

<p>Item 5 125A – 125D High Road, Rayleigh. 12/00520/FUL</p>	<p>Notice of Pre-application Discussion</p> <p>Prior to the application the applicants had pre-application discussions on the proposal, including with ward Members and the Portfolio Holder.</p>
<p>Item 6 32 Thorpe Road, Hawkwell. 12/00564/FUL</p>	<p>1. Consultation Response from RDC Environmental Protection Unit</p> <p>The Head of Environmental Services has no adverse comments in respect of this application, subject to the Standard Informatives SI16 (Control of Nuisances) and SI25 (Contaminated Land) being attached to any consent granted.</p> <p>2. Additional Informatives</p> <p>The two additional standard informatives suggested should be attached to any approval.</p>
<p>Item 7 27-29 Eastwood Road, Rayleigh. 12/00496/FUL</p>	<p>Supporting Statement Received from the Applicant</p> <p>We have invested heavily in designing a shop front that is a significant upgrade in terms of acoustic properties and appearance. The new double glazed units have an acoustic glass layer to prevent sound escaping, a significant upgrade from the existing single layer glass, which was thermally and acoustically inefficient.</p> <p>The new acoustic entrance doors and bi-fold doors will remain closed in the evenings and any time that live music is being played inside the premises to prevent the escape of noise as per the venue's premises licence. The bi-fold doors will only be opened when the weather permits during daytime operation to provide a café style operation. Removable barrier (post and rope) system will be deployed outside marking the venue's boundary.</p> <p>Significant sound proofing has taken place within the building and comprehensive acoustic testing was carried out by an acoustic engineer prior to works commencing to provide the specification. We have produced a noise management plan demonstrating the measures that will be taken to minimise local impact.</p> <p>The proposed shop front is a significant upgrade in terms of energy efficiency, acoustic efficiency and appearance and the client is committed to providing a fantastic new facility for the residents of Rayleigh offering a high quality food and drinks menu for both daytime</p>

	café style and evening trade.
Item 8 Pond Chase Nursery, Folly Lane, Hockley. 12/00283/OUT	<p>Contents:</p> <ol style="list-style-type: none"> 1. Applicants' Confirmation of S106 Contributions 2. Notice of Pre-Application Meeting with Members 3. Additional Planning Condition <p>1. Applicants' Confirmation of S106 Contributions</p> <p>The applicants' agent has confirmed that the applicants would be willing to enter into a section 106 legal agreement to cover all of the heads of terms, as detailed at paragraph 6.1. of the Committee Report.</p> <p>2. Notice of Pre-Application Meeting with Members</p> <p>A pre-application meeting concerning the Pond Chase Nursery site took place on 2 February 2012 with the applicants, their agent, Ward Member, Council Leader, Portfolio Holder and Planning officers.</p> <p>3. Additional Head of Planning Condition</p> <p>'Details and plans of any pumping station required in connection with drainage at the site shall be submitted to and agreed in writing by the Local Planning Authority prior to any installation or development associated with the pumping station. Details shall include proposed elevations of any above ground structures, proposed siting, boundary treatment and surface treatment. The pumping station shall be built in accordance with the details, as agreed.'</p>
Referred Item 9(1) Unit 2C, Swaines Industrial Estate, Rochford. 12/0603/COU	<p>Contents:</p> <ol style="list-style-type: none"> 1. Revised Floor Plan and Photograph 2. Email from Landlord of Units 2 and 3 3. Details of Mortgage Offer Unit 4 4. Parking Diagram 5. Officer Comment <p>1. Revised Floor Plan and Photograph</p> <p>The applicant has submitted via email on 19 November 2012 a revised floor plan of 118 square metres showing where the changing area and toilets would be within the building and an internal photograph of Unit 2C. This will be available for consideration in the officer presentation.</p>

	<p>2. Email from Landlord of Units 2 and 3</p> <p>The applicant submitted an email from Mr Carl Turner, the owner of Units 2 and 3 Swaines Industrial Estate. Mr Turner is also in the process of purchasing next door Unit 4. He would have no objection for the applicant to use the frontage for car parking.</p> <p>3. Details of Mortgage Offer</p> <p>Details of the mortgage of Mr Carl Turner in relation to Unit 4 Swaines Industrial Estate have been submitted. This confirms the applicant's landlord (who currently owns the application site) to be in the process of acquiring the adjoining unit 4.</p> <p>4. Parking Diagram</p> <p>An estate parking diagram for the site frontage has been submitted by the applicant via email received on 21 November 2012 ,indicating 7 parking spaces. This will be available for consideration in the officer presentation.</p> <p>5. Officer Comment</p> <p>Subsequent to the officer's Weekly List report being issued based on the submitted application drawings, the applicant contested the floor space indicated. The floor space of the unit is confirmed by officers' inspection at 119 square metres and thus requiring a maximum of 12 car parking spaces to be available to serve the use:-</p> <p>The Council's Economic Development Officer advises:-</p> <p>That since opening in Hockley the club has gone from strength to strength, which necessitates the required move to a new venue to accommodate the growing member numbers. Achievements include:</p> <ul style="list-style-type: none">• Achieved Sport England Clubmark accreditation, one of only 3 Kung Fu clubs in the country to achieve this and the only one in Essex. 1 project funded this year with £550 grant from County Sports Partnership.• Developed strong relationships with local community, including schools, NHS, Southend United, local and District Councils. Performed demonstrations and workshops at numerous local events.• Successfully began working in the local schools and arranging first permanent after school club currently
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	<ul style="list-style-type: none">• Tripled membership income within 18 months. <p>The business is based on a similar club based in Medway, Kent, which Shi Kon Martial Arts has strong links with. This has enabled a business model to be developed in Medway, and implemented in Rochford, minimising the risk of failure.</p> <p>The business provides an excellent facility for all members of the community. Whilst 80% of the members are children, relocating to the new facility would enable an increased class offer, catering for more sectors of society. The business currently employs 2 members of staff, and there is a scheme in place to encourage youth members of the club to take up “leadership” roles and supervise or coach the younger members of the club (with guidance). This is teaching the youth members valuable skills that are attractive to an employer, and is also encouraging them to consider a career in a similar field.</p> <p>With the success of London 2012, sport is being invested in heavily, and the benefits of being involved in sport are being promoted across the country. Being one of only three Sport England Clubmark accredited Kung Fu clubs in the country will enhance the attraction to new members, and together with Mr King’s links with local schools, encourage school children to start participating in sport.</p> <p>Notwithstanding this, the unit is currently vacant and agreeing for the relocation of this business will provide potential employment opportunities within the District. The provision of a martial arts club and health and fitness centre will also provide an activity for those residents under 16 in the District outside of school hours, meeting a need of the locality.</p> <p>All aspects of the business have been thought through, with particular attention paid to the travel plan. This is an important part of the move to the new location as 60% of the clubs members currently live in Rochford and travel to the site in Hockley. The staff members have also stated that they will be walking or cycling to work and in the event that is not possible, they will be car sharing, which they do currently. Within the travel plan Mr King has outlined several initiatives that he will be implementing in order to encourage club members to use a more sustainable</p>
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	<p>travel mode than the private car. This is within the ethos of the club as a whole, which is promoting health and fitness, whilst also supporting the sustainable transport policies within the NPPF. This will also reduce the number of vehicles requiring parking at the unit, as outlined within the travel plan. Mr King has also reached agreement with the freeholder of neighbouring units on the industrial estate to ensure that there is sufficient parking during the busiest times.</p> <p>I think it is within the interests of the local economy for the Council to consider this positively and to agree this planning application.</p> <p>The latest details do not make clear the available car parking within the applicant's control to provide car parking for the use proposed. It is clear that there is a communal parking area further into the industrial estate, north of Leecon Way; there could be some casual use of those spaces. The applicant clearly would have control over the forecourt in the application site, but this area may also have to provide car parking for the ground floor units 2a and 2b, which are currently vacant.</p> <p>The car parking diagram is unclear and only appears to show what may be the front forecourt of the units. The diagram does not demonstrate clearly the availability and location of spaces between the group of industrial and other uses that the site adjoins.</p> <p>The potential for car parking to the forecourt of adjoining units, particularly in the evening , is not yet within the applicant's control. It therefore remains unclear as to how many car parking spaces the applicant can provide. But as best as officers can ascertain, four spaces can be achieved within the application site and a further four spaces on the frontages of the adjoining units 2b and 3. These spaces comply with Parking Standards preferred parking bay size.</p>
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