossing and the nearby Station Approach.
 - iii. The amount of retained tree cover does not seem to comply with the ecological survey or the wishes of many members of the public.
 - iv. Concerns have been raised to ensure that section 5.8 of the Design Brief requirements for the making-up of the unmade section of Plumberow Avenue which gives access to the site will be completed prior to the commencement of any development (N.B. This was an error in the Design Brief, Plumberow Avenue already being made up to beyond the junction with Etheldore Avenue.)
 - v. Concern has also been raised that there must be adequate provision for on-site parking of construction and workers vehicles to avoid congestion on the nearby residential streets.
 - vi. There should be a control over the speed of construction traffic because of the nearby childrens playspace prior to and during construction.
 - vii. Residents have also raised concerns that the development will cause additional traffic to Orchard Avenue/Leamington Road and Oak Walk/Hamilton Gardens routes to Greensward Lane for which consequently, traffic calming/speed reduction measures will be needed.

- viii. The main access to the site will be via Plumberow Avenue/Greensward Lane, provision for on-site wheel washing facilities should be a condition of any approval and in addition, there should be no access for construction vehicles via the unmade section of Plumberow Avenue from Lower Road.
 - ix. There will be a problem of vehicular access for residents of the properties in Greensward Lane facing Plumberow Avenue within the area of the traffic lights which needs to be addressed.
 - x. Infrastructure – Local schools are already full as are local doctors who have closed their lists. That problem should also be addressed. All utilities should also be within the design brief to ensure adequate quality of services. The council note that there is provision for a balancing pond for surface water run-off to ensure adequate protection for both new and existing properties.
- 16.31 **N.B.** The above comments were made to the first consultation, no response being received from the Parish to the second and third consultations.
- 16.32 **County Planner** – (Specialist Architectural Adviser) The layout does not accord with any particular type of form as envisaged by the Essex Design Guide. The density is too high for an arcadian design but too low for an urban form. Other comments regarding layout and spacing have been addressed, but some observations on the detailed layout and house designs are still outstanding, e.g. garages being sited in back gardens to give a greater feeling of spaciousness between the houses.
- 16.33 **Officer comment** - The density at 14.5 dwellings per hectare (5.8 per acre) is very low compared with most developments. Policy BE2 of the Essex Structure Plan states that estate development should normally achieve a density of not less than 30 dwellings per hectare. (12 per acre)
- 16.34 **County Highways (Area Office re off-site highway network)** – No objection subject to road design being in accordance with Essex Design Guide and the provision of traffic signals at the junction of Plumberow Avenue and Greensward Lane, the latter to be the subject of a S 106 legal agreement.
- 16.35 **County Highways (County Hall – re. on-site roads)** – The appropriate County Officers have been involved in discussions between this Council and the developers and are satisfied with the essential highway components of the layout. They are looking further at the finer details, the advice on which and any further conditions required will be reported at the meeting
- 16.36 **Anglian Water** – The initial reservations concerning the drain runs being overlain by landscaping and close to structures have been resolved following discussions with the developers. Conditions required regarding provision of foul and surface water drainage details.
- 16.37 **English Nature** – Licences would be required for the movement of the Great Crested Newts and reasonable measures would need to be taken to safeguard the slow worms, both being protected species. These items should be covered by conditions to any planning permission granted. A response on the latest ecological study is still awaited.
- 16.38 **Essex Wildlife Trust** – The Trust objected to the original scheme on the grounds that the issues identified in the first ecological report had not been translated into a mitigation package; that report did not adequately address the issue of protected species on the site, and the report missed the opportunity to incorporate important species and habitat conservation measures on site.

16.39 **Officer comment** - The report was drawn up as a pre-application survey before the detailed layout was available. A further 'mission statement' was commissioned by the applicants post-submission and comments on this are awaited and will be reported at the meeting. Some surveys can only be carried out at certain times of the year and further survey work may be necessary. This and other issues may be covered by planning conditions.

16.40 **Essex and Suffolk Water** - No objection subject to diversion and extension of existing mains to feed the new development. N.B. A number of residents have commented that water pressure in the area is low; at the outset of this application, the Water Company confirmed that some problems had been rectified but they have been asked for further comments on this matter. The Fire Brigade headquarters have been contacted and confirm that they have no concerns regarding water pressure in this area, although the Water Company has no obligations to them in this respect.

16.41 **Environment Agency** - No objection subject to surface water being disposed to mains via a balancing facility and pumping station.

16.42 **South Essex Health Authority** - The Authority made no comment at all on the first consultation but responded as follows on the second:-

'South Essex Health Authority and the Rochford Shadow Primary Care Group are concerned that the current Primary care infrastructure will not be able to absorb the resulting new population. As you may be aware, Rochford currently has very high average list sizes per GP running at 2,526 compared to the national average list size of 1,982. (i.e. 27% higher). The GP practices serving Hockley currently have closed lists. This development will undoubtedly put further strain on primary care services. Both the Health Authority and the Primary Care Group are looking at ways to improve the situation however, but a solution is unlikely to be found in the short term. Additionally, we understand the houses planned will be towards the upper range and unlikely to be affordable by the local community. We suggest this will have an adverse effect on the overall social balance of the community.'

16.43 **Head of Health, Housing and Community Care** - reports that there is a potential for increased levels of dust and disturbance arising from construction traffic and that these matters are unlikely to be controlled by existing Environmental Health legislation. If Members are minded to approve the application, the developer should be required to construct a hard surfaced site access road and car park for contractors and workers' vehicles prior to any construction works taking place. The provision of foul drainage to this development offers the potential for existing premises, currently utilising private sewage treatment plants, to be connected to the public foul sewer. This would be dependent on the private sewer and pumping station for the proposed development being of sufficient capacity to accommodate the increased flow and would be a matter between Anglian Water and the developer. Recommends inclusion of SI16 (Control of Nuisances) subject to the addition of the following paragraphs under step 2:-

The applicant is advised to ensure that the potential for nuisance to both existing and newly occupied dwellings is considered prior to and during any development.

The applicant is advised to refer to the guidance given in the approved Code of Practice on Noise Control on Construction and Open Sites (BS 5228 Parts 1,3 and 4) for suitable methods to reduce the potential for noise nuisance.

16.44 **Woodlands and Environmental Specialist** - Suggested the retention of additional trees most of which have now been incorporated in the layout. Works to trees where retained should be agreed, but full monitoring and agreement of protection measures, ground levels and tree works essential before and during construction.

- 16 45 **Hockley Residents Association** – Are concerned that the ecological issues are properly addressed. Also concerned about the non-closure of Wood Avenue which is contrary to the Design Brief and could lead to the use of it and the unmade section of Plumberow Avenue for construction traffic. Sewers in the unmade section of Plumberow Avenue are near the surface and will be damaged and the application should be refused. Many of the proposed houses are out of context with the existing, e.g chalets in Wood Avenue next to bungalows and some houses are situated in front of the existing building line affecting residents' views. Complaints have been received that the existing water pressure is very low in some parts and feedback has been received that the fire service is very worried about the pressure. Further assurances are required from the water company.
- 16.46 **Rochford Hundred Amenities Society** are opposed to 3 storey houses on the edge of Green Belt land; consider the infrastructure to be totally inadequate and are concerned about overcrowded schools and low water pressure in the area. The Rochford Co-Ordinator of **Friends of the Earth** is opposed to the development of the site in principle and considers it is unsustainable in terms of Local Agenda 21. A detailed critique of the original ecological survey is given and the Co-ordinator considers that most if not all of the wildlife will be destroyed if development takes place. Loss of this area will put additional pressure on Hockley Woods for recreational purposes which are already over-used. A plotland reserve should be created as Essex Wildlife Trust have done at Langdon Hills. Additional comments referred to road and transport problems and overcrowded schools and surgeries. **Hockley Hawkwell Womens Institute** objected totally to the application on the grounds that the facilities and infrastructure of the area are already overstretched and cannot support any extra population; the detrimental effects on the wildlife and woodland and unsustainability in the light of Agenda 21.
- 16.47 A total of 56 representations were received from members of the public to the first consultation, of which 55 were objections. The main grounds of objection were:-

Houses across Wood Avenue would block rights of way and a drainage ditch;

Schools are overcrowded,

Doctors and dentists waiting lists are full;

The unmade sections of Plumberow and Wood Avenues would be damaged by increased traffic and maintenance costs will increase;

The proposed traffic lights at the Plumberow Avenue/Greensward Lane junction would result in traffic congestion and delays,

The proposed traffic lights are a good idea and would reduce accidents.

The traffic lights will result in the creation of 'rat-runs' to the east of the junction by drivers trying to avoid them;

The development would destroy the wildlife and their habitats on the site.

The development would have a detrimental effect on the skyline viewed from the north;

The infrastructure in the area could not cope with the dwelling/population increase;

The town centre shops and parking could not cope with the increased population;

Three storey properties are inappropriate and will result in overlooking,

The water supply and pressure in the area are poor;

The principle of developing a wooded area in the Green Belt is wrong – there are many less attractive sites that should be built on instead,

Flooding occurs in Wood Avenue from water running off 'The Mount' which the development would exacerbate;

Wood Avenue should not be used by construction traffic which would inter alia damage the shallow drains;

Unacceptable increases in the use of 'The Mount' open space and playground would result; the development should have its own playground;

There should be restrictions on weekend working;

Wood Avenue is part of the route to the public footpath in Beckney Woods;

A buffer zone should be created between the development and Beckney Woods.

- 16.48 A total of 34 letters were received from **members of the public** in response to the second consultation, one of which supported the proposal, which raised the following additional objections:-

Wood Avenue should not be allowed to remain open as a through route as it would be damaged by construction traffic and be used by residents from the new estate.

If Wood Avenue is to be kept open at all, it should just be as a pedestrian link to maintain access to Beckney Woods.

If to be kept open, Wood Avenue could have a width restriction barrier as at Church Road, Rawreth.

The single plot in Wood Avenue should not be included in the development, but if it is it should only have a bungalow built thereon.

The inclusion of rooms over some of the garages would lead to loss of privacy and could lead to abuse by use for business purposes, granny annexes etc.

- 16.49 A total of 8 letters were received from **members of the public** in response to the third consultation which did not raise any new issues of principle

- 16.50 A number of detailed aspects which immediate neighbours have raised and repeated which remain outstanding in relation to the final plans are objections to:-

The house on plot 50 is too far forward of 'Walnut Cottage' in Etheldore Avenue,

A house is proposed behind the bungalow at 23, Branksome Avenue;

Houses with gables to their flank elevations are proposed behind 37-41, Branksome Avenue.
(Type 'J')

A 3 storey house is proposed next to the bungalow 'Waverley' in Wood Avenue;

A house is proposed opposite the bungalow 'La Casita' in Wood Avenue.

Material Planning Considerations

- 16.51 The local plan and design brief for this site originally envisaged that approximately twice the number of houses as are now proposed could be accommodated on the whole site. However, the secondary woodland has matured considerably and the low density now proposed allows for the maximum retention of mature trees on the site which strikes a balance between the ecological interests of the site, the commercial aspects and the contribution that the site can make to fulfilling the District's housing needs as required by the Structure and Local Plans.
- 16.52 Policy H4 of the Local Plan requires the development of the area to be in the form of a comprehensive redevelopment scheme as proposed, guided by a design brief. The policy also states that consideration will be given, if appropriate, to the use of compulsory purchase order (CPO) powers in order to ensure that the development proceeds during the plan period. It currently seems if the applicants negotiations come to fruition that CPO powers may only have to be exercised in respect of two small parcels of land in unknown ownership, and possessory title may be claimed to one of these by an adjoining landowner. Agreement to purchase has been reached or is likely in respect of the remainder, although some owners are waiting until planning permission has been granted before they will agree terms. None of the problems relating to land ownership and purchase will prevent the vast majority of the development and the construction of the link road between Etheldore and Wood Avenues from proceeding however.

The Design Brief

- 16.53 This document is supplementary planning guidance which is intended to guide the form and character of the development of the site. The application does comply fundamentally in that a comprehensive development scheme for the site is proposed, with two existing dwellings to be retained within the main application area. Also as required by the Brief, traffic signals are to be provided at the Plumberow Avenue/Greensward Lane junction. The Brief refers to these being provided before any dwellings are completed on the site but the Applicants have indicated a willingness to provide them before any work commences so that they will be available for all construction traffic which is a bonus.

- 16.54 The main items where some flexibility in approach is apparent from that set out in the guide are :-

Access – The Brief states that all traffic to the estate can enter by Etheldore Avenue with Wood Avenue being closed past the point required to maintain access to existing properties. It is not the intention of the applicant that any part of the development should be accessed from Wood Avenue, apart from the single plot between Bluebell and Moordown Bungalows, but for legal reasons, including existing frontagers' rights of way which they are unwilling to relinquish, Wood Avenue cannot be closed off. It is not the intention however to make up that part of the road between the site boundary and Plumberow Avenue and traffic will be discouraged from using Wood Avenue as a through route by design and signing as much as possible. Furthermore, the applicants are prepared to include a covenant in the sale of the individual plots prohibiting the new residents from using Wood Avenue. In practice, it appears from the layout that very few of the new householders would find it convenient to use it anyway. As far as its use by construction traffic is concerned, except for the one single plot referred to above, the routing of construction traffic will be covered by the proposed Section 106 Obligation and be prohibited from using Wood Avenue.

Dwelling size and type -- The Brief states that 'Dwellings will not be more than 2 storeys in height, although appropriately designed single storey development will be appropriate, particularly in establishing the relationship between the new estate and existing houses on the boundary of the allocated area.' Twenty seven of the proposed units are two and a half stories, i.e. a two storey shell plus additional rooms in a pitched roof, however these are not considered unreasonable and in view of the appeal that was allowed at Ashingdon Heights for such properties, these would be difficult to resist. The tallest units of this type of design which were included in the original layout (Type K), have been omitted from the scheme at the Council's request however, and all three storey units have been moved away from the southern boundary so that they do not impinge on the skyline

There are no single storey units of true bungalow design as such, but 5 one-and-a-half storey units are proposed at various locations around the periphery of the site adjoining existing bungalows. These are of bungalow proportions with limited first floor accommodation the windows to which overlook a courtyard to the front of the building and there are no windows to the rear.

The Ecological Studies

16.55 The first study was prepared before the site layout was designed and therefore concentrated on identifying the significant flora and fauna present. English Nature confirmed that licences would be required for the movement of the Great Crested Newts and reasonable measures would need to be undertaken to safeguard the slow worms (both protected species) and recommended conditions to achieve this. Essex Wildlife Trust objected to the application on the grounds that mitigation measures were not proposed, protected species were not adequately addressed and important species and habitat conservation measures were not incorporated. They therefore considered that the plans were incomplete and should not be accepted by the Council in their original form.

16.56 A further ecological 'Mission Statement' commissioned by the applicants based on the submitted layout has been sent to English Nature and the Essex Wildlife Trust and their comments are awaited. Attempts are being made to agree appropriate conditions to cover the concerns of both these bodies, and the relevant condition proposed below is based on their known requirements so far.



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Committee Report

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Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On : **29TH JULY 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **RETROSPECTIVE PERMISSION TO RETAIN EXTENSION TO
EXISTING WORKSHOP BUILDING
HM PRISON, BULLWOOD HALL, BULLWOOD HALL LANE,
HOCKLEY**

Author **Anita Wood**

Application No **99/00327/GD**

Applicant **HM PRISON SERVICE**

Zoning **METROPOLITAN GREEN BELT, SPECIAL LANDSCAPE AREA,
ROACH VALLEY CONSERVATION ZONE**

Parish: **RAYLEIGH TOWN COUNCIL**

Planning Application Details

- 17.1 Members are advised that under the provisions of Circular 18/84 (Crown Land and Crown Development) Part IV (Development by Government Departments), development by the Crown does not require planning permission. However, Government Departments are obliged to consult Local Planning Authorities before proceeding with development that would otherwise require planning permission.
- 17.2 This is however, a retrospective application to retain an extension to an existing workshop. The workshop itself is a recent addition to the site and was part of the previous application on the site to erect an accommodation block for 40 persons, erect a new workshop and to re-align the security fence, (GD/472/98/ROC). The extension measures 7.3m x 9.4m and comprises an additional three units to the workshop building, which remain single storey. The extension is required for future office space within the new workshop.

Relevant Planning History

- 17.3 This application is very much linked to the previous application considered by the Local Planning Authority, GD/472/98/ROC. As stated the existing workshop was a part of this application and has since been built. Unfortunately it was discovered that the size of the workshop had been miscalculated and had not been designed to incorporate the required additional office space.

Consultations and Representations

- 17.4 **Rayleigh Town Council** raises no objections to the proposal.
- 17.5 Essex County Council (**County Planner**) makes no strategic planning comments on the proposal.
- 17.6 Essex County Council (**County Surveyor**) raises no objection to the proposal.
- 17.7 The **Environment Agency** has no comment to make on the proposal.
- 17.8 The **Head of Housing, Health and Community Care** makes no adverse comments on the proposal subject to the Standard Informative SI16 (Control of Nuisances) being added to any grant of consent.
- 17.9 The **Head of Leisure and Client Services (Engineers)** makes no observation on the proposal.
- 17.10 **Anglian Water** (Developer Services) raises no objection to the proposal.

Material Planning Considerations

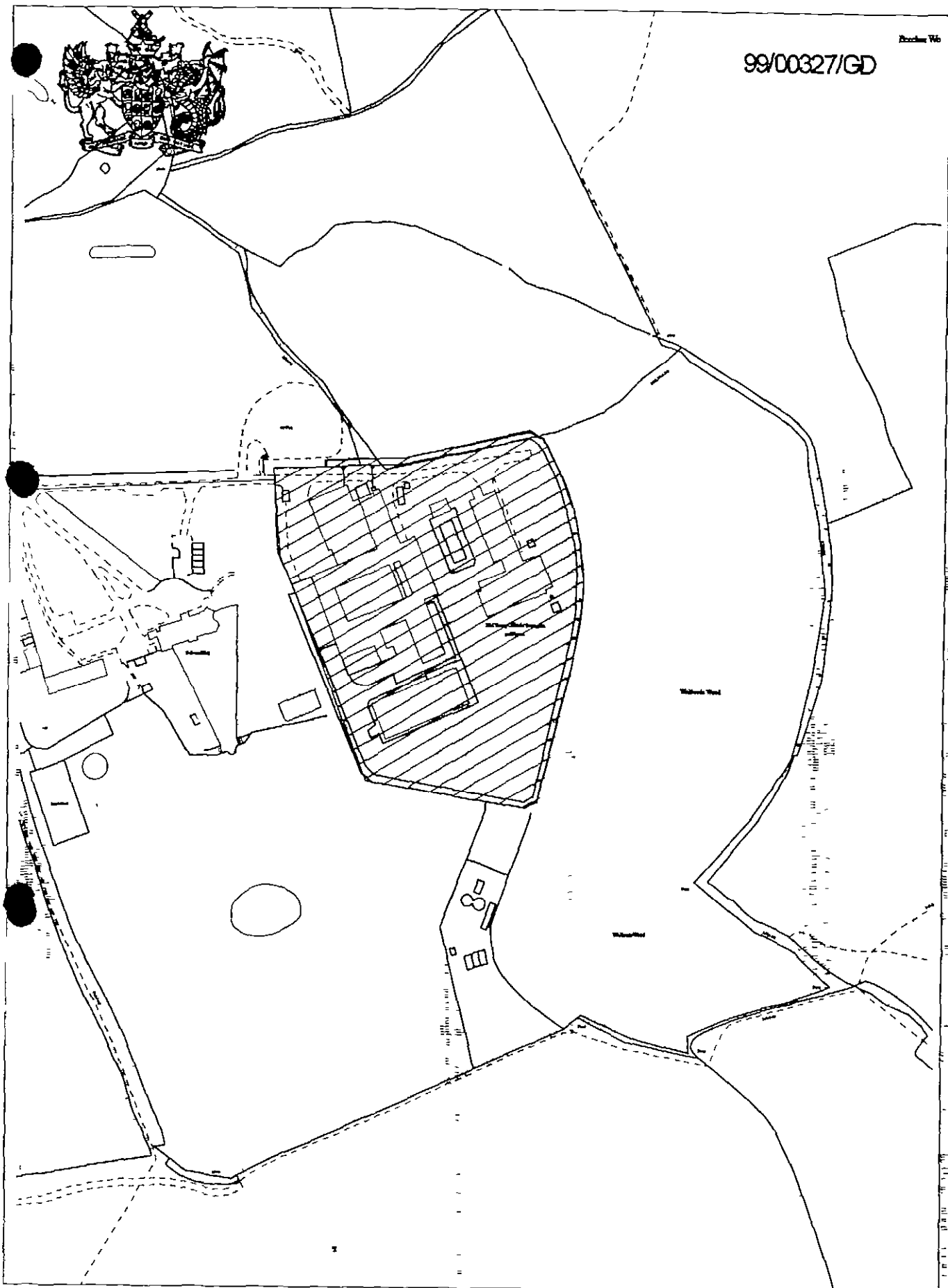
- 17.11 The site is within the Metropolitan Green Belt, a Special Landscape Area and the Roach Valley Conservation Zone. Due to the nature in which the building is constructed, the additional units simply link onto the existing units and enable the workshop block to be seen as one building. This continues the good standard of design that was set when the original block was approved i.e. feather edge boarding on the walls and slate effect steel cladding in a dark slate grey for the roof.
- 17.12 As with the previous application, the proposal does not comply with the Green Belt Policy of the adopted Rochford District Local Plan First Review 1995 and so 'very special circumstances' must be demonstrated in this case.
- 17.13 Since this application is very much the result of an amendment to the previous application, the demonstrated need for the workshop block to meet the requirements of the increase in population at Bullwood Hall was identified previously as exceptional circumstances in which such development could proceed.

Conclusion

- 17.14 When taken in conjunction with the previous application on the site for a 40 person accommodation block and workshop which was justified due to the need for additional female prison accommodation in the South East. It is considered that the extension to the workshop building has no further detrimental impact upon the site than that of the original workshop building and is acceptable.

Recommendation that this Committee resolves:

- 17.15 That the Corporate Director (Law, Planning and Administration) recommendation to advise HM Prison Service that **NO OBJECTION** is raised by this Council.



99/00327/GD

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Committee Report

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Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On : **29 JULY 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title . **CHANGE OF USE OF EXISTING SHOP UNIT TO RESIDENTIAL WITH FRONT PORCH AND REAR KITCHEN EXTENSIONS AND PROVISION OF FIRST FLOOR WITH PITCHED ROOF 195 HIGH STREET, GREAT WAKERING**

Author . **Kevin Steptoe**

Application No. **99/00310/COU**

Applicant : **MR B BOND**

Zoning : **RESIDENTIAL**

Parish. **GREAT WAKERING PARISH COUNCIL**

Site Frontage: **3.1m** Site Area **68sqm approx**

Planning Application Details

- 18.1 At present the site contains a vacant shop unit, a small frontage area, a rear yard and a storage building to the rear of the site. The shop unit is, in effect, a 'lean to' type construction with a single pitch roof which is supported by the neighbouring residential property to the west, no 197. The proposals envisage the removal of the existing pitched roof and the construction of a second storey. A new pitched roof would then be provided with the pitch sloping up from the front and down to the back. This would match the roof on the neighbouring attached property, no 197. The proposals amount to the virtual replacement of the existing structure by a new two storey house.
- 18.2 A small single storey extension would be provided to the rear to accommodate a kitchen, additional depth 1.5m approx. The rear storage building would be demolished and the land used as a parking bay. At present there is a wall enclosing the eastern boundary of the site to the rear of the shop unit. This would be demolished to allow vehicular access. The applicant explains that there is a right of access over the drive of the neighbouring property to the east, no 193.

Relevant Planning History

- 18.3 An application to extend the currently vacant shop unit into no 197 was refused in 1975. Permission was granted to build the existing rear storeroom in 1977 and consent was given to display adverts in 1986.

Consultations and Representations

- 18.4 **Essex County Council (County Surveyor)** No objection is raised subject to the access to the parking area being assured. This would remove the commercial element from the site.
- 18.5 **Essex County Council (Historic Building and Design Advice)** – No objection in principle. Windows however should be timber sashes rather than top hung openings
- 18.6 **Environment Agency** – No objections
- 18.7 **Anglian Water Services Ltd** – No objections
- 18.8 **Head of Housing Health and Community Care** – No objections Suggests the addition of standard informative SI16 to any approval
- 18.9 Four local residents have responded to the consultations on the application and have raised, in the main, the following concerns:
- The development will result in loss of privacy and amenity to the neighbouring occupiers and cause additional noise and over-looking;
 - The impact on the character of the area will be harmful;
 - The parking and access arrangements are unsatisfactory;
 - The front porch reduces visibility at the front of the site;
 - The proposals constitute over-development of the site;
 - Development may well cause structural problems to the adjoining property at no 197;
 - Drainage is inadequate; and,
 - The development encroaches onto neighbouring land.

Material Planning Considerations

- 18.10 The site is located within an area identified for residential development in the Rochford District Local Plan and within the centre of the settlement of Great Wakering. As such residential development is acceptable in principle. It is in such locations as this that redevelopment of unused land is encouraged by government guidance to reduce pressure on greenfield sites. However, the limitations that the limited plot size places on development has to be kept in mind as does its impact on the character of the Conservation Area in which it is located.
- 18.11 In this case the key issues would appear to be:
- The affect of the development on the character and appearance of the area, given its Conservation Area status;
 - The impact on amenity of the adjoining occupiers;
 - provision of amenity space on site; and,
 - driveway and access arrangements.

Character and appearance

- 18.12 The site is located in the Conservation Area. There are mixed forms of development in the vicinity with detached dwellings set back from the pavement edge and older semi-detached and detached properties that front immediately onto the highway.
- 18.13 The onus on the authority, when considering development proposals in Conservation Area locations is to ensure that the intended development either preserves or even enhances the character or appearance of the area. These proposals will have the result that an existing pair of semi-detached dwellings, with a lean to shop unit at the end, will be turned into a terrace of three units.

18.14 At present the vacant shop unit presents an uninspiring elevation to the street. If it were to be replaced by a two storey form of development, it is not considered that this would appear inconsistent with the development which already exists to the west and therefore would not be harmful to the character or appearance of this part of the Conservation Area. This would accord with the requirements of the Local Plan Policy UC3

18.15 When the overall scale and density of development is considered however, it is clear that this new unit is intended to be accommodated on plot which is far smaller than even the older development in the vicinity. As such it is at some variance with the existing character of development in the area when plot size, density and amenity space are taken into account. Therefore, whilst acceptable in principle, the proposals are at some variance with the requirements of policies H2 and H19

Adjoining neighbour amenity.

18.16 There are no windows proposed in the east elevation of the building proposed. To the south (rear) only a single window at first floor is proposed, which is to a shower room and can be obscure glazed. It would be difficult to sustain any argument that the proposals would have a detrimental impact on the amenity of the residents of the property to the east.

18.17 The impact on the property to the west is likely to be more noticeable. That property has a limited curtilage. There only ground floor windows are those to the frontage to High Street and a further kitchen window at the rear which faces east onto this site. Light penetration to that property is limited. It is likely that the development of the application site at two storey height and the implementation of the rear extension would further reduce the daylight and sunlight received in that property. That, and the presence of the new development in such close proximity will have a noticeable affect on amenity of the occupiers of that property, but it is not considered to be so substantial to warrant the refusal of permission.

On site amenity space.

18.18 Discounting the area to the rear of the property which is to be utilised for vehicle parking and manoeuvring, the remaining amenity space will be only 5m or less in depth, giving an overall amenity area of approx 15sqm. This is clearly deficient when the minimum Local Plan requirement for dwellings of this nature: 50sqm is considered. In addition, because of the adjacent drive and the requirement to remove the existing wall to gain access, it is unlikely that there will be a high level of amenity for any potential occupier when using this area

18.19 Having set the shortcomings out, it the location of the site has to be held in mind. It is in a settlement centre location, a location where smaller units are commonly implemented which have limited amenity spaces. Government guidance is that currently disused space and land within settlements should be reused, where possible, to provide new development reducing the need for the development of greenfield sites. In this case however, it is considered that the limitations of the plot and the restrictions that places on the type of development are such that it is not appropriate for redevelopment by means of the proposals in front of the authority

Access and car parking.

18.20 Access to the site is via the driveway to no193, over which it is understood there is a right of access. At the rear of the new unit an area of 5m x 2.6m would be created for one car parking space. Because of the restricted size of the site there can be no provision for vehicle turning. The neighbouring property has a turning facility but there is no right of access over this land

18.21 The Highway Authority has advised that it has no objections to raise. The site is in a settlement centre location where, if redevelopment is to take place, parking and other standards cannot always be achieved. In its guidance on development in such locations the government does indicate that the authority should be flexible with regard to such requirements.

18.22 However, only one parking space is to be provided where the local plan guidelines call for two. In addition, vehicles will be required to reverse out onto, or reverse off of the High Street, along a restricted private access over which other vehicles may be attempting to pass at the same time. This appears to be an unsatisfactory arrangement. Despite the fact that commercial traffic to the shop use would be precluded from recommencing, it is not considered that the alternative implications for traffic arrangements, created by allowing these proposals, are acceptable. They are not in accordance with Local Plan Policy TP15.

Conclusion

18.23 The proposals provide an additional small unit of accommodation, meet government and local policy in the respect that the proposals represent redevelopment and, in terms of the Local Plan, are acceptable in principle in this location. However the shortcomings of the proposals have to be considered also. The plot size is very limited. This leads to a form of development which is at odds with even the smallest units on the adjacent sites. In addition, despite the location, the inadequacies of provision, in relation to amenity space and parking/ access arrangements are such that it is considered that the proposals should be resisted in this case.

Recommendation that this Committee resolves,

18.24 That the application be **REFUSED** for the following reasons.

1. Whilst the size of the dwelling is compatible with those that already exist immediately to the west, the size of the plot is considerably smaller than both those and any of the other dwelling units in the vicinity. As a result the scale of the proposals relative to the size of the application site and the density of development that they represent are uncharacteristic of the area. The result is that development is being introduced which is cramped in terms of its layout and which represents an over-intensive form of development, given the existing character of the area. This impact would be contrary to the aims expressed in the Rochford District Local Plan (1995) Policies H2, H11 and H24.
2. The proposals, if implemented, would provide a new residential unit with a severely limited area of private amenity space, bearing in mind the proposed arrangements for vehicle parking and circulation on and off the site. As a result, any occupant of the residential unit would be provided with inadequate amenity facilities commensurate with a dwelling of this type. This would be contrary to the Rochford District Local Plan (1995) Policies H11 and H19.
3. No vehicle turning facilities are to be provided on the site. As a result, vehicles will be required to either reverse off of, or onto High Street. This road carries significant traffic flows. In addition, access is to be gained over a private driveway, which is in use to provide access to at least two other units. Furthermore there is no provision for the passing of vehicles on this driveway, of which use can be guaranteed for the occupiers of this unit. As a result it is considered that an unacceptable form of access is proposed which has the potential to cause additional vehicle conflict to the detriment of highway safety.

- 4 The proposals indicate that one private vehicle parking space is to be provided on development. Vehicle parking standards adopted by the Local Planning Authority indicate that two vehicle parking spaces are required for a development of this nature in order to satisfactorily accommodate the anticipated level of demand in the interests of highway safety. The inadequate provision of vehicle parking facilities is contrary to the Essex Structure Plan (1982) Policy T8 and the Rochford District Local Plan (1995) Policy TP15.



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Committee Report

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Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29 JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **DEMOLISH EXISTING DWELLING AND ERECT 5 BED, TWO STOREY DWELLING WITH INTEGRAL GARAGE.
11A THE CHASE, RAYLEIGH**

Author : **Kevin Steptoe**

Application No: **99/00259/FUL**

Applicant : **Mr. T. WITHRINGTON**

Zoning : **RESIDENTIAL**

Parish : **RAYLEIGH TOWN COUNCIL**

Site Frontage: **11.4m** Site Area: **375sqm**

Planning Application Details

- 19.1 These proposals represent the demolition of the current dwelling on the site of no 11a, The Chase, and the replacement with a new dwelling. The current dwelling has, in fact, already been demolished. It was a modest dwelling apparently constructed in the 1920s or 30s. It was two storey.
- 19.2 The new dwelling is proposed to have five bedrooms and an integral garage to the frontage. It is of a mock Tudor/Elizabethan design with a projecting gable feature to the frontage and a mixture of brick and timbering/render design. The new dwelling will have a larger footprint than the dwelling that it replaces but is to be accommodated within the existing boundaries of the plot.

Relevant Planning History

- 19.3 None.

Consultations and Representations

- 19.4 **Essex County Council (County Surveyor)** raises no objections subject to the implementation of conditions regarding the technical aspects of access, visibility splays and parking areas.

- 19.5 **Environment Agency** - No objections
- 19.6 **Anglian Water Services Ltd** – No objections
- 19.7 **Rayleigh Town Council** – Object as this is an over-development and considered unacceptable. Concerned at the narrowness of the road and that the development would be out of keeping with adjoining properties and lead to over-looking. Noted that trees referred to already removed
- 19.8 **Head of Housing, Health and Community Care** – No adverse comments subject to the standard informative SI16 being attached to any consent.
- 19.9 **Head of Corporate Policy and Initiatives** – suggest a condition be attached requiring protection to the silver birch to the rear of the plot during construction.
- 19.10 **Rayleigh Civic Society** – Consider that this is a very large house for the plot. Comments are made in relation to the use of materials and the building line for this site in relation to an application that was submitted for the plot to the north (No. 15 The Chase, ref 99/00263/FUL). It is requested that both the materials and the building line should be varied and the use of dark red bricks should be avoided. [The application for the site to the north has now been withdrawn so this application needs to be considered in isolation]
- 19.11 Six local residents have responded to consultations on the proposals and have raised, in the main, the following points:
- the proposals represent an over-development of the plot and in fact the dwelling proposed will not fit within the existing plot boundaries
 - the development will result in over-looking and loss of privacy to the east and south.
 - the development will block light received by the dwelling to the south
 - drainage services are inadequate or would be overloaded
 - the development will alter the character of the road
 - the hedge/ tree boundary to the west (rear) may be threatened
 - existing trees have already been removed

Material Planning Considerations

- 19.12 In this case the key issues to be considered are:
- the impact of the development on the character and appearance of the area, given the local plan and design guide policies; and,
 - any impact in relation to over-looking and the loss of amenity, privacy or light.

Character and appearance

- 19.13 The Chase is an area of mixed forms of development. There currently exist bungalows, chalet bungalows and houses. The frontage widths of the properties do vary but few could be considered to be exceptionally generous given the styles of properties contained on them. They vary between 7 to 14m with a number of the existing houses being on plots which are 9 or 10m in width. The plot width anticipated here is 11.4m. This accords with measurements taken on the ground and is more generous than the minimum width established in the local plan. Side separation distances will be achieved in the normal way.

- 19.14 In terms of frontage treatment, many of the existing properties have these set to hardstanding for vehicle parking given the limited nature of the plots. There is a mixture of types and styles of garaging but there are a number of integral garages. The treatment of the proposed plot would be consistent with this, with an integral garage proposed and a double width driveway.
- 19.15 There is considerable uniformity in the street when the distance of the properties from the footway edge is considered. Invariably they are set back between 6 to 8m. The new property is to be set back by a distance of 6m.
- 19.16 As indicated, the existing dwellings in the road have a mix of heights, depending on their type. There are existing houses in the street with a ridge height greater than that of the proposals, and in close proximity to them. These are located immediately adjacent to bungalows or chalet bungalows. The proposed dwelling has a height of 8.5m to the ridge. To the north the existing bungalow will remain, to the south is a chalet bungalow.
- 19.17 The style of the dwelling is contemporary with many that are coming forward now. The street does not have an existing dominant style. There are examples of development from almost all decades from the late 19thC onwards. Modern development is already readily apparent in the street.
- 19.18 The applicant has submitted a supporting statement. In it he argues that the form of development proposed now is similar to re-developments that have already taken place close by to the site in the street. The impact on character and appearance then, must revolve around the consistency or otherwise that the proposals have with the existing forms of development in the area. It is considered that the proposed development would fit acceptably in a street which has a mix of styles of development, given its comparable characteristics. It would not have an unacceptable impact on the character or appearance of the area.

Amenity

- 19.19 It would be difficult to sustain any argument that the proposals will lead to the loss of amenity for residents across the road (to the east). The road is public domain and any housing across the road would probably be a minimum of 20m distant. The situation here will be no different from that elsewhere on the street.
- 19.20 To the north is the existing bungalow. Existing boundary treatment, with fencing and substantial planting to the north side, will reduce over-looking from ground floor windows. This can be reinforced by any boundary treatment required by virtue of a condition attached to any permission. Only one first floor window, which is to a bathroom and can be obscure glazed would face this way. The bungalow is over 5m distant from the house and, as such, it will not have an unacceptable impact on light reaching that property.
- 19.21 On the south side at ground floor three windows face the side of the existing chalet bungalow. Existing boundary treatment here is a low hedge (only approx 1m high). This falls within the adjoining plot and will not be removed by the development. Further boundary treatment could be implemented to reduce overlooking more. At the rear, of the proposed dwelling, patio doors are proposed that will face the direction of No 11 to the south. However these are located 6m from the boundary and boundary treatment can reduce any impact to an acceptable level. At first floor level there are two windows, both to bathroom facilities. These can be obscure glazed.
- 19.22 As the existing property is to the south it would be difficult to substantiate any argument that the proposed dwelling would lead to the loss of any light. The main room windows in the existing chalet bungalow face towards the road or the rear garden. Given that and the location of the existing and proposed dwellings in relation to each other, it is unlikely that there will be a detrimental impact on amenity or privacy here.

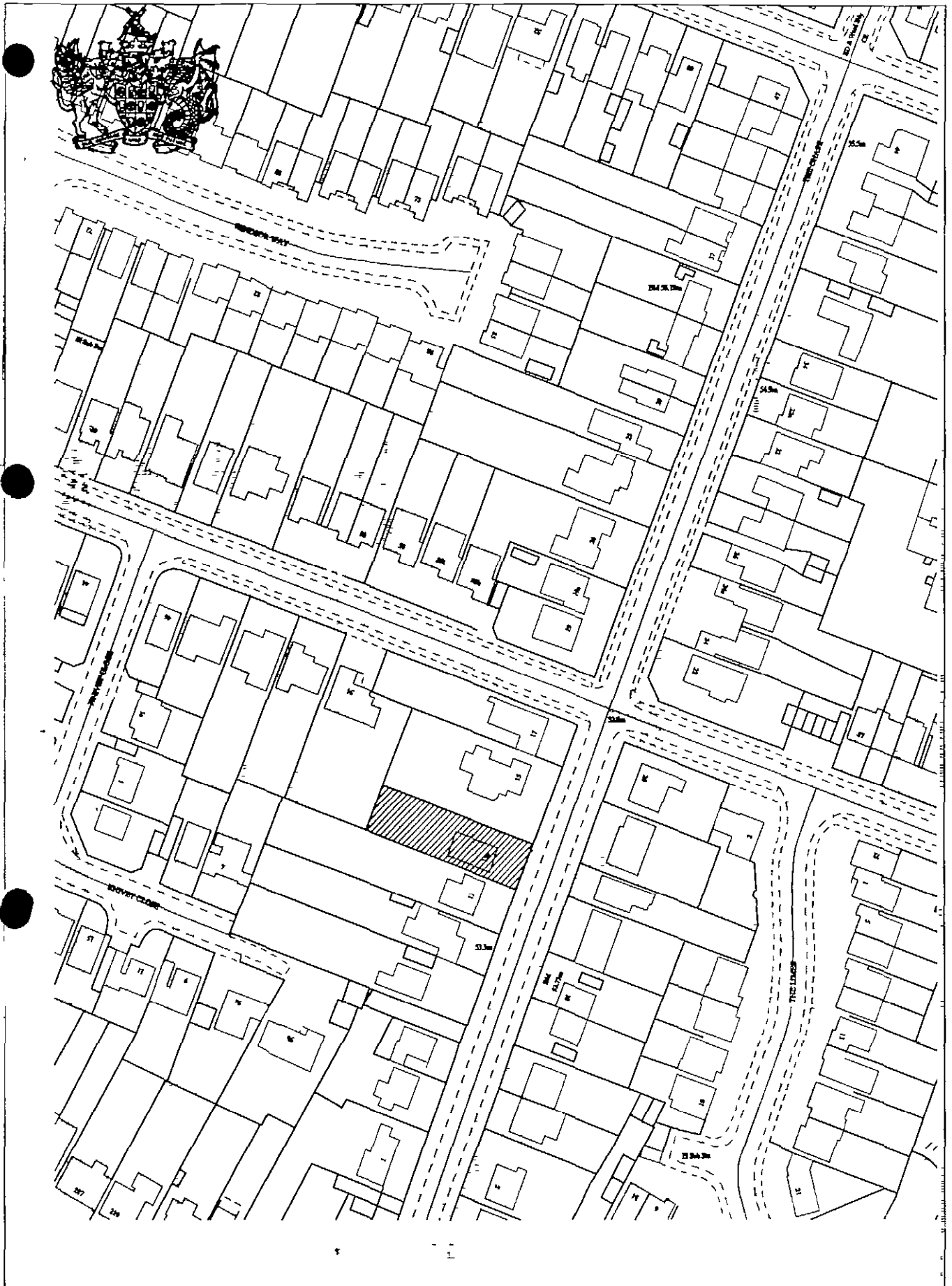
Conclusion

- 19.23 These proposals represent a form of intensification development that is supported in principle by the policies set out in the Local Plan. Despite that, such forms of development can have an unacceptable impact on the character and amenity of an area by virtue of the type and scale of the new development proposed.
- 19.24 In this case consideration has to be tempered by the existing character and types of development that have already taken place in the area. Bearing that in mind, it is not considered that the proposals will have an unacceptable impact such that they should be resisted.

Recommendation that this Committee resolves:

- 19.25 That the application be **APPROVED** subject to the following condition heads:

- 1 SC4 Time Limits Full - Standard
- 2 SC14 Materials To Be Used (Externally)
- 3 SC16 PD Restricted – Model FFFL
- 4 SC23 PD Restricted – Obscure Glazing
- 5 SC50A Means of Enclosure – Full (Without PD Restriction)
- 6 SC60A Tree & Shrub Protection
- 7 SC64A Visibility Splays - Details
- 8 SC70 Vehicular Access – Details
- 9 SC81 Garage & Hardstand
- 10 SC75 Parking & Turning Space
- 11 SC84 Slab Levels Specified



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Committee Report

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Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29 JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **DEMOLISH EXISTING DWELLING TO ERECT THREE STOREY
BLOCK OF 16 ELDERLY PERSONS FLATS, ONE WARDENS FLAT
AND PROVIDE CAR PARKING PROVISION.
79 ASHINGDON ROAD, ROCHFORD
(JUNCTION OF ASHINGDON ROAD AND ROCHE AVENUE)**

Author : **Kevin Steptoe**

Application No: **99/00199/OUT**

Applicant : **A LEWIS AND SONS (CONSTRUCTION) LTD**

Zoning : **RESIDENTIAL**

Parish: **HAWKWELL PARISH COUNCIL**

Planning Application Details

- 20.1 This application is in outline form. The applicant is seeking to establish the principle of the use of this site for a development of elderly persons flats. At this stage the applicant is seeking consideration only of the siting of and means of access to the building proposed.
- 20.2 The development would require the demolition of the existing dwelling on the site. Although the application relates to siting and access only, the applicant has provided some additional details. These indicate that the new building would be three storeys in height, would accommodate 16 elderly persons units and 1 wardens unit and that 10 car parking spaces would be provided on the site. Access would be created from a location in Roche Avenue approximately 20m from the junction with Ashingdon Road. Drawings of typical elevational treatment have been supplied.
- 20.3 These show the building to have a mansard roof construction. It appears that there would be a considerable number of windows to both the front and rear. Some of the window openings would be full length, ie floor to ceiling, fitted with sliding doors and outside railings. Dormer windows would be inserted in the full length of the mansard roof to provide flat units on the third storey. The building is to be located to the corner of the site adjacent the Roche Avenue/ Ashingdon Road junction. The car parking area would be provided to the west side of the site.

Relevant Planning History

- 20.4 Three permissions have been granted in the 1960s, 70s and 80s for extensions to the dwelling currently on the site.

Consultations and Representations

- 20.5 **Essex County Council (County Surveyor)** raises no objections to the proposals subject to a number of conditions. These relate to the dimensions of any access road, pedestrian visibility splays, the provision of a turning area, the surfacing of the parking area, the location of pedestrian accesses, providing sufficient car parking and the stopping up of existing accesses
- 20.6 **The Environment Agency** raises no objections.
- 20.7 **Anglian Water** raises no objections in principle. However it is suggested that a condition be added to any approval indicating that the details of foul and surface water drainage will need to be approved. It indicates that severe on site surface water attenuation will be required
- 20.8 **The Head of Corporate Policy and Initiatives** indicates that there are three trees on the frontage of the site which are considered to contribute to the street scene. These would need to be removed for the development to proceed as proposed. This should be resisted (These trees are now protected by TPO 4/99).
- 20.9 **Hawkwell Parish Council** considers that a three storey building is out of character with the street scene given the open school playing field to the north. It indicates that, if the authority is mindful to approve, a condition should be attached restricting occupancy to elderly persons. Other occupants would create a need for more vehicle parking
- 20.10 **The Rochford Hundred Amenities Society** expresses concern in relation to the height of the proposed development. It is considered that this will block light to existing dwellings in the area and is not suitable as an elderly persons unit due to evacuation difficulties in emergencies.
- 20 11 12 responses to neighbouring occupier consultations have been received They have raised a range of issues, in the main, as follows:
- access to the site will create additional problems of parking, congestion and disruption and difficult emergency access in Roach Avenue. The situation is already poor due to long term daytime parking for the station.
 - Inadequate car parking provision is made within the site
 - The form of development, being three storey in height, is uncharacteristic of the area
 - Occupation of the units would change from elderly persons only to general occupation, this would lead to additional car parking and other problems
 - There will be a detrimental impact on residential property value
 - The location is not appropriate for elderly persons due to busy roads/ road junction
 - Development will result in the loss of an attractive and established existing property
 - Proposals represent over-development of the site
 - There is no requirement for this form of development, there is adequate provision already available locally
 - Development will block light to adjoining properties

- The car parking area will exacerbate the asthma health problems of a neighbouring occupier
- Overlooking will lead to loss of residential amenity
- The current siting proposed will lead to the loss of trees on the site
- A covenant exists which precludes this form of development.

Material Planning Considerations

20.12 The site is located within the residential development zone identified in the Local Plan. However, although the principle of residential development may be established, due regard must still be paid to the impact of the proposals on the area in which it is situated.

20.13 In this case the key issues to be considered are as follows:

- The scale of the intended development in relation to the plot and any impact as a result on the character and appearance of the area and the amenity provision within the site;
- the impact on the trees on the site;
- the level of car parking provision, access and impact on the adjacent roads;
- the occupation of any units on the site; and,
- any impacts on residential amenity,

Character and appearance

20.14 The area currently contains mixed development. To the north of the site is the school playing field. To the west is the predominantly chalet style of development on Roche Avenue. South of the site is the flat development at Suffolk Court. On the other side of Ashington Road there is a parade of shop units with flats over, and, to the south east there is modern residential development.

20.15 The Suffolk Court and Roche Avenue development appears established and, due to landscaping or location, are not predominant in views of the area. The parade of shops has a parking area to the frontage along with grassed areas. Because of this it is set well back from the road and again, although is a large single block of development, is not over-dominant in views. The modern residential development, although appearing more compact than other development in the area, is located to the south east side of the roundabout junction and is enclosed by surrounding walling. Again, not dominant in the local views. All existing development is either single or two storey.

20.16 The proposals however would consist of a single built form at three storeys in height. At the closest it would be located approx 1.4m back from the front of the site and 2.4m from the footway edge. All significant existing frontage trees would have to be removed for the development to take place. Whilst three storey development should not necessarily be ruled out simply because it does not exist in the area at present, this single block, shown to be all at three storey height, would prove very dominant in views of the area. It is not considered to be appropriate given the existing character of development in the vicinity and the effect that it would have on the appearance of the area, partly due to its scale and partly due to the corner location.

20.17 As a result of the scale of development proposed, the building would not only have an unfortunate impact on the character of the vicinity, but also results in minimal on site provision for amenity purposes. This is symptomatic of proposals which represent over developments of the sites on which they are located. As a result it is considered that the proposals do not match up to the reasonable requirements of the authority as established in local plan policies H2 and H17

Trees

- 20.18 As set out above, it has been identified that there are three significant trees on the frontage of the site, which are now protected by tree preservation order. Because of the proximity of the proposed building to the frontage of the site it is improbable that the building works could take place without the removal of the trees. These trees add significantly to the character of the area and it is not considered that the provision of elderly housing units here should outweigh the harm that would be caused by the loss of the trees.

Parking and traffic implications

- 20.19 Many existing local residents are concerned at the traffic impact of these proposals. They point out that currently, during working days, Roche Avenue is lined with vehicles which have been left whilst the occupants travel onwards to work by train from Rochford Station. There is certainly considerable parking in the road by day. Providing a new access here would be likely to push the existing pressure for parking further along the road or to other areas.
- 20.20 This is clearly an existing problem which is not caused by these development proposals. Even if these proposals may exacerbate it, if it is to be solved other measures, such as residents only parking restrictions or improved integrated transport provision. This is not an argument to resist these proposals.
- 20.21 On site, 10 car parking spaces are proposed. The requirement, set out in the Local Plan for sheltered housing for elderly persons, is that two spaces should be provided for the warden (self and visitor) and that otherwise one space should be provided for every two units.
- 20.22 In this case there are to be 16 units. Therefore eight spaces plus the two for the warden are required, total ten. This requirement is met. The other requirements suggested by the County Surveyor in relation to access widths and visibility splays can also be achieved.

Unit occupancy

- 20.23 Some concern has been raised with regard to the occupancy of the units. It is feared that, if permitted, occupancy will change from elderly persons to all ages with consequent additional demand for parking and other facilities. The authority is in a position to impose occupancy conditions and/ or seek a legal agreement stipulating the occupancy criteria, if it was considered that the proposals were acceptable in all other respects, I would recommend that permission is not granted without an associated legal agreement.

Residential amenity

- 20.24 The main elevations of the building face east and south onto the existing roads in the area. The elevation to the north faces onto the school playing field. It is not considered that the inter-relationship between these elevations and the neighbouring uses cause any unacceptable harm.
- 20.25 To the west however is an existing traditional residential unit with gardens front and rear. There will be some impact on the occupiers of this dwelling. The car parking area is to be located immediately adjacent to the full length of the boundary with this dwelling, in fact within 0.5m of the boundary. The coming and going of vehicles will be perceptible from within the rear garden area of this dwelling. In addition, although drawings of the western elevation are not available, the available drawings of other elevations show windows to all floors. Whilst there is a 13m separation between the proposed building and the existing dwelling, it is considered that there will be a harmful impact if the window arrangement for the western elevation is as the other elevations provided.

Conclusion

- 20.26 These proposals would appear to be unacceptable for a number of reasons. The applicant has sought to establish the principle for this use of the site without the submission of a great deal of detail at this stage. Whilst they are entitled to do this, the authority is equally entitled to request that *additional detail is provided. The additional information that has been made available is sketchy and does not add significantly to the understanding of the proposals*
- 20.27 Officers have not sought to negotiate at length with the applicants because of the obvious shortcomings of the scheme. To do so would lengthen the time taken to reach a decision, involve additional expense on all sides and would be unlikely to alter the recommended decision. Fundamentally, the scale of the proposals with respect to the site on which they are located make the proposals unacceptable. It is this intensity of development on one small site which leads to all the other problems set out above.

Recommendation that this Committee resolves:

- 20.28 That the application be **REFUSED** for the following reasons:

- 1 Three storey development on the footprint and site coverage proposed is considered to be out of character with the existing appearance and development in the vicinity. Generally the area is characterised by development which is set in plots with room for landscaping measures to be established or which is set at some distance back from the roadside boundary. There is no development at three storey height. The proposed building is to be located close to the roadside boundary and is of such an extent that there is insufficient room for landscaping measures to be implemented or for a reasonable amount of on site amenity space to be provided. The building proposed is of three storey height, which is not necessarily unacceptable in principle. However it is considered that the bulk of the development, as detailed on the indicative drawings, pays inadequate regard to the scale and heights of the development hereabouts. On this basis the proposal is considered to represent an overdevelopment of the site. These shortcomings in scale and appearance are contrary to government guidance in Planning Policy Guidance Notes 1 (General Policy and Principles) and 3 (Housing), Essex Structure Plan (1995) policies BE2 and BE7 and Rochford District Local Plan (1995) policies H2, H17, and H24.
- 2 The location of the proposals would require the removal of three trees protected by Tree Preservation Order (Order 04/1999). These trees contribute significantly to the character and appearance of the existing street scene and as such their removal would detrimentally impact on that character. The removal of the trees therefore would be contrary to government guidance in Planning Policy Guidance Notes 1 (General Policy and Principles) and 3 (Housing), Essex Structure Plan (1995) policy BE2 and Rochford District Local Plan (1995) policies H2 and H24.
- 3 The location of the parking area is immediately adjacent to the existing neighbouring residential unit at 2 Roche Avenue. It is considered that the close proximity of the parking area will lead to unacceptable disturbance and loss of amenity to the occupiers of that property. No additional information has been supplied to indicate that measures may be put in place to reduce this harmful impact. As such the impact is contrary to the Rochford District Local Plan (1995) policy H17.

- 4 The application has been made in outline form. However the authority has requested that additional information be supplied in relation to the external appearance and design of the proposed building under its powers granted by the Town and Country Planning (General Development Procedure) Order 1995. Despite this only typical elevational drawings have been supplied, and no details of the west elevation of the proposed building. It is considered that there may be unacceptable implications for the residential amenity of the existing neighbouring occupier to the west (no 2 Roche Avenue) by virtue of overlooking and loss of privacy from the windows in the three storey building. However, due to the lack of information the authority is unable to assess the impact of the building in relation to this matter at this stage.



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Committee Report

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Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **29 JULY 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **THE PROVISION OF A COACH TURNING AREA WITHIN THE
SCHOOL GROUNDS
KING EDMUNDS SCHOOL, VAUGHAN CLOSE, ROCHFORD**

Author : **Julie Morgan**

Application No: **99/00340/FUL**

Applicant : **KING EDMUND SCHOOL**

Zoning : **METROPOLITAN GREEN BELT AND IDENTIFIED AS AN EXISTING
SECONDARY SCHOOL**

Parish: **ROCHFORD PARISH COUNCIL**

Planning Application Details

- 21.1 This full application is for the provision of a coach turning area within the school grounds of The King Edmund School, Vaughan Close, Rochford. The proposal is to erect a 2.2 metre high wire mesh fence and gates to complete the enclosure of the turning area.
- 21.2 A separated area of playground will form the new proposed coach turn-around, adjacent to the sixth form car park. The proposed turning area has a metalled surface reinforced in 1992 to create a heavy duty surface for withstanding use by Coach and Bus vehicles. This proposal therefore does not include any operations relating to the preparation or alteration of hardstanding. Furthermore, as detailed below, this area has been in continued use since at least 1992 for dropping-off and turning of the coaches in the afternoons as well as a dual use as a playground.
- 21.3 It is hoped that this full application largely addresses the concerns raised in the two other current and separate planning applications relating to the site, reference numbers 99/00294/FUL and 99/00273/FUL.
- 21.4 Members will note from the application number that sequentially this application was submitted after the two items on the schedule for building extensions to the School. This is because it was submitted by the School in response to concerns raised by Officers and local Members regarding the problems experienced due to current Bus/Coach arrangements.

Relevant Planning History

- 21.5 There are two other planning applications relating to the above named site being considered concurrently. These are;

Application 99/00273/FUL To construct a new first floor over existing single storey building creating no 8 new classrooms in a two storey building. Also incorporating an extension for stair access.

Application 99/00294/FUL The proposal is to erect a two-storey building comprising a kitchen and dining hall on ground floor and music teaching area on first floor.

- 21.6 A summary of previous planning applications submitted to this authority includes,

- 0642/96 To erect a single sixth form classroom block. The County Surveyor initially opposed the proposal on the grounds of a lack of parking provision, and an unsuitable means of access from Vaughan Close. With a revision to include parking provision the proposal was accepted by the County Surveyor and granted planning permission. Also, when the Sixth Form building was constructed, two further demountable buildings were removed from the site. These developments therefore did not increase the size of the school accommodation.
- 0448/95 To erect a detached sports hall at rear for school use and private hire. Granted permission subject to several conditions including limited hours of use.
- 0320/94 Advert regulation consent to erect a flagstaff.
- 0352/93 To erect a single storey building rear of the school to house No 4 science laboratories, with link to the existing school building. When the school became grant maintained in 1993 and the new Headmaster was appointed, priority for the premises development was to progress towards the siting of subject rooms. Between 1993 – 1994 a new science block was built and two demountable buildings were removed from the site, resulting in an improvement in the quality of science accommodation and subject siting.
- 0358/91 To continue the use of No.5 relocatable classrooms. Temporary planning permission was granted with a planning condition that required their removal by 31 October 2001.
- 0846/84 Application for re-cladding works to building.
- 0328/84 Application for re-cladding works to building.

Consultations and Representations

- 21.7 **Rochford Parish Council** welcomes the proposals.
- 21.8 **The County Surveyor** recommends no objection subject to any permission granted being subject to a period not exceeding 12 months.
- 21.9 **The Environment Agency** has no comment.
- 21.10 **Anglian Water** has no objections to the proposal but would like an Informative, advising of the location of surface water sewers, to be attached to any permission granted.

Material Planning Considerations

21.11 The main planning issues material to Member's consideration of this application are;

- Planning Policy
- Appearance
- Highways issues

Planning Policy

21 12 The proposal for a coach turnaround in the grounds of the King Edmund School proposes exceptional circumstances for development in the Metropolitan Green Belt, arising from a need to provide adequate access to Educational facilities at this site. However, there are no specific policies contained within the adopted Local Plan relating to the provision of coach turning facilities within the Metropolitan Green Belt. The proposal itself does not involve any significant built development and is open in nature, thus not in conflict with PPG advice.

Appearance

21.13 The openness of the site would not be materially affected by the erection of wire mesh fencing at this location. There would be minimal construction disruption as the hardstanding surface has already been reinforced.

Highways Issues

21 14 The current situation is that the coaches arriving in the morning in Spencer Gardens and drop-off the school children in this residential area causing traffic congestion and other disturbance to local residents. Whereas in the afternoon the coach turnaround is already in use for this purpose with the coaches arriving, turning and parking in this area prior to school finish time, pupils then boarding the coaches which then depart from the site to the home destinations.

21.15 The County Surveyor had initial concerns about the practicalities of this proposal and at first recommended it for refusal based on concerns relating to the possible conflicts with the garage users and sub-standard access. However, in the light of additional information he now recommends no objection subject to a 12 month temporary consent with attached notes;

1. This recommendation is to enable the use of the access to be monitored.
2. It should be noted that any further development on the site is likely to be subject to a recommendation for refusal, without a properly formed access onto Brays Lane

Conclusion

21.16 In the light of the current circumstances whereby the residential streets serve as an access to the school, the proposal is considered an improvement to the current situation which does cause considerable disturbance to the local residents every morning when the school children alight from the coaches in the residential area of Spencer Gardens. The application proposal does have the advantage of concentrating the bus activity within the school grounds, although arguably at the expense, to a degree, of the amenities enjoyed by residents near to, or on, the route to the turnaround

21 17 The scale of the problems and the issues involved are reflected in the submission of a petition by the local residents in opposition to the developments proposed in the following two applications Ref 99/00273/FUL and 99/00294/FUL where one of the primary grounds of objection is due to the current bus and coach arrangements.

- 21.18 However, it is hoped that these local problems of traffic congestion and loss of amenity around Spencer Gardens and Vaughan Close can be minimised by the implementation of this permission in order to contain the level of school activity within the site. Although Members will appreciate that whilst the Local Planning Authority can grant permission for the proposal it does not have powers to insist the buses use the facility. Given all the circumstances of the application, it is not considered that a temporary permission as advocated by the County Surveyor is appropriate.

Recommendation that this Committee resolves:

- 21.19 That the Corporate Director (Law, Planning and Administration) recommends that this application should be **APPROVED** subject to the following Conditions and Informatives;

- 1 SC4 Time Limits Full – Standard
- 2 The coach turning area hereby permitted shall not be used outside the hours of 08.00 to 20.00 Monday to Friday; 09.00 to 14.00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.
- 3 SC34 Floodlights Prohibited
- 4 The coach turning area shall be provided in full accordance with the details hereby approved prior to the first beneficial use of the extensions proposed under applications 99/00273/FUL and 99/00294/FUL and it shall thereafter be retained in the approved form and kept clear for its intended use.



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Committee Report

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Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On : **29 JULY 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **TO CONSTRUCT A NEW FIRST FLOOR OVER EXISTING SINGLE STOREY BUILDING CREATING No. 8 NEW CLASSROOMS. THE TWO STOREY BUILDING ALSO INCORPORATES AN EXTENSION FOR STAIR ACCESS.
KING EDMUND SCHOOL, VAUGHAN CLOSE, ROCHFORD**

Author : **Julie Morgan**

Application No. **99/00273/FUL**

Applicant : **KING EDMUND SCHOOL**

Zoning : **METROPOLITAN GREEN BELT
IDENTIFIED AS A SECONDARY SCHOOL**

Parish. **ROCHFORD PARISH COUNCIL**

Planning Application Details

- 22.1 A full planning application to construct a new first floor over existing single storey building creating no. 8 new classrooms. The two-storey building would also incorporate an extension for stair access.
- 22.2 The King Edmund School is situated just outside the eastern edge of the Rochford urban envelope in the Metropolitan Green Belt. The site is bordered to the west by residential properties along Spencer Gardens and Vaughan Close, and to the south by residential properties on Oxford Road.
- 22.3 The group of school buildings is situated towards the west corner of the site. To the west of the site tennis courts buffer the boundary along the residential properties. To the south there is an expanse of open space that comprises the school playground between the private dwellings and the school buildings.
- 22.4 The proposal to erect another storey on an existing block is to use the same construction materials as the former. The existing ground floor single storey block is situated on the southern edge of the group of school buildings and is visible at a distance from the rear of many properties along Oxford Road, Rochford, although viewed against the backdrop of the main school buildings.

Relevant Planning History

22.5 There are two other planning applications relating to the above named site being considered concurrently. These are,

Application 99/00294/FUL To erect a two-storey building comprising a kitchen and dining hall on ground floor and music teaching area on first floor.

Application 99/00340/FUL For the provision of a coach turning area within the school grounds.

A summary of previous planning applications submitted to this authority includes;

- 0642/96 To erect a single sixth form classroom block. The County Surveyor initially opposed the proposal on the grounds of a lack of parking provision, and an unsuitable means of access from Vaughan Close. With a revision to include parking provision the proposal was accepted by the County Surveyor and granted planning permission. Also, when the Sixth Form building was constructed, two further demountable buildings were removed from the site. These developments therefore did not increase the size of the school accommodation.
- 0448/95 To erect a detached sports hall at rear for school use and private hire. Granted permission subject to several conditions including limited hours of use.
- 0320/94 Advert regulation consent to erect a flagstaff.
- 0352/93 To erect a single storey building rear of the school to house No.4. science laboratories, with link to the existing school building. When the school became grant maintained in 1993 and the new Headmaster was appointed, priority for the premises development was to progress towards the suiting of subject rooms. Between 1993 – 1994 a new science block was built and two demountable buildings were removed from the site, resulting in an improvement in the quality of science accommodation and subject suiting.
- 0358/91 To continue the use of No.5 re-locatable classrooms. Temporary planning permission was granted with a planning condition that required their removal by 31 October 2001.
- 0846/84 Application for re-cladding works to building
- 0328/84 Application for re-cladding works to building.

Consultations and Representations

- 22.6 **Rochford Parish Council** express concern as there is considerable congestion around the school on the roads at the moment and members would look to see included in the proposals adequate car parking provision within the site of the school. Also, concern as to the new two-storey building having no means of access to the second storey for disabled children.
- 22.7 **The County Surveyor** recommends that space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site.
- 22.8 **Anglian Water** has no objection subject to a condition being attached to any permission granted for the details of water drainage to be approved by the Local Authority.
- 22.9 **The Environment Agency** has no objections.

- 22.10 **Building Control Manager** advises lift provision is not a requirement under the Building Regulations but strongly recommends its provision to the upper floor. If alterations are being carried out to ground floor, then disabled toilet facilities and a ramped access is recommended.
- 22.11 **Head of Corporate Policy & Initiatives** raises concern regarding the Metropolitan Green Belt. If the building to the east of this application is also two-storey then this application will not really affect the openness of the Green Belt. Nevertheless, policy GB1 has a presumption against development – are there very special circumstances? Is there a proven demand for additional classrooms at this school? What is the opinion of the Essex County Council Education Officer?
- 22.12 **Head of Housing, Health and Community Care** has no adverse comments subject to appending SI16 and a condition for approving any proposed lift system, to any permission granted.
- 22.13 **Rochford District Access Committee for the Disabled** raises concerns regarding suitable access and toilets for disabled people on the first floor.
- 22.14 Three letters of concern have been received from local residents in relation to this application, with concerns regarding construction traffic, parking problems and traffic congestion. There is also concern that emergency vehicles may not have adequate access into the site at present due to highways congestion on Spencer Gardens and Vaughan Close.
- 22.15 **A Petition signed by 48 local residents** was submitted in opposition to the development, from residents of Spencer Gardens, Vaughan Close and Oxford Road. The reasons for opposing this proposal included the potential for;
- an increase in school population and teachers
 - More cars visiting site, and a lack of parking facilities
 - More buses parking along Spencer Gardens and Vaughan Close
 - More rubbish
 - Loss of privacy and amenity

Material Planning Considerations

- 22.16 The main planning issues material to Member's consideration of this application are;
- Planning Policy
 - Siting and Design
 - Highways Issues
 - Other Considerations
- 22.17 **Planning Policy**
The site is situated within the Metropolitan Green Belt according to the proposal map of the adopted Local Plan. Policy GB1 of the adopted Local Plan requires 'exceptional circumstances' for the granting of any planning permission for the construction of new buildings or extension of existing buildings. Planning Policy Guidance Note 2: Green Belts has to be read in conjunction with Local Plan Policy GB1, as it updates the policy, redefines the objectives of the Green Belt and the basis on which exceptional circumstances are considered.
- 22.18 The designation of this site on the adopted Local Plan proposals map also as a Secondary School is a material planning consideration in the light of the educational facilities required in the area.

- 22.19 The Department for Education and Employment has approved 211 basic need places for children of 11-16 years in the area. The Funding Agency for Schools and Essex County Council as the Local Education Authority, have agreed 106 of these places to be provided by the King Edmund School by the beginning of the academic year 2002.
- 22.20 The current school population stands at 1300 students, extending over a catchment area including the island of Foulness, some 11 miles away. However, Section 30 Predictions from Essex County Council show that this school would need to expand by some 1758 places by the year 2008 just to include students within the priority catchment area. The Governors of the school will resist an expansion of the school beyond a population of 1525 by the year 2002.
- 22.21 The provision of adequate educational facilities at this school is a reasonable proposal and it is considered that this application, on a site recognised for educational purposes within the Local Plan, comprises an exceptional circumstance in support of the application. In any event, within the context of the school grounds and buildings the proposal does not affect the openness of the Green Belt.
- 22.22 This proposal is also part of an overall internal re-organisation of the activities carried out within the school, whereby the subject classrooms are being suited into convenient 'zones'.
- 22.23 There is no loss of school playing field proposed, nor any proposed loss of car parking provision at the site.
- 22.24 Siting and Design
The proposed new first floor above an existing single storey building is appropriately sited amongst the existing school buildings, where the external visual impact of the development would be kept to a minimum. Some of the existing school buildings are three storeys high so no increase in the existing elevations at the site is proposed. The impact is further kept to a minimum by the existence of the ground floor of the proposal.
- 22.25 A lift is recommended by four of the consultation responses received. The reasoning behind the absence of lift provision is that Essex County Council has addressed the problem by investing heavily in providing facilities and transport in the area at the Deanes School in Thundersley. The Deanes School not only has access for disabled students, but all the curricular facilities have special adaptations, i.e. Science, Technology, etc.
- 22.26 Highways Issues
The current situation is that coaches arrive in Spencer Gardens and drop-off the school children in this residential area in the mornings causing considerable traffic congestion. This aspect is covered in the preceding item on the schedule and the recommendation to approve this application is subject to a condition that the bus turning facility is provided in full prior to this extension coming into beneficial use.
- 22.27 Discussions have taken place with the Headmaster of The King Edmund School, Mr. G. Abel regarding a Legal Agreement to secure the prior completion of the bus turnaround, however, the Headmaster is not happy with a Legal Agreement because of additional cost and delay but has given his personal word that if the current planning applications are approved at the same time, then the permission to complete the coach turnaround as per Application 99/00340/FUL would be implemented prior to the beneficial use of the other developments.

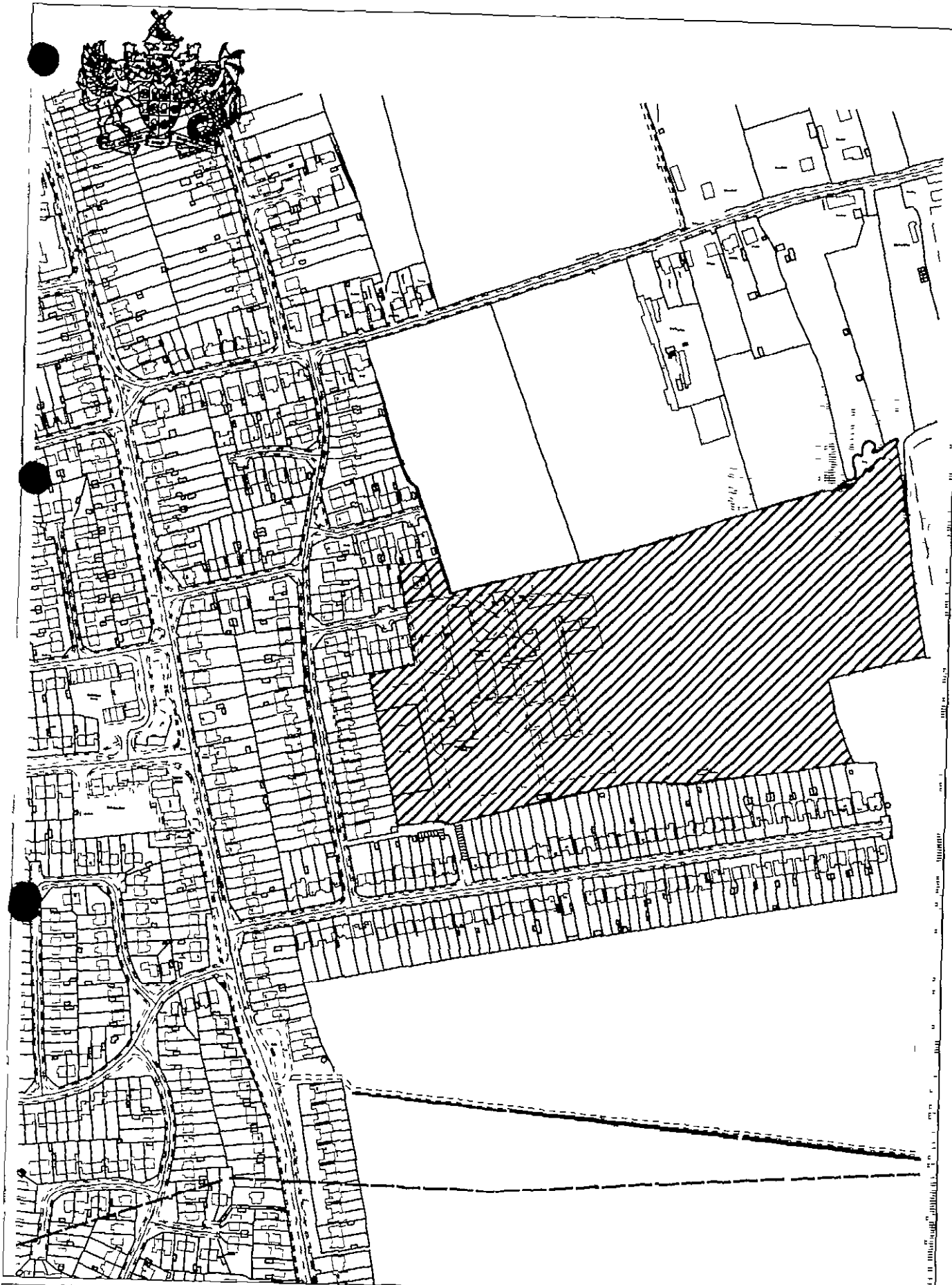
Conclusion

- 22.28 In the light of the current circumstances, it is considered that the new classrooms proposed are reasonable in order to provide an adequate standard of educational provision for the school population as supported by The Department for Education and Employment, Funding Agency for Schools and Essex County Council.

Recommendation that this Committee resolves:

- 22 29 That the Corporate Director (Law, Planning and Administration) recommends that this application should be **APPROVED** subject the following Conditions:

- 1 SC4
- 2 SC15
- 3 SC90
- 4 SC91
- 5 The development hereby permitted shall not be brought into beneficial use until after the proposed coach turnaround including the fencing, has been implemented in full.



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Committee Report

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Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On: **29 JULY 1999**

Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title: **TO ERECT A TWO STOREY BUILDING COMPRISING A KITCHEN AND DINING HALL ON GROUND FLOOR AND MUSIC TEACHING AREA ON FIRST FLOOR
KING EDMUND SCHOOL, VAUGHAN CLOSE, ROCHFORD**

Author: **Julie Morgan**

Application No. **99/00294/FUL**

Applicant: **KING EDMUND SCHOOL**

Zoning: **METROPOLITAN GREEN BELT
IDENTIFIED AS A SECONDARY SCHOOL**

Parish: **ROCHFORD PARISH COUNCIL**

Planning Application Details

- 23.1 The proposal is to erect a two-storey building comprising a kitchen and dining hall on ground floor and music teaching area on first floor
- 23.2 The King Edmund School is situated just outside the eastern edge of the Rochford urban envelope in the Metropolitan Green Belt. The site is bordered to the west by residential properties along Spencer Gardens and Vaughan Close, and to the south by residential properties on Oxford Road.
- 23.3 The group of school buildings is situated towards the west corner of the site. To the west of the site tennis courts buffer the boundary along the residential properties. To the south there is an expanse of open space that comprises the school playground between the private dwellings and the school buildings.
- 23.4 This application forms part of an organisational review of the layout of the school, which includes trying to self-contain the music suite at a first floor level located away from nearby classrooms. The ground floor use is proposed as a school kitchen directly underneath the music rooms and an adjoining dining hall. The dining hall is to be constructed as a structure of one-and-a-half storeys in height.
- 23.5 The former uses of the current dining hall and music rooms are to be incorporated within the school's comprehensive re-structuring scheme whereby the subject classrooms are being suited into convenient 'zones'.

- 23.6 The proposed building is to be sited in a location currently being occupied by a demountable building, proposed to be removed prior to construction. This siting is in a pocket of land nestled among the existing group of school buildings.

Relevant Planning History

- 23.7 There are two other planning applications relating to the above named site being considered concurrently. These are;

Application 99/00273/FUL To construct a new first floor over existing single storey building creating no. 8 new classrooms in a two storey building. Also incorporating an extension for stair access.

Application 99/00340/FUL For the provision of a coach turning area within the school grounds.

A summary of previous planning applications submitted to this authority includes,

- 0642/96 To erect a single sixth form classroom block. The County Surveyor initially opposed the proposal on the grounds of a lack of parking provision, and an unsuitable means of access from Vaughan Close. With a revision to include parking provision the proposal was accepted by the County Surveyor and granted planning permission. Also, when the Sixth Form building was constructed, two further demountable buildings were removed from the site. These developments therefore did not increase the size of the school accommodation.
- 0448/95 To erect a detached sports hall at rear for school use and private hire. Granted permission subject to several conditions including limited hours of use.
- 0320/94 Advert regulation consent to erect a flagstaff.
- 0352/93 To erect a single storey building rear of the school to house No 4. science laboratories, with link to the existing school building. When the school became grant maintained in 1993 and the new Headmaster was appointed, priority for the premises development was to progress towards the siting of subject rooms. Between 1993 – 1994 a new science block was built and two demountable buildings were removed from the site, resulting in an improvement in the quality of science accommodation and subject siting.
- 0358/91 To continue the use of No.5 relocatable classrooms. Temporary planning permission was granted with a planning condition that required their removal by 31 October 2001.
- 0846/84 Application for re-cladding works to building.
- 0328/84 Application for re-cladding works to building.

Consultations and Representations

- 23.8 **Rochford Parish Council** Members are concerned that this proposal will generate yet more traffic and suggest there is included provision for parking cars within the site of the school.
- 23.9 **The County Surveyor** raises no objections.
- 23.10 **The Environment Agency** has no objections.

- 23.11 **Anglian Water** has no objections.
- 23.12 **Building Control Manager** strongly urges a lift installation, especially in view of the specialist use at first floor level, yet the area proposed at that level is such that provision could be considered unreasonable.
- 23.13 **Head of Corporate Policy & Initiatives** raises concern regarding the Metropolitan Green Belt. If the building to the east of this application is also two-storey then this application will not really affect the openness of the Green Belt. Nevertheless, policy GB1 has a presumption against development – are there very special circumstances? Is there a proven demand for these facilities at this school? What is the opinion of the Essex County Council Education Officer?
- 23.14 **Head of Housing, Health and Community Care** has no adverse comments subject to appending SI16 and several conditions to any permission granted. The conditions relate to approving plant and extraction equipment, and ensuring that building insulation is maintained.
- 23.15 **Rochford District Access Committee for the Disabled** raises concerns regarding suitable access and toilets for disabled people on the first floor.
- 23.16 **A Petition signed by 48 local residents** was submitted in opposition to the development, from residents of Spencer Gardens, Vaughan Close, and Oxford Road. The reasons for opposing this proposal included the potential for;
- an increase in school population and teachers
 - an increase in cars visiting site, and a lack of parking facilities
 - More buses parking along Spencer Gardens and Vaughan Close
 - More rubbish would ensue
 - Loss of privacy and amenity

Material Planning Considerations

- 23.17 The main planning issues material to Member's consideration of this application are;
- Planning Policy
 - Siting and Design
 - Highways issues
 - Other considerations
- 23.18 Planning Policy
The site is situated within the Metropolitan Green Belt according to the proposal map of the adopted Local Plan. Policy GB1 of the adopted Local Plan requires 'exceptional circumstances' for the granting of any planning permission for the construction of new buildings or extension of existing buildings. Planning Policy Guidance Note 2: Green Belts has to be read in conjunction with Local Plan Policy GB1, as it updates the policy, redefines the objectives of the Green Belt and the basis on which exceptional circumstances are considered. The designation of this site on the adopted Local Plan proposals map also as a Secondary School is a material planning consideration, in the light of the educational facilities required in the area.

- 23.19 The Department for Education and Employment has approved 211 basic need places for children of 11-16 years in the area. The Funding Agency for Schools and Essex County Council as the Local Education Authority, have agreed 106 of these places to be provided by the King Edmund School by the beginning of the academic year 2002.
- 23.20 The current school population stands at 1300 students, extending over a catchment area including the island of Foulness, some 11 miles away. However, Section 30 Predictions from Essex County Council show that this school would need to expand by some 1758 places by the year 2008 just to include students within the priority catchment area. The Governors of the school will resist an expansion of the school beyond a population of 1525 by the year 2002.
- 23.21 The provision of adequate dining facilities and music block at this school is a reasonable proposal and it is considered that this application, on a site recognised for educational purposes within the Local Plan, comprises an exceptional circumstance in support of the application. In any event, within the context of the school grounds and buildings the proposal does not affect the openness of the Green Belt.
- 23.22 There is no loss of school playing field proposed, nor any proposed loss of car parking provision at the site.
- 23.23 Siting and Design
The proposed dining hall, kitchen and first floor music block is appropriately sited amongst the existing school buildings on a site where the external visual impact of the development would be kept to a minimum. Some of the existing school buildings are three storeys high so no increase in the existing elevations at the site is proposed.
- 23.24 The reasoning behind the absence of lift provision is that Essex County Council has addressed the problem by investing heavily in providing facilities and transport in the area at the Deanes School in Thundersley. The Deanes School not only has access for disabled students, but all the curricular facilities have special adaptations, i.e. Science, Technology, etc.
- 23.25 Highways Issues
The current situation is that coaches arrive in Spencer Gardens and drop-off the school children in this residential area in the mornings, causing considerable traffic congestion. This aspect is covered in the preceding item on the schedule and the recommendation to approve this application is subject to a condition that the bus turning facility is provided in full prior to this extension coming into beneficial use.
- 23.26 Discussions have taken place with the Headmaster of The King Edmund School, Mr G Abel, regarding a Legal Agreement to secure the prior completion of the bus turnaround, however, the Headmaster is not happy with a Legal Agreement because of additional cost and delay but has given his personal word that if the current planning applications are approved at the same time, then the permission to complete the coach turnaround as per Application 99/00340/FUL would be implemented prior to the beneficial use of the other developments

Conclusion

- 23.27 In the light of the current circumstances, it is considered that the new facilities proposed are reasonable in order to provide an adequate standard of school meals provision for the school population and also create a self-contained music suite with minimal external effects on the rest of the school activities. This application for development at this school is supported by The Department for Education and Employment, Funding Agency for Schools and Essex County Council.

Recommendation that this Committee resolves:

23.28 That the Corporate Director (Law, Planning and Administration) recommends that this application should be **APPROVED** subject to the following Conditions:

- 1 SC4 Time Limits Full – Standard
- 2 SC14 Materials to be used (Externally)
- 3 SC92 Extract Ventilation
- 4 SC9 Removal of Buildings
- 5 SC85 Method Statement
- 6 No development shall commence prior to details of any externally sited plant or equipment shall be submitted to and agreed in writing by the LPA prior to installation.
- 7 The development hereby permitted shall not be brought into beneficial use until after the proposed coach turnaround including the fencing, has been implemented in full.



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DELEGATED PLANNING DECISIONS – 29 JULY 1999

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

Application No .	98/00412/FUL	Decision	Application Permitted
Location .	Hall Adj 47 High Street Great Wakering		
Proposal :	Demolish Existing Mission Hall and Erect 3 Bed Detached House		
Applicant .	Stewardship Services		

Application No :	98/00413/CON	Decision	Grant Conservation Area Consent
Location .	Hall Adj 47 High Street Great Wakering		
Proposal :	Demolish Existing Mission hall and erect 3-Bed Detached House		
Applicant :	Stewardship Services		

Application No :	98/00709/FUL	Decision :	Application Permitted
Location .	40 Windermere Avenue Hullbridge Hockley		
Proposal :	Two Storey Rear Extension and Garage to Side		
Applicant .	Mr And Mrs M Fisk		

Application No :	98/00737/FUL	Decision .	Application Permitted
Location	Land Rear Of 1-8 Robert Leonard Industrial Site Aviation Way		
Proposal :	Erect 3 Industrial Units for B1, B2 or B8 Use and 1 Unit for Office Use		
Applicant .	Robert Leonard Estates Ltd		

Application No :	98/00766/FUL	Decision	Application Permitted
Location .	106 Greensward Lane Hockley Essex		
Proposal :	Construct Vehicular Access and Erect Ground Floor Side Extension		
Applicant :	R Cornish		

Application No :	99/00014/FUL	Decision	Application Permitted
Location .	Land Adjacent Wadham Chase Nursery Blountswood Road Hockley		
Proposal .	Erect Block of Two Stables and Tack Room, Yard and Fencing		
Applicant .	Mr & Mrs C E Newbury		

Application No :	99/00026/FUL	Decision .	Application Permitted
Location .	10 Queen Anns Grove Hullbridge Hockley		
Proposal :	Erect Side and Front Entrance Porch Extensions		
Applicant	Mr And Mrs Ken Holmes		

Application No	99/00031/FUL	Decision	Application Permitted
Location :	5 Harewood Avenue Rochford Essex		
Proposal :	Convert Chalet to House		
Applicant :	Mr & Mrs J Bettis		

Application No . 99/00045/FUL Decision . **Application Permitted**
 Location . Land Adjacent Units 9-11 Riverside Industrial Estate South Street
 Proposal : Use of Site for Open Storage Erect Mobile Office and 1.8m High Fencing
 Applicant . Cottis Lodge Ltd

Application No 99/00121/FUL Decision . **Refuse Planning Permission**
 Location : 48 Queens Road Rayleigh Essex
 Proposal : Convert Hip Roof to Hipped Gable and Add Rear Dormer (to Provide Rooms in Roof at Second Floor Level)
 Applicant ; Mrs Vincent

- 1 Number 48 Queens Road is one half of a pair of two-storey, semi detached dwellings in a prominent position within this mixed street scene. The rear elevations are also visible from Broad Oak Avenue that runs along the side of these dwellings. The proposed formation of a part gable end roof, constructed with a squat half hip end, together with the construction of a substantial rear flat roofed box dormer, would if permitted seriously disrupt the overall symmetry of the existing pair. It would create an incongruous feature to both the front and rear street scene, the latter of which is also visible from another highway near by. This would be to the detriment of the character of the area as a whole.

Application No . 99/00125/OUT Decision : **Grant Outline Planning Permission**
 Location : 251 Rochford Garden Way Rochford Essex
 Proposal . Outline Application to Erect Two Storey Dwelling
 Applicant : Mr & Mrs M J Holmes

Application No 99/00165/FUL Decision . **Application Permitted**
 Location . Sheepcotes Farm Lower Road Hockley
 Proposal . Erect Stable Block (Demolish existing Stables)
 Applicant . P Cooke

Application No : 99/00169/FUL Decision : **Application Permitted**
 Location . 89 The Chase Rayleigh Essex
 Proposal . Erect 2 Pairs of Iron Gates (Approximately 2 Metres High) To Front Boundary
 Applicant : Mrs M Kumar

Application No . 99/00176/FUL Decision **Application Permitted**
 Location . 256 Daws Heath Road Rayleigh Essex
 Proposal . Erect Detached 3-Bed Bungalow (Demolish Existing Bungalow)
 Applicant Mrs P Scott

Application No : 99/00186/FUL Decision : **Application Permitted**
 Location : 12 Woodlands Avenue Rayleigh Essex
 Proposal : Two Storey Side Extension
 Applicant : Mr Digby

Application No : 99/00189/FUL Decision : **Application Permitted**
 Location : 5 Roach Avenue Rayleigh Essex
 Proposal : Rear Dormer window, Conservatory and Attached Garage
 Applicant : Mr & Mrs Hills

Application No : 99/00200/REM Decision : **Approve Reserved Matters**
 Location : 2 West Avenue Hullbridge Hockley
 Proposal : Erect 4-Bed Detached House With Integral Garage (Plot 1)
 Applicant : M Stone

Application No : 99/00203/FUL Decision : **Application Permitted**
 Location : 16 Albert Road Rochford Essex
 Proposal : Erection of 2 Detached 4 Bed Houses with Integral Garages
 Applicant : B Copeland

Application No : 99/00206/FUL Decision : **Application Permitted**
 Location : 70 Main Road Hawkwell Hockley
 Proposal : Demolish Existing Conservatory & Attached Outbuildings and Erect
 New Single Storey (Ground Floor) Pitched Roof Extension to Existing
 Bungalow.
 Applicant : Mr David Dean

Application No : 99/00225/FUL Decision : **Application Permitted**
 Location : 70 High Road Hockley Essex
 Proposal : Erect Single Storey (Ground Floor) Front Extension
 Applicant : R Hayward Esq

Application No : 99/00228/FUL Decision : **Application Permitted**
 Location : 32 Downhall Road Rayleigh Essex
 Proposal : Create Single Storey (Ground Floor) Side & Rear Extension
 Applicant : C Buckley

Application No : 99/00232/FUL Decision : **Application Permitted**
 Location : 4 The Glen Daws Heath Road Rayleigh
 Proposal : Erect 4-Bed Detached House with Integral Garage and Attached Car-port
 (Plot 17) Renewal of Application no F/0332/94/ROC
 Applicant : Gales Developments Ltd

Application No	99/00257/FUL	Decision	Application Permitted
Location	5 Macintyres Walk Rochford Essex		
Proposal	Erection of Two Storey Rear Extension With Pitched Roof		
Applicant	Mr & Mrs Michael Warner		

Application No	99/00261/FUL	Decision	Application Permitted
Location	Ashingdon School Farnbridge Road Rochford		
Proposal	Proposed Single Storey Extension		
Applicant	Ashingdon School		

Application No :	99/00274/FUL	Decision :	Application Permitted
Location	6 Leasway Rayleigh Essex		
Proposal :	Retention of Garage		
Applicant :	Mr Barron		

Application No :	99/00277/FUL	Decision :	Application Permitted
Location	35 Connaught Road Rayleigh Essex		
Proposal :	Provision of Pitched Roof Canopy to Front of Dwelling Including Pitched Roof to Part of Garage		
Applicant	Mr & Mrs A Ibrahim		

Application No :	99/00278/FUL	Decision :	Application Permitted
Location	22 Elmwood Avenue Hockley Essex		
Proposal :	Form Two Storey Side Extension and Single Storey Front Porch Both with Pitched Roof Over.		
Applicant	Mrs Galbraith		

Application No :	99/00281/ADV	Decision :	Grant	Advertisement
			Consent	
Location	63-69 Eastwood Road Rayleigh Essex			
Proposal	Display Two Free-Standing Non-Illuminated Sign Boards			
Applicant	McCarthy & Stone (Devs) Ltd			

Application No .	99/00287/FUL	Decision	Application Permitted
Location	Land Junction Bellingham Lane High Street Rayleigh		
Proposal :	Erect Rayleigh Town Council Millennium Pillar Clock		
Applicant :	Rayleigh Town Council		

Application No :	99/00295/FUL	Decision :	Application Permitted
Location	381 Ashingdon Road Rochford Essex		
Proposal :	Erect Pitched Roof Over Existing Flat Roofed Extension		
Applicant :	Mark Earwicker		

Application No : 99/00297/FUL Decision : **Application Permitted**
Location : 15 Blenheim Close Hockley Essex
Proposal : Front Porch and Pitch Roof to Part of Garage
Applicant : P Clements

Application No : 99/00300/FUL Decision : **Application Permitted**
Location : 17 Hawkwell Park Drive Hockley Essex
Proposal : Proposed Extension to Existing Front Dormers
Applicant : Mr R Biskey

Application No : 99/00308/FUL Decision : **Application Permitted**
Location : 168 Warwick Road Rayleigh Essex
Proposal : Side Extension to Form Conservatory with Apex Style Pitched Roof
Applicant : Mr & Mr Hannaford

Application No : 99/00343/FUL Decision : **Application Permitted**
Location : 45 Burnham Road Hullbridge Hockley
Proposal : Single Storey Rear Extension
Applicant : Mr & Mrs Lane

DELEGATED BUILDING REGULATIONS DECISIONS

APPROVALS

29th July 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/555A	1c, Hawkwell Road Hockley	Rear & Side Extension
BR 99/171A	48, Southbourne Grove Hockley	Rooms in Roof
BR 99/199	5, Roach Avenue Rayleigh	Side Extension and Dormer Extension
BR 99/222A	56, Broad Walk Hockley	Rear Extension
BR 99/224A	9, Tudor Way Hockley	Rear Extension
BR 99/231A	282 Eastwood Road Rayleigh	Two Storey Rear Extension – Build Over Garage – Covered Way Front & Rear – All Pitched Roofs
BR 99/234A	24, The Chase Rayleigh	Room in Roof
BR 99/242A	Dozen & One, Pudsey Hall Lane Canewdon	New Roof & Convert Garage to Bedroom
BR 99/309	21, Station Avenue Rayleigh	Single Storey Flat Roofed Rear Extension
BR 99/326	9, Sandhill Road Eastwood	Rear Extension
BR 99/327	113, Greensward Lane Hockley	Rear Extension For Utility Room & W C
BR 99/332	78, Hawkwell Chase Hockley	Rear Extension
BR 99/337	37, Leamington Road Hockley	Single Storey Rear Extension to Lounge
BR 99/358	Waste Transfer Station Purdeys Way Rochford	Ground Works

BR 99/365	26, Copford Avenue Rayleigh	Room in Roof Space
BR 99/44A	19, St. Thomas Road Rochford	Rear Extension
BR 99/81A	61, Great Wheatley Road Rayleigh	First Floor Rear Extension & Ensuite

DELEGATED BUILDING REGULATIONS DECISIONS

REJECTIONS

29th July 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/275	115/121, Ferry Road Hullbridge	Re-development & Extension of New Sales Area for Existing Co-op, Relocation of Bakery to Adjacent Premises