

PLANNING SERVICES COMMITTEE - 19 February 2004 Item R11 Referred Item

TITLE : 03/00970/COU
USE OF PART OF GROUND FLOOR AS CHANDLERY.
RELAXATION OF CONDITION 3 IMPOSED ON PERMISSION
REF: 01/00727/FUL TO ALLOW ROOF VOID OF APPROVED
PITCHED ROOF TO BE USED AS PART OF HOTEL SUITES
ESSEX MARINA, CREEKSEA FERRY ROAD, CANEWDON

APPLICANT: ROBIN LEVY

ZONING: METROPOLITAN GREEN BELT (MARINA)

PARISH: CANEWDON PARISH COUNCIL

WARD: ASHINGDON AND CANEWDON

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 712 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday 10 February 2004, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr T G Cutmore.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

- 11.1 **Canewdon Parish Council** – Objects. If Condition 3 was removed this would result in over-development of the site and would lead to permanent residential use, rather than accommodation for tourists only.

NOTES

- 11.2 This application seeks use of part of the ground floor as a chandlery, and the relaxation of Condition 3 imposed under ref: 01/0727/FUL to allow the roof void created by the approved pitch roof to be used as part of hotel suites.
- 11.3 The use of the building is primarily as a hotel (class C1). Planning permission 01/0727/FUL approved various physical alterations to the building that included a pitch in place of the flat roofed structure. Condition 3 of that permission prevented use of the roof void other than ancillary storage purposes.

- 11.4 The current proposal involves internal works. The roof area is to be used to enlarge hotel rooms to create suites with mezzanine floors. Additional vehicular traffic would not necessarily be involved by this proposal, and impact on the Green Belt is unaffected where openings and the resultant change in appearance of the building does not impact on the openness of the Green Belt. Material to the consideration of this application is LT15, which promotes Tourism in the District and the replacement Local Plan, which identifies the site with a site specific employment policy within the Green Belt.
- 11.5 **County Surveyor (Highways) – De-Minimis. Housing, Health and Community Care**
– No adverse comments.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 The use of the roof space shall be restricted to the primary use of the building as a hotel (C1).

Relevant Development Plan Policies and Proposals:

GB1, LT15, of the Rochford District Council Local Plan First Review

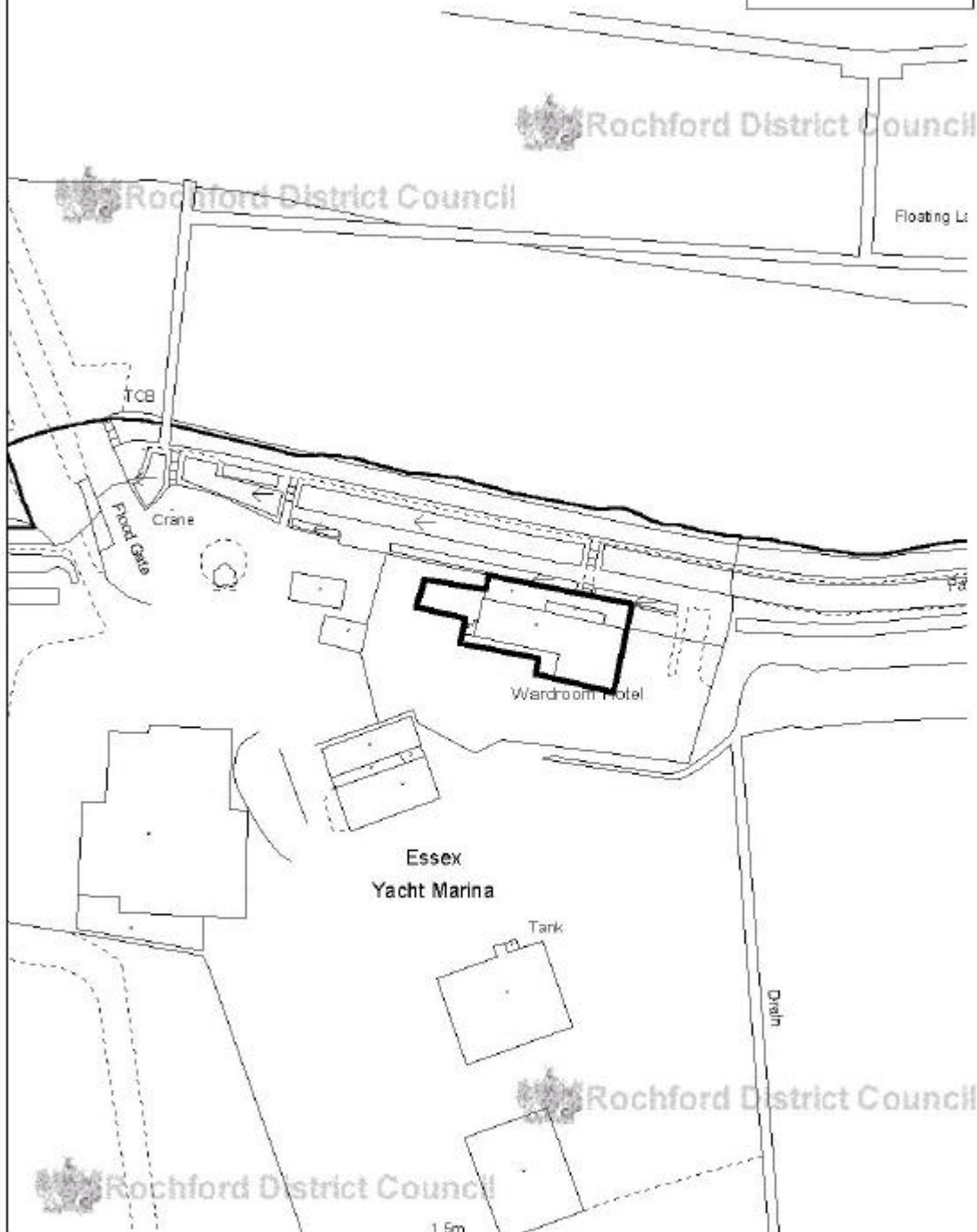


Shaun Scrutton
Head of Planning Services

The local Ward Members for the above application are Cllrs Mrs T J Capon and T G Cutmore.

For further information please contact Lee Walton on (01702) 546366.

03/00970/COU



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