

**PLANNING SERVICES COMMITTEE
TUESDAY 26TH MAY 2005**

ADDENDUM

<p>Item R1 04/01131/FUL</p>	<p>The report makes reference at paragraph 1.14 page 7 to garden sizes in respect of plot 4. This reference is in error and should be taken to relate to the garden size to Plot 3. The garden size to plot 4 is discussed in the following paragraph 1.15 of the report.</p>
<p>Schedule Item 2 05/00217/ADV</p>	<p>The report refers to exploring a black border which can be achieved giving a 15mm X 15 mm L shape. This would help frame the sign and give it depth.</p> <p>It is recommended that this be required by a further condition.</p>
<p>Schedule Item 6 05/00255/REM</p>	<p>Rayleigh Town Council Has reservations about the adequacy of the spine road and traffic congestion. Disappointed that there are still properties with undersized gardens</p> <p>Environment Agency Remove previous objections on the basis that an ecological survey has been undertaken and concluded there were no species noted that would require further conservation measures.</p> <p>Remove previous objections on the basis that drainage from 33% of the residential area will drain to the watercourse via a wet pond swale feature , which will be adopted by the Local Authority. The rest of the development will be draining to an adopted sewer since Sustainable drainage Systems are difficult to achieve on the development site. The surface water will be attenuated to oversized pipes to ensure that run off from the development will be limited to the pre development rate for all storms up to a 1 in 100 year rainfall event . The pond feature shall be designed using CIRIA guidance and designs. These requirements are noted in the agency's letter of 20th January 2005.</p> <p>Woodlands and Environmental officer Notes that the application was not accompanied by a tree survey or any type of method statement of how those trees being retained will be protected</p> <p>Essex County Council Highways Objection on the basis that the applicant has not satisfied condition 13 of the outline consent requiring the submission of a satisfactory Transport Assessment with each reserved matters application.</p>

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The Transport Assessment has proved to our satisfaction that the proposed traffic signal controlled junction has sufficient capacity to cope with the whole of the site. Where it falls down is on road safety grounds with a stage 1 Road Safety Audit raising adverse comments

No objection to the internal layout subject to the following heads of conditions and Informatives ;

- 1) No beneficial occupation of dwellings until the infrastructure road has been constructed to an agreed level, ensuring each dwelling has a properly consolidated and appropriately surfaced carriageway and footpaths
- 2) Developer to specify in broad terms drainage proposals outlining proposals for agreement i.e. draining by gravity ,soakaways or pump assisted or a combination. If the new highway is to drain to the existing highway system the developer will have to prove that the existing system is able to accommodate the additional water.
- 3) Any trees within the highway to be sited clear of all underground services
- 4) The areas directly adjacent to the carriageway in which trees are to be planted should be not less than 3 metres wide and the trunks of the trees to be no nearer than 2m to the channel line of the road. All tree planting must be supported by a commuted sum to cover cost of future maintenance
- 5) Condition to prevent the fitting of doors or gates on the highway approach side of any car ports or other forms of covered parking area
- 6) The carriageways of the proposed estate roads shall be laid out and constructed up to road base level prior to the commencement of construction of any residential development intended to take access therefrom.
- 7) Details of the finished surface and access ways intended for adoption to be submitted for approval.
- 8) Pedestrian Visibility spays
- 9) The first 6m of any private access ways shall be treated with a bound surface dressing
- 10) Any gates erected shall open away from the highway and sited a minimum of 1.5m back from the highway
- 11) Any visitor cycle parking must be conveniently located near to the entrances of buildings
- 12) The minimum distance between the back of a hardstanding and area and the limit of the carriageway opposite shall be 6m

Informatives:

- a) Prior to occupation each dwelling shall be served by a system of operational street lighting

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- b) Gates to single width drive to be located behind visibility splays may open towards the highway
- c) Cycle provision should be in accordance with standards
- d) Steps to be taken to ensure that the developer provides sufficient turning and off loading facilities for delivery vehicles within the site together with adequate parking for those employed developing the site
- e) Regime of street cleaning to be agreed
- f) All works affecting the highway should be carried out to the satisfaction of the Area Manager (South)

Four letters have been received from residents in the vicinity of the site which make the following comments and objections in addition to those set out in the report;

- Area is already dirty from traffic flows and is saturated with traffic
- Area lacks proper services
- Area has suffered overdevelopment and is now overpopulated
- No movement to the positioning of the three storey buildings (Block 1) that will completely alter our outlook and quality of life we have previously enjoyed
- Proposal will reduce level of natural light
- Overlooking of gardens
- Loss of privacy
- Will dominate the skyline
- Will overshadow gardens
- The apartments will be intrusive and un-neighbourly by way of size , design appearance , scale and character of the locality
- Developers and Planning Department not listening to local people
- Will get view of bricks and mortar from our windows
- which is unacceptable
- swale could lead to flooding of gardens
- loss of value to adjoining property
- makes no difference how attractive the building becomes it will still be three storeys high

Since the preparation of the report the applicant has submitted revised details for the three storey "Tollerton " House type providing a pitched roofed design to the featured dormers.

The applicant has also submitted a management specification for the ecology strip and amenity areas.

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	<p>With regard to the Ecological corridor the management philosophy is to allow existing and boundary features to be retained and provide important habitat, giving both ecological and wildlife benefits. The corridor is to be provided with lockable gated access at either end.</p> <p>Maintenance will consist of grass cutting litter picking , removal of fly tipping and general pruning . Landscaped areas will receive not less than 12 cuts per year . Grass cutting within the corridor will be limited to 4 cuts per year by strimmer reducing the grass to 75mm.</p> <p>Litter picking will be undertaken prior to each grass cutting visit. Supervision of the corridor will allow for the removal of garden waste and fly tipping as necessitated. Prunings will be removed from the site.</p> <p>The recommendation to be amended to include the heads of conditions and informatives recommended by Essex County Council Highways.</p>
<p>Item R8 05/00260/FUL</p>	<p>Since the preparation of the Report the applicant has provided the following points of clarification;</p> <p>During the construction period a temporary track way will be used to gain access to the site across the route shown on the submitted plans shown as construction access. This track way comprises light weight steel sheets laid on the ground for an anticipated period of construction of approximately three weeks. As this project is planned as a summer build it may not be necessary for the track way to be provided in some places depending on the soil conditions if the ground is firm enough for vehicles not to create a disturbance. The applicants will take photographic record of the condition of this route before and after construction to ensure that any disturbance caused is made good immediately following installation.</p> <p>The applicant states that access up the footpath adjacent the site will not be obstructed at any time whether it be during construction of the mast or maintenance visits. The applicants will happily accept a condition to cover this aspect.</p> <p>With regard to the privately maintained stretch of Lincoln Road the applicant anticipates low levels of traffic during installation and will again take photographic record of the condition of this route before and after construction and will make good any damage that they cause to the road. The applicants are happy to accept a condition to this effect.</p>

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	<p>The applicants confirm that the site would be visited for routine maintenance carried out every three to four months and will involve 1 or 2 personnel in a small van who will park at the end of Lincoln Road and walk up the footpath to the site as marked on the plan as maintenance access. The applicants state that staff will not drive up the footpath to reach the site.</p> <p>The applicants state that there are two existing masts on the site and that they are not attempting to do something which has never been done before.</p> <p>The applicants confirm that they have correctly notified the owners of the site to which the application relates.</p>
<p>Item R9 05/00292/FUL</p>	<p>Since the preparation of the report as prepared for the weekly list comments have been received from English Nature which make the following observations ;</p> <p>The development is not directly connected with the management of the European and /or international site.</p> <p>It is the opinion of English Nature that the proposed development is likely to have a significant effect on the European and international site , either alone or in combination with other plans and projects , during the installation of the floating pontoon.</p> <p>English Nature have assessed the impacts on the conservation features and advise that the potential disturbance to internationally important assemblage of overwintering birds possible during the installation of the pontoon can be mitigated to avoid significant impact if the installation works are restricted to between 1st April to 31st October inclusive in any year.</p> <p>Accordingly officers recommend APPROVAL subject to the following additional condition in addition to those set out in the report;</p> <p>Notwithstanding the requirements of condition 1 to which this permission relates the development hereby approved shall only be implemented during the period between 1st April to 31st October inclusive in any calendar year.</p>

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	<p>REASON: In the interests of the importance of the site to internationally important assemblage of overwintering Birds whereby installation works associated with the development could significantly ,either alone or in combination with other plans or projects , cause significant disturbance to those species during the overwintering period.</p>
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