



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 22nd January 2004**

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 is filed with representations received and consultation replies as a single case file.

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

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.

## **PLANNING SERVICES COMMITTEE - 22nd January 2004**

---

### **DOWNHALL & RAWRETH**

Cllr C I Black  
Cllr R A Oatham

### **WHITEHOUSE**

Cllr S P Smith  
Cllr P F A Webster

### **WHEATLEY**

Cllr J M Pullen  
Cllr Mrs M J Webster

## PLANNING SERVICES COMMITTEE - 22nd January 2004

---

### SCHEDULE ITEMS

- |   |   |                   |         |
|---|---|-------------------|---------|
| 1 | 03/00957/FUL<br>Erection Of 44 No. Two And Three Storey Houses<br>And 26 No. Three Storey Affordable Flats Associated<br>Roads, Sewers And Parking.<br>Reads Nursery<br>Rawreth Lane<br>Rayleigh<br>Essex   | Mr Leigh Palmer   | PAGE 4  |
| 2 | 03/00931/FUL<br>Demolition of Existing Properties and Re -<br>Development to Provide 10 Self Contained Flats<br>within Two Storey Building with Landscaping and Car<br>Parking<br>119 High Road Rayleigh Essex  | Mr Leigh Palmer   | PAGE 13 |
| 3 | 03/00898/FUL<br>Replacement Sports Pavilion/Community Building<br>Two Storey Building with Pitched Roof Over and<br>Spectator Balconies at First Floor Level on Three of<br>the Elevations. Ground Floor to Accommodate<br>Changing Rooms/Showers, Multi-Use Sports Hall and<br>"Club House" Room for Bowls Club. First Floor to<br>Accommodate Two Clubrooms, One Function Room,<br>Administration Office and Multi Use Activity Room.<br>King George V Field Eastwood Road Rayleigh | Mrs Deborah Board | PAGE 20 |

**ANY OTHER ITEMS REFERRED BY MEMBERS FROM THE WEEK  
ENDING 16 JANUARY 2004 WEEKLY LIST**

**TITLE :** 03/00957/FUL  
ERECTION OF 44 NO. TWO AND THREE STOREY HOUSES,  
AND 26 NO. THREE STOREY AFFORDABLE FLATS,  
ASSOCIATED ROADS, SEWERS AND PARKING  
LAND AT READS NURSERY RAWRETH LANE RAYLEIGH

**APPLICANT :** BELLWINCH HOMES LTD.

**ZONING :** NURSERY/AREA OF SPECIAL RESTRAINT

**PARISH:** RAYLEIGH TOWN COUNCIL

**WARD:** DOWNHALL & RAWRETH

---

#### **PLANNING APPLICATION DETAILS**

- 1.1 Planning permission was granted for the erection of 118 no. houses and flats on the former Reads Nursery site in Rawreth Lane last year, ref. 02/00710/FUL.
- 1.2 The then applicants and developers (Countryside Residential) subsequently sold roughly half of the site to Bellwinch Homes, the current applicants.
- 1.3 Countryside are currently building 56 no. houses and flats on the part of the site they still own, under the terms of the existing planning permission.
- 1.4 Following acquisition, Bellwinch Homes submitted an application to build a total of 81 no. units on their land (ref. 03/00468/FUL), against the 62 units previously approved on this part of the overall site. The increase in units from additional flatted accommodation and a resultant reduction in the number of houses.
- 1.5 The application was considered by the Planning Services Committee at its meeting on 25<sup>th</sup> September 2003, and refused for reasons relating to:
  1. the lack of amenity space to serve the proposed flats demonstrating an overdevelopment of the site
  2. the poor design of the flats
  3. inadequate phasing of additional education and healthcare infrastructure
  4. development of the site being premature ahead of archaeological investigations
- 1.6 An appeal has now been lodged against this decision.
- 1.7 The current application seeks to overcome the above reasons for refusal. The application proposes the erection of 44 no. two and three storey houses, and 26 no. three storey affordable flats on the site. In numerical terms then, it proposes a total of 70 units on the site. For comparison, this equates to 11 no. units fewer than in the

recently refused scheme and 8 no. units more than in the approved Countryside scheme.

- 1.8 In terms of the type of units, the current application proposes 44 no. houses and 26 no. flats, against 38 no. houses and 24 no. flats in the approved Countryside scheme. Whereas the recently refused scheme contained a high proportion of three storey flats, the housing mix now proposed is roughly the same as that in approved Countryside scheme.

## **RELEVANT PLANNING HISTORY**

- 1.9 0499/96/ROC - Demolish dwellings, kennels and nursery; erect 102 dwellings and garages, estate road, etc - REFUSED.
- 1.10 01/00876/FUL - Erection of 118 no. dwellings inc. 24 no. affordable units and associated works and doctors surgery, together with 4m high fence/wall to boundary with Imperial Park Industrial Estate - REFUSED.
- 1.11 02/00710/FUL - Erection of 118 no. dwellings inc. 24 no. affordable units and associated works, together with 4m high fence/wall to boundary with Imperial Park Industrial Estate - APPROVED. This scheme, although similar to 01/00876/FUL, was amended to overcome the shortcomings of that scheme.
- 1.12 03/00468/FUL - Erection of 33 no. two and three storey houses, together with 48 no. three storey flats (inc. 27 no. affordable flats), garaging and road layout - REFUSED; currently at appeal. See Introduction section above for broad reasons. A fuller discussion/comparison with the current proposal is provided in the Material Planning Considerations section, below.

## **CONSULTATIONS AND REPRESENTATIONS**

- 1.13 **Rayleigh Town Council** - object for the following reasons:
- Although the number of properties has been reduced there is still a lack of amenity space
  - Three storey housing is inappropriate in this location
- 1.14 **Essex County Council (Highways)** raise no objection, subject to standard planning conditions and to the payment of a financial contribution of £8,905 in addition to that applied to 02/00710/FUL to improve bus stops/shelters, raised kerbs, provide a Puffin and Pegasus crossing at the junction of Rawreth Lane.
- 1.15 **Head of Housing Health & Community Care** - recommends a number of planning conditions and clauses to be contained within a legal agreement relating to noise attenuation, dust suppression and burning of waste. He also states that, having regard to the issues identified by the Council's Housing Needs Study, he supports the provision of affordable housing on the site.

- 1.16 **Essex County Council (Learning Services)** - no additional educational contribution is sought
- 1.17 **Essex County Council (Urban Design)** - Designs of the flats and Chadworth house types including string courses, rendering, size and grouping of windows result in elevations which are an improvement on previous submissions. Some concern regarding detached or semi detached houses some with pyramided roofs in the streets elevation to Downhall Park Way but the precedent for such already set by previous approval and adjacent development. Note that the layout for the flats and their amenity space are similar to the approved scheme and comply with Design Guide amenity space requirements even though some space is more visual than functional which is compensated by the proximity to the park
- 1.18 **Essex County Council (Archaeology)** - report that during survey work on the adjacent Park School site, an Anglo-Saxon cemetery was discovered. No evidence of a settlement was discovered, which suggests that the remains of such may lie within the application site. In view of the long planning history, a condition is recommended requiring the implementation of a programme of archaeological work including trial trenching and possible excavation prior to any development or preliminary groundwork taking place. (rather than an evaluation)
- 1.19 **Environment Agency** - On the previous Bellwinch scheme, the applicant confirmed that the foul and surface water drains would be the same as those approved under the Countryside scheme granted planning permission and that Bellwinch has a right to connect. On that basis Environment Agencies requirements were considered satisfied.
- 1.20 The applicants have been asked to provide the same confirmation with this application. At the present moment the Environment Agency objects due to the lack of information on flood water storage (flood risk assessment).
- 1.21 **English Nature** - reiterates comments made in respect of the previous applications in that the site may support populations of protected species.
- 1.22 Rayleigh Civic Society comments that site density at 45-46dph is on the high side, that Policy H6 of the Local Plan requires shopping, healthcare, etc infrastructure accompanies large housing development but there is no sign of such being provided in respect of recent housing developments in Rawreth Lane. The 3m high fence should be screened with trees/shrubs and that landscaping should break up areas of car parking.
- 1.23 **Council's Engineer** - no objection, surface water drainage may need attenuation due to available capacity.
- 1.24 A letter has been received from a Rayleigh GP practice noting the under-provision of medical services within the area.
- 1.25 A total of 6 (six) letters have been received from local residents objecting to the scheme. The broad grounds for objection are as follows:
- Extra traffic on Rawreth Lane worsening congestion, pollution etc

- High density development
- Amount of 3-storey development out of character with area
- Development not in keeping with area
- Effect on resources in the area - shortage of doctors' surgeries, primary schools, to serve new developments

## **MATERIAL PLANNING CONSIDERATIONS**

- 1.26 The proposal follows the approval of a scheme for the residential development of the site (02/00710/FUL). This clearly constitutes a material consideration of substantial weight.
- 1.27 The application also follows the refusal of an earlier scheme by the current applicants, ref. 03/00468/FUL.
- 1.28 In terms of the Local Plan, Policies H2, H6, H8, H11, H13, H14, H15 and H16 are considered most relevant. Policy H4 of the Replacement Structure Plan is also pertinent. Attention is also drawn to the Government guidance of PPG3 (Housing), PPG13 (Transport) and PPG16 (Archaeology and Planning).
- 1.29 In terms of key issues, the following are considered most pertinent to the current application:-
1. Local Plan allocation
  2. Design and Layout
  3. Archaeology
  4. Infrastructure
  5. Highways
  6. Protected Species
  7. Drainage
  8. Impact of Industrial Estate upon the amenities of residents
- 1.30 **Local Plan Allocation**  
In the existing Rochford District Local Plan First Review (1995) the site is partly zoned as an Area of Special Restraint and partly annotated as a Nursery. In 1996, an application for residential development was refused on grounds of prematurity. However, a number of factors have changed since that time; the Structure Plan identifies the number of new homes the District needs to accommodate and the Council's own Urban Capacity Study identifies the site as one that can contribute towards this figure. These issues were discussed in detail during the consideration of the Countryside application, when permission was granted. It's also worth noting that the site is allocated for residential development in the draft replacement Local Plan.
- 1.31 **Layout and Design**  
In general layout terms, the scheme has been modelled on the approved Countryside scheme. A comparison of the two schemes shows that the road layout and the general layout of the houses/flats are broadly similar. The current scheme is also considered consistent with the approved Countryside scheme in terms of car parking provision, garden sizes and spatial separation.

- 1.32 The house types have also been chosen to follow those proposed by Countryside. For example, to the Downhall Park Way frontage, the approved Countryside scheme includes 3 no. three storey townhouses (a pair of semi-detached houses and a detached house), together with 4 no. two storey detached houses. The current scheme proposes 2 no. pairs of semi-detached three storey townhouses and 4 no. two storey detached houses in the same basic layout. Certainly in terms of its height, mass, spacing and general 'look', the housing proposed to the existing public Downhall Park Way frontage is considered comparable with the approved scheme.
- 1.33 The design criticisms levelled at the previous Bellwinch scheme, which contributed to its refusal, related to the poor design of the flats, and a lack of amenity space serving the flats. The Essex County Council Urban Design team do not now level such criticism. They note the improvements to the designs of the flats and compliance with amenity space requirements.
- 1.34 In the current scheme the area of flatted development most heavily criticised has been removed, and replaced with houses. The remaining 26 no. flats constitute the affordable housing element of the scheme, and their layout and amount of amenity space closely follows those of the approved Countryside scheme.
- 1.35 The design of the affordable flats has also been altered, and the quality of design is considered consistent with those of the approved Countryside scheme. The detailing of the 3-storey townhouses has also been changed and the overall appearance has markedly improved.
- 1.36 **Archaeology**  
Since approval of the Countryside scheme, an archaeological survey of the adjacent Park School site has been undertaken. Quite by surprise, this unearthed an Anglo-Saxon cemetery. It is understood that such cemeteries were generally provided adjacent to settlements. Given that no evidence of a village was unearthed on the Park School site, it is possible that this may be located within the Reads Nursery site.
- 1.37 At the time of the last application, the County Archaeologist recommended a condition requiring a programme of archaeological work including trial trenching and possible excavation prior to any development taking place (the County Archaeologist has repeated this recommendation this time, noting the long planning history, rather than request a prior evaluation of the site). However, the LPA had regard to Policy H4 of the Replacement Structure Plan, which supported the retention and inclusion of archaeological remains into the layout of developments, and considered it premature to approve a development on the site until archaeological investigations have been carried out to establish the presence or otherwise of remains on the site.
- 1.38 The applicants, mindful of this reason for refusal, have instigated just such a scheme of investigation, in collaboration with the County Archaeologist. The conclusions of this investigation and the implications of any findings will be reported at the meeting.
- 1.39 **Infrastructure**  
The current applicants have entered the scene part way along the development and planning process for the wider "Reeds Nursery" site. In relation to this wider site the



following key infrastructure improvements have been achieved:-

- A site for a Doctors surgery has been identified and the land transferred to Rochford District Council in the interim.
- £75,000 towards cost of construction of the surgery.
- £64,900 towards highway improvements - puffin crossing at junction of Downhall Park Way and Rawreth lane.
- £101,768 towards education provision noting Learning Services only requested £76,768.
- Provision of 24 affordable dwellings and their maintenance as such in perpetuity (likely via a Housing Association).

1.40 The current application has to be seen in the context of this overall package. Not only will this infrastructure improvements remain in place but 2 aspects are enhanced with this application namely 2 extra affordable dwellings and £8,905 for further highway improvements.

1.41 In terms of Policy H4 and the phasing of education and health care facilities (reason for refused of last application), it is considered the overall package from the "Reeds Nursery" site satisfies the aspirations of Policy H4.

#### **Highways and Parking**

1.42 The application proposes the erection of a total of 70 units. As stated above, this represents an increase of 8 units on the Reads Nursery site as a whole - a total of 126 units are now being proposed on the site against the 118 units approved under ref. 02/00710/FUL.

1.43 A Traffic Assessment accompanied application ref. 02/00710/FUL. This assessed the capability of Downhall Park Way and Rawreth Lane to deal with the additional traffic movements arising from the development of the whole site. The highway authority reviewed the conclusions of this Traffic Assessment when considering the last application (03/00468/FUL), which sought to increase the total number of dwellings on the whole site from 118no. to 137no. units. The highway authority raised no objection to the scheme in principle, and raises now no objection to the current scheme.

1.44 However, in view of the increased number of units over those in the approved scheme, the highway authority has requested an enhanced financial contribution to provide highway improvements in the area. The authority is seeking £8,905 to improve bus stops/shelters, raised kerbs and provide a Puffin and Pegasus crossing.

1.45 In terms of car parking, provision has been made at a standard of 2 no. spaces (garages and hardstandings) to serve the houses and 1 no. space to serve the 1-bed and 2-bed affordable flats. It is considered that the overall provision is reasonable, reflecting the requirements of the Council's current standards. This is also consistent with the parking provided in the approved scheme.

#### **1.46 Impact of the Industrial Estate**

The site abuts Imperial Park Industrial Estate to the west. In recognition of this, the Countryside permission includes the provision of a 2.5m-3m high acoustic fence along the boundary between the two sites to provide sound attenuation. Moreover, the position of windows to the flats and houses closest to the boundary was designed to

minimise noise impact.

1.47 The current scheme proposes a similar layout in terms of the siting of houses and flats relative to the Industrial estate. The same height and configuration of acoustic barrier is also proposed.

1.48 The Head of Housing Health and Community Care raises no objection to the proposals, subject to the provision of the acoustic barrier and the approval of noise attenuation measures in the properties.

1.49 **Protected Species**

The issue of protected species has been carefully considered in respect of all previous applications. There is no evidence that protected species are present within the current application site. As before, a condition is recommended with regard to such species living close to the site.

1.50 **Drainage**

The surface water drainage of the site was considered in detail in respect of the approved scheme, given Environment Agency concerns related to flooding problems currently experienced in the Rawreth Lane area. The agreed scheme includes the provision of floodwater storage within the site in the form of a swale. The applicants have stated their intention that surface water drainage will be provided in accordance with the agreed scheme, in collaboration with Countryside. A letter confirming Countryside's agreement for this shared arrangement is expected. A verbal update will be provided at the meeting.

## **CONCLUSION**

1.51 The application follows the recent refusal of a scheme for 80 units on the site, ref. 03/00468/FUL for the following broad reasons:

1. the lack of amenity space to serve the proposed flats
2. the poor design of the flats
3. inadequate phasing of additional education and healthcare infrastructure
4. development of the site being premature ahead of archaeological investigations

1.52 The current application seeks to overcome these reasons for refusal.

1.53 In the current scheme, an area of flats that were heavily criticised pursuant to reasons 1 and 2. have been removed, and replaced with houses. The amenity space serving the remaining (affordable) flats is consistent with that approved as part of the Countryside scheme, and therefore a reason for refusal in respect of this arrangement would be difficult to sustain. The design of the affordable units has also been changed, and the current design is considered consistent in quality with the flats approved as part of the Countryside scheme.

1.54 The issue of infrastructure provision and phasing is dealt with above.

- 1.55 As noted above, an archaeological investigation is being undertaken, and the results of this should be available prior to the meeting.
- 1.56 Overall, the current proposal is concluded to be consistent with the relevant Local Plan policies, notably Policy H11 and Appendix 1 of the Plan.
- 1.57 As with the previous Countryside scheme, a Section 106 Agreement is required - in this case, to ensure provision of the affordable housing element of the scheme, together with a contribution towards highways improvements. The package of conditions also recommended follows those imposed on the previous approval.

## RECOMMENDATION

- 1:58 It is proposed that this Committee **RESOLVES** to **APPROVE** the application, subject to the following conditions and to a Section 106 Agreement covering the following matters:

- To secure the provision of the 26.no. affordable flats, and their maintenance as such in perpetuity
- To secure the provision of £8,905 to help fund highway improvements
- To restrict the hours/days during which the construction of the development may take place;
- To secure the provision of wheel-washing facilities on-site to serve construction vehicles;
- To prevent burning on site during the construction period;
- To require the LPA's approval of a scheme to suppress dust during the construction period; and,
- To secure the maintenance of public landscaped areas

- 1 SC4 Time Limits
- 2 SC14 Materials to be Used
- 3 SC22A PD Restricted - Windows
- 4 SC23 PD Restricted - Obscure Glazing
- 5 SC50A Means of Enclosure Full
- 6 SC59 Landscape Design
- 7 The proposed bellmouth junctions with the county road, inclusive of cleared land necessary to provide the sight splays, must be formed and constructed prior to the commencement of any other development.
- 8 The carriageways of the proposed estate roads shall be laid out and constructed up to and including at least road base level, prior to the commencement of the erection of any residential development intended to take access therefrom. Furthermore, the carriageways and footways shall be constructed up to and including base course surfacing in order to ensure that prior to occupation each dwelling has a properly consolidated and surfaced carriageway and footway between the dwellings and an existing highway which shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surfacing is completed, footway base course shall be provided and maintained in a manner to avoid any upstands to gullies, covers, kerbs or other

such obstructions within or bordering the footway. The carriageways, footways and footpaths commensurate with the frontage of each dwelling shall be fully completed with final surfacing within twelve months from the occupation of the dwelling.

- 9 Details of the proposed finished surfaces of the independent footpaths, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter constructed in accordance with such approved details. All statutory undertakers equipment and services shall be laid prior to the commencement of any works within the access way and thereafter the footpaths shall be constructed up to and including base course surfacing. The final finished surfaces of the footpaths, as approved by the Local Planning Authority shall be laid within three months or within any such extended period that may be agreed by the Local Planning Authority.
- 10 A 1.5 metre x 1.5 metre pedestrian visibility sight splay, relative to the back of the footway/overhang margin, shall be provided on both sides of all vehicular accesses prior to their operational use. There shall be no obstruction above a height of 600mm (from the finished surface of the access) within the area of the pedestrian visibility sight splays and which shall be retained thereafter in this form.
- 11 The first six metres of any private accessway as measured from the proposed highway boundary, shall be treated with a bound surface dressing as approved in writing by the Local Planning Authority and thereafter retained in that form.
- 12 SC73 Accessways - Surface Finish
- 13 SC74 Driveways - Surface Finish
- 14 SC76 Parking & Turning Space
- 15 SC81 Garage & Hardstandings
- 16 SC83 Site Levels
- 17 SC84 Slab Levels Specified
- 18 SC90 Surface Water Drainage
- 19 SC91 Foul Water Drainage
- 20 The internal road system shall in all respects comply with the guidance set out in the Essex Design Guide for Residential and Mixed Use Areas (1997);
- 21 Prior to the commencement of the erection of units 22-52 inc. indicated on the Planning Layout, drawing no. 1274/02, a full scheme of measures to provide noise attenuation to the aforementioned houses and flats, including the noise standards to which the attenuation measures relate, shall be submitted to and be approved in writing by the local planning authority. Such noise attenuation measures as are approved shall thereafter be provided as part of the construction of these units. Thereafter and prior to the occupation of any of these units, a noise monitoring survey (the details of which shall previously have been submitted to and agreed in writing by the local planning authority) shall be carried out by a suitable qualified person to confirm compliance with the agreed noise standards. The results of the survey shall be submitted to the local planning authority. Should the results of the survey demonstrate that the agreed noise standards are exceeded in respect of any of these units, a further scheme of noise attenuation measures shall be submitted to and be approved in writing by the local planning authority, and thereafter be provided in accordance with the approved details. None of these units shall be occupied until a noise monitoring survey has been submitted to the local planning authority demonstrating compliance with the agreed noise standards, and the local planning authority has issued written confirmation to this

effect. Such noise attenuation measures as are agreed pursuant to this condition shall thereafter be retained (and replaced on a like for like basis as necessary) throughout the life of the development.

- 22 Prior to the commencement of the development hereby approved, details of the proposed cycle stores to be provided shall be submitted to and approved in writing by the local planning authority. The cycle stores shall be provided prior to the occupation of any of the flats they serve, and shall thereafter be permanently retained and maintained free of any impediment to its use for the parking of bicycles.



Shaun Scrutton  
Head of Planning Services

---

For further information please contact Leigh Palmer on (01702) 546366.

Figure 1



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

NTS



---

**PLANNING SERVICES COMMITTEE - 22nd January 2004 Item 2**

---

**TITLE :** 03/00931/FUL  
DEMOLITION OF EXISTING PROPERTIES AND RE-  
DEVELOPMENT TO PROVIDE 10 SELF CONTAINED FLATS  
WITHIN A TWO STOREY BUILDING WITH LANDSCAPING  
AND CAR PARKING.  
119 HIGH ROAD, RAYLEIGH

**APPLICANT :** MARDEN HOMES PLC

**ZONING :** RESIDENTIAL

**PARISH:** RAYLEIGH

**WARD:** WHITEHOUSE

**SITE AND SURROUNDING AREA**

- 2.1 The application site currently comprises a pair of vacant 2 storey semi detached houses situated on the northern side of the junction of High Road and Brook Road. The land rises from the south to the north and there is also a smaller rise from east to west.
- 2.2 To the north of the site is a petrol filling station with forecourt shop, beyond which are residential properties. To the east are bungalows and rear gardens of St. Martin's Close and opposite are mainly 2 storey houses. To the south, on the southern corner of Brook Road is a large house which has been subdivided into flats and beyond that is a hotel (Holiday Inn), a pub/restaurant (The Weir) and the main A127 Southend Arterial Road. To the south of the A127 junction are a superstore and petrol station and other retail warehouses and commercial premises.
- 2.3 Brook Road is a one way street with no access from the High Road. High Road itself is one of the main routes into the centre of Rayleigh from the south, and is a bus route with a bus stop outside the site.

**PLANNING APPLICATION DETAILS**

- 2.4 Full planning permission is sought for the demolition of the existing properties and the re-development to provide 10 self contained flats within a two storey building with landscaping and car parking.
- 2.5 The scheme proposes 8 two bed flats and 2 one bed flats, with access direct off Brook Road to serve a car park court for fourteen car parking spaces including one disabled space.

- 2.6 The building is located towards the front of the site with a footprint measuring a maximum of 16.8m by 18.8m and the overall height of 9.5m. The building is two storey in height with full pitched roof over. The front elevation to the High Road has a double projecting gable feature with first floor balconies. The rear elevation has a pair of asymmetrical gable features and no balconies, the Brook Road elevation has one projecting gable feature and one balcony, this balcony is positioned on the corner of the building and can be viewed from the rear of the property. Each of the ground floor flats has direct access onto a parcel of private amenity space and three of the five first floor flats have access to private balconies. A refuse enclosure is proposed within the rear car park close to the access with Brook Road. Soft landscaping is proposed to the front and flank of the building facing Brook Road and also around the perimeter of the car park court. The specific nature of the soft landscaping is not specified here.

### **APPLICANT'S SUPPORTING STATEMENT**

- 2.7 The applicants have submitted a statement to support their application and the following comments is a summary of this document.
- Scheme accords with policies of the Local and Structure Plans
  - No objection to the demolition of the existing buildings
  - No objection in principle for the redevelopment into flats
  - Redevelopment for residential would comply with policy
  - Scheme is now two storey previously three and has therefore overcome the impacts and concerns with the previous scheme
  - The height of the proposal is 1m lower than the existing properties and 2.1m lower than the previous scheme
  - The staggering of the elements of the block on the High Road frontage help to break up the mass of the building
  - Replicates the domestic scale of the existing and neighbouring properties
  - Re-positioned further from the boundary with Brook Road in order to reduce the impact and also to allow some meaningful soft landscaping to be implemented at the site
  - Position of the new building in relationship to the properties in St Martins Close is in excess of the requirement within the Essex Design Guide
  - No more rear facing first floor habitable room windows within the scheme (4) than exist within the existing property, and that this has been reduced from 10 within the previously refused scheme
  - Greater potential for soft landscaping at the site given the modifications to the car-park and the building
  - Off street car parking commensurate with the likely need

### **RELEVANT PLANNING HISTORY**

- 2.8 There has been one previous application at this site 02/00916/FUL. This proposed the redevelopment of the site to provide 15 self contained flats within a three storey building. This application was refused planning permission and was subsequently dismissed on appeal on the 12<sup>th</sup> August 2003. (Although a similar application earlier in the same year was submitted but withdrawn).



2.9 In dismissing the appeal the inspector considered the main issues to be:-

- The effect of the development on the character and appearance of the area.
- The effect on the living conditions of the neighbouring occupiers with particular reference to loss of outlook and privacy, and noise and disturbance.
- Whether there would be sufficient parking provision to meet the needs of the development.

2.10 **With reference to the first issue the Inspector made the following comments:-**

*"...in my judgement there is a stronger visual and functional link between the appeal site and the residential properties to the north, west and east than with the large buildings to the south from which it is physically and visually separated by a road, another house and large trees. In my opinion the commercial buildings around the junction relate functionally to the A127, and are quite distinct from the predominantly residential area to the north. In any event, although some of these are substantial buildings, none are 3 storey as is now proposed...the ridge height of the proposed block would be over 2m higher than the existing houses when measured on the southern side, but the overall size of the building would be considerably greater than at present...by contrast, the proposed block would be a large building with significant mass and bulk when viewed from both the High Road and Brook Road frontages. Despite the changing land levels and the presence of some trees in the area, I consider that the building would be visually dominant in the street scene...the building would be very close to the boundary on the Brook Road elevation with no opportunity for landscaping to soften the visual impact on this prominent corner. This would be exacerbated by the large parking area to the rear which again offers no opportunity for landscaping along the frontage. The proposed block would have some relief in the use of contrasting materials and balcony details, but I consider it would be visually dominant in the street scene and out of character with the predominantly 2-storey dwellings in the surrounding residential area. As such I do not consider that this would be a positive addition to the street scene in this approach to the town...I conclude that although the proposal would make good use of land consistent with the aims of PPG3, it would nevertheless be unacceptably detrimental to the character and appearance of the area and this is the prevailing consideration."*

2.11 **In relation to the second issue the Inspector made the following comments:-**

*"...because of the change in levels and the size of the block proposed, the development would appear very dominant and overbearing from the bungalows to the rear and there would be a significant loss of outlook for the occupiers...a perceived loss of privacy (from upper floor windows)...I do not consider that this would be a reason for refusal in itself, but it adds to my concerns about the overall impact of the development on the adjoining occupiers...there would be little additional room for landscaping and in my view the size of the parking area for 19 cars and its use in such close proximity to the adjoining gardens would cause noise and disturbance and detract from the living conditions of the neighbouring occupiers...I conclude that the proposed development would have an unacceptable effect on the living conditions of the neighbouring occupiers..."*

2.12 **In relation to the third issue the Inspector commented that:-**

*"...19 spaces are shown on the appeal drawings, equating to just over 1.25 spaces/dwelling, and I consider that given that there are bus services stopping outside*

the site that this would be adequate to meet the needs of the development...however this does not remove my concerns about the lack of opportunity for boundary planting by the proposed layout."

**2.13 The Inspector's conclusions were:-**

*"...I conclude that the proposed parking provision would be adequate to meet the needs of the development and that it would not conflict with the Council's emerging parking standards which reflect the advice of PPG13. However this does not alter my conclusions on the first 2 issues about the effect on the character and appearance of the area and the living conditions of the adjoining occupiers."*

## **CONSULTATIONS AND REPRESENTATIONS**

- 2.14 Rayleigh Town Council** - Objects: insufficient car parking spaces have been provided, the position of the car parking area would create a disturbance to neighbouring properties, the position of the living rooms in the flats at first floor level give rise to overlooking of the bungalows at the rear; and traffic congestion in Brook Road will be increased as a result of this development land.
- 2.15 Head of Housing and Community Care** - requests that if the scheme is permitted that a condition be attached that limits the burning of wastes materials at the site, and also that standard informatives that control nuisances and contaminated land also be attached.
- 2.16 Buildings and Technical Support** - No objections
- 2.17 Building Control Manager** - No comments other than means of escape needs to be addressed.
- 2.18 Essex County Council Highways Officer** - No objections subject to conditions that seek to control access and vision splay details.
- 2.19** Four letters have been received from the occupiers in St. Martin's Close and two letters from the occupiers in the High Road who make the following comments:-
- Would lead to on street car parking, why not build houses in keeping with the very nice High Road, no amenity areas are proposed all just car parking
  - the windows in the existing properties are further away from the existing properties in St. Martin's Close
  - density too great
  - closeness of the building to Brook Road would prevent buffer planting
  - overbearing impact upon Brook Road due to excessive size and bulk, eyesore on the approach to the town
  - the height of the proposed rear wall should be increased to 2.5m,
  - overlooking
  - noise from the cars coming and going
  - no visitor parking and only one space per unit, would spill out onto adjacent roads, may lead to traffic coming off the A127 being held up by cars waiting to get into the property
  - over-development, out of scale and character with the bungalow estate to the east
  - dominant and overbearing
  - loss of outlook

- balconies look un-sightly and would lead to loss of privacy
- car parking close to the boundary would cause a noise problem
- proximity of the refuse store to boundary would cause a problem
- access onto Brook Road would cause a traffic hazard this road is used by private as well as large commercial vehicles.

## **MATERIAL PLANNING CONSIDERATIONS**

- 2.20 **The Principle:** -The site is located within the defined residential area of Rayleigh and as such there are no objection in principle to the residential redevelopment of the site. In addition there are no in principal objections to increasing the residential density of the site over and above that which currently exist at the site.
- 2.21 **The Character and Appearance of the Area:-** The inspector on the previous scheme commented that the application site had more of a relationship with the neighbouring residential properties than it does with the larger commercial buildings closer to the A127 Southend Arterial Road. Against this background it is considered that a reduction in height of the building from three storeys to a two storey building would be more appropriate and sympathetic to its immediate surroundings.
- 2.22 The height to the ridge of the proposed building is lower than that of the existing pair of properties on the site, and this, added to the overall reduction in the storey height of the building, would mean that a refusal based on the height of the property could not be substantiated.
- 2.23 The layout of the site has been modified following the previous refusal and now proposes soft landscaping around the perimeter of the car park court and also an element of soft landscaping along the frontages to the High Road and also Brook Road. The soft landscaping has not been specified with this submission, however it could be controlled by planning condition if the scheme is supported.
- 2.24 The buildings footprint is larger than that of the building it replaces and as such it extends deeper into the plot; this in itself is not necessarily objectionable. The depth of the proposed building is a sum of its components, and in terms of the ground floor layout proposes two flats on the High Road frontage and three flats to the rear of the building. This layout has resulted in a built form that is modestly larger than one pair of modern semi detached units. The resulting depth of the building is considered not to be materially out of character with the surrounding area.
- 2.25 **The effect upon the living conditions of the neighbouring occupiers with particular reference to loss of outlook, privacy, noise and disturbance:-**
- 2.26 The footprint of the building is deeper than the one it replaces and as such brings the built form closer to the rear of the properties in St. Martins Close; these are the properties that are most likely to be affected by this proposal. It is accepted that the new two storey building will be larger than the existing bungalows that bound the site, but this not an uncommon scenario within the established residential areas of the district

- 2.27 One storey has been deleted from the proposal and as such the reduction in height to a two storey building has improved the impact upon the surrounding residents. In addition the position of the new building is in excess of the minimum back to back distances as outlined within the adopted design guidance. It is accepted that this element of the policy is predicated on the minimum distance required for maintaining privacy in a back to back relationship, and that it is not necessarily an assessment as to the bulk or the relationship between the physical built form of the new and existing properties.
- 2.28 The development is not likely to have any material impact on the petrol filling station to the north of the site, nor should it have any material impact upon the amenities upon the existing property of the southern side of Brook Road.
- 2.29 Due to the modifications to the scheme any loss of privacy through direct overlooking would be equitable with any two storey building in this position, and in addition not materially worse than from any perceived overlooking from the windows within the existing properties on the site albeit the distance is reduced. There are no balconies within the rear elevation, although the flank boundary onto Brook Road does propose a balcony, this may give rise to a form of direct overlooking into neighbouring plots. If the scheme is approved it is recommended that a condition be imposed that requires a scheme to be submitted that highlights how direct overlooking may be prevented from this balcony.
- 2.30 In respect of any perceived loss of privacy to the occupiers of the neighbouring properties the Inspector on the previous application commented that " *this issue would not by itself be a reason for refusal.*" The current application is considered to be an improvement over the previous situation with the removal of one full floor of residential accommodation. It is recommended therefore that for the reasons outlined above a refusal based on the loss of privacy to the occupiers of neighbouring properties could not be justified.
- 2.31 Car park courts to the rear of plots are not without precedent within the district, are not uncommon on a corner plots and is considered to be acceptable in terms of its form and functional layout. The position of the car park was an issue for the previous inspector and how the use of it may have an adverse impact upon the amenities of the occupiers of the adjoining properties. The scheme has been modified following the previous refusal and now proposes fewer spaces and an element of space for the provision of perimeter planting. It is considered that, given the likely use of the car park, a brick wall would be important in attempting to mitigate the impact upon the occupiers of the adjacent dwellings, however due to the change in levels it is considered that the 1.8m high brick wall specified may not be sufficient to mitigate to a satisfactory level; the precise details of this wall and any soft landscaping in this part of the site can be controlled by condition if required.
- 2.32 The County Highways Officer has commented that subject to details relating to vision splays and access arrangements that they have no objections to the proposals. They have not raised any concerns with the proposed use of the access onto Brook Road nor the potential for traffic congestion caused by the development, and without the support of the Council's specialist advisor on the matter a refusal based on or around these issues could not be justified or substantiated. Nor was it a determining issue for

the inspector on the appeal.

- 2.33 The impact upon the occupiers of the properties in St Martin's Close in terms of loss of outlook, privacy, noise and disturbance is considered to be acceptable.
- 2.34 **Car Parking** - Is provided at a level of 1.4 spaces per flat which is above the level of provision found acceptable by the Inspector.

## CONCLUSION

- 2.35 The proposed redevelopment of the site for residential purposes is acceptable in principle and complies with national advice and development plan policies.
- 2.36 The scheme has been revised following the previous refused scheme and now proposes a building of a size, design and appearance that would not have any material harm to the immediate street scene in particular, nor any harm to the wider character of the area.
- 2.37 The redevelopment of the site in the manner proposed (being a larger building than the one it replaces) will have an impact upon the occupiers of the adjacent properties and plots, however it is considered that, taking account of the concerns raised by the Inspector, the modifications to the scheme mean that any remaining impacts are of insufficient weight to justify a substantive reasons for refusal.

## RECOMMENDATION

- 2.38 It is proposed that this Committee **RESOLVES** to **APPROVE** the application, subject to the following conditions
- 1 SC4 Time Limit
  - 2 SC14 Materials to be used
  - 3 SC50 Boundary Treatment to be erected around the perimeter of the site and shall also include the provision of a 2m high brick wall along the rear boundary of the site, the details of which...any of the flats hereby approved.  
REASON:- In the interest of neighbour amenity.
  - 4 SC59 Soft Landscaping
  - 5 Notwithstanding the details shown on the plans hereby approved further details highlighting measures to mitigate overlooking from the first floor balcony facing Brook Road shall be submitted to and approved in writing by the Local Planning Authority i.e. balcony screen. The measures as approved shall be implemented at the site prior to the beneficial use of that unit hereby approved and be retained as such thereafter.  
REASON:- In the interest of maintaining residential amenity of the area.
  - 6 Prior to the beneficial use of any of the units hereby approved the parking court to the rear of the plot shall be laid out in a permanent-bound material and

marked on the ground in accordance with the approved drawings, (all of the spaces shall be a minimum size of 2.5 x 5m with no obstruction within 6m from any opposing parking space). REASON in the interest of servicing the site and in the interests of highway safety.

- 7 Prior to the beneficial use of any of the units hereby approved a pedestrian visibility spay of 1.5 x 1.5 as measured from the back edge of the footway shall be provided either side of the access with no obstruction above 600mm within the area of the splay. REASON IN the interest of highway and pedestrian safety.
- 8 Prior to the beneficial use of any of the units hereby approved all existing dropped kerb crossings, not to be used with this development shall be suitably and permanently closed, with the kerbs returned to full kerb height. REASON in the interest of highway and pedestrian safety.

**Structure Plan:-**

CS1, CS2, BE1, H2, H3, H4

**Local Plan:-**

H2, H11, H16, H19, H22, H24

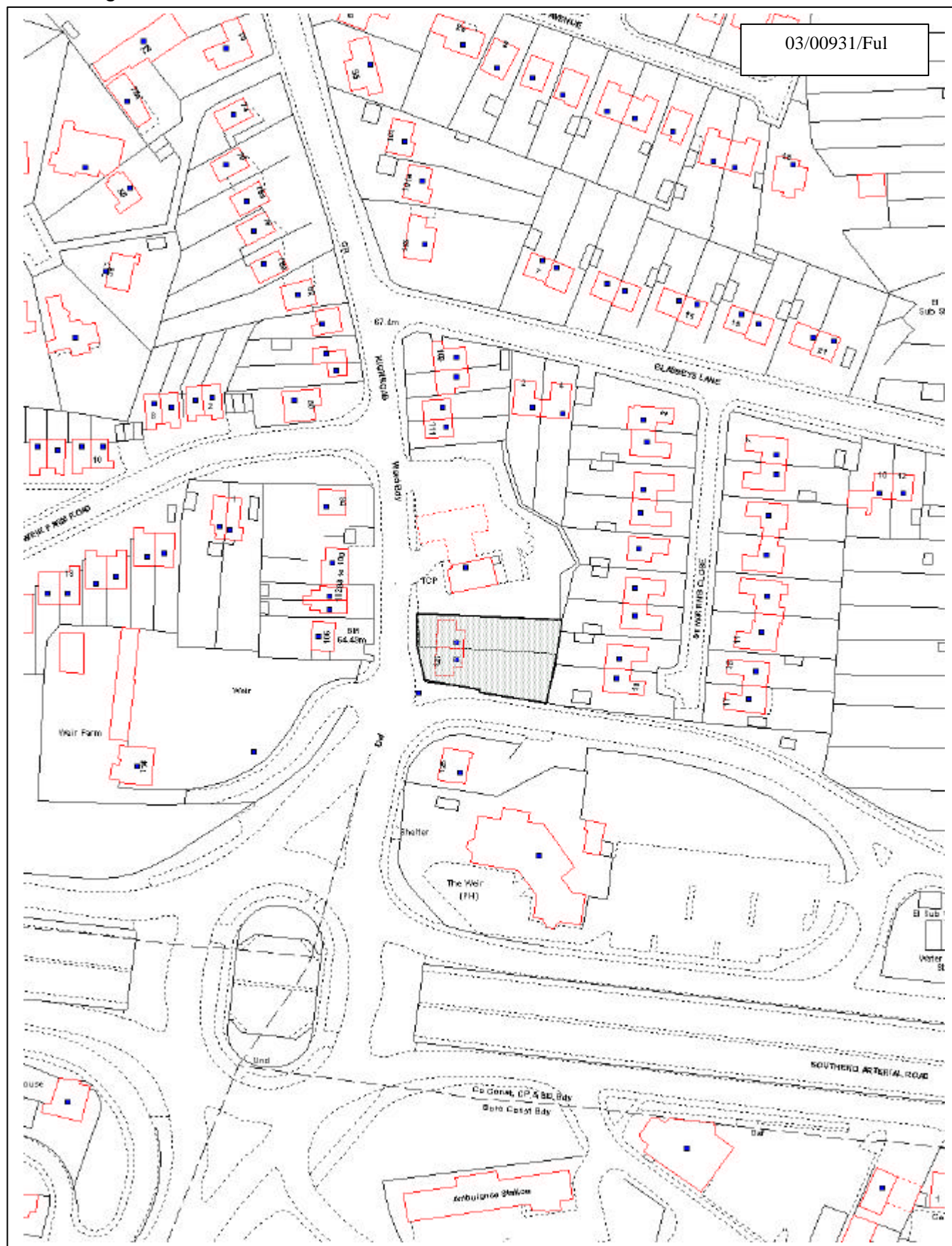


Shaun Scrutton  
Head of Planning Services

---

For further information please contact Leigh Palmer on (01702) 546366.

Figure 2



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council licence No LA079138

NTS



**TITLE :** 03/00898/FUL  
**REPLACEMENT SPORTS PAVILION/COMMUNITY BUILDING TWO STOREY BUILDING WITH PITCHED ROOF OVER AND SPECTATOR BALCONIES AT FIRST FLOOR LEVEL ON THREE OF THE ELEVATIONS. GROUND FLOOR TO ACCOMMODATE CHANGING ROOMS/SHOWERS, MULTI-USE SPORTS HALL AND "CLUB HOUSE" ROOM FOR BOWLS CLUB. FIRST FLOOR TO ACCOMMODATE TWO CLUBROOMS, ONE FUNCTION ROOM, ADMINISTRATION OFFICE AND MULTI USE ACTIVITY ROOM.**

**APPLICANT :** RAYLEIGH TOWN COUNCIL

**ZONING :** EXISTING PUBLIC OPEN SPACE

**PARISH:** RAYLEIGH

**WARD:** WHEATLEY

---

**PLANNING APPLICATION DETAILS**

- 3.1 This application is a detailed submission for the demolition of the existing pavilion on the site and its replacement with a new two storey sports and community building.
- 3.2 The building proposed would have a ground floor footprint larger than that of the existing building. The dimensions proposed are approximately 30.5 metres north to south (along the car park edge) and an east to west (depth) of 16.5 metres, at the widest point. The first floor accommodation would have an area of about 24 metres north to south and the same depth as the ground floor. In addition balconies are proposed on the north, south and east elevations, to form viewing areas.
- 3.3 Therefore the new building proposed would come closer to both the car park and playing field area than the existing building on site. In addition the building would come closer to the bowling green, but the green itself would be unaffected.
- 3.4 At ground floor a multi-use hall, two kitchens, a room for the bowls club, public toilets, and a number of changing facilities (6 changing rooms, 3 male and 3 female, and associated shower/toilet facilities) are proposed. At first floor a multi use indoor activity room, function room, two club rooms, a kitchen and building administration office are proposed. Access to the viewing areas would be through the club rooms, function room or multi-use room.
- 3.5 In September 2003 Rayleigh Town Council undertook public consultation as part of the



project to provide a new sports pavilion for King George V Playing Field. The results of the consultation indicated that 93% of the people surveyed did not want to see the existing pavilion retained – 87% of respondents were residents of Rayleigh. The consultation also revealed that the main use of the field is for general recreation rather than organised sports and events.

## RELEVANT PLANNING HISTORY

- 3.6 The site benefits from a previous outline approval (which is extant) for a replacement sports pavilion with offices at first floor – 02/00496/OUT. The outline gave permission for an indicative ground floor footprint the same as that applied for here. This application reserved all matters and Planning Service Committee granted approval in October 2002. This permission included a first floor which would be used for office purpose (B1). The current application is not pursuant to this outline permission, hence the submission of a fresh application.

## CONSULTATIONS AND REPRESENTATIONS

- 3.7 **County Surveyor (Highways)** raises no objection to the proposal.
- 3.8 **Rayleigh Civic Society** make the following comments:
- Given the isolated position of the building, security should be considered as a priority. In particular, the number of external doors should be reduced;
  - The external staircase is also a danger area;
  - The balcony on the east side is a pleasing feature;
  - Question the need for this to be extended to the north and south of the building;
  - Any external lighting provided should be positioned in a way such as to minimise light pollution;
  - Assume lockers will be provided for the changing rooms;
  - Refer to Appendix 10 of the Local Plan.
- 3.9 **Essex County Council (Archaeological Advice)** note that the development lies outside of the historic town of Rayleigh, therefore no archaeological recommendations are made on the application.
- 3.10 The **Building Control Manager** notes that consideration needs to be given to access for the fire service.
- 3.11 **Buildings/Technical Support (Engineers)** makes no objections but observes that public surface water sewers are adjacent to the north and south elevations.
- 3.12 **Head of Housing Health and Community Care** suggests conditions prohibiting the burning of waste on site and the broadcast of amplified music or speech across the site.
- 3.13 **Rayleigh Bowls Club and Rayleigh Women's Bowling Club** would support the refurbishment of the pavilion but make the following comments regarding the current

proposal:

- Question whether the proposed mass of the building and visual appearance is in keeping with the uses and objectives of the playing field in accordance with LT3;
- Note that the proposal incorporates the current external patio area within the build and that this area has been in frequent use by their members and that this removes recreational facilities on the site;
- The viewing area overlooking the bowls green would promote uncontrolled nuisance;
- The area allocated to the bowls club is no improvement on the current indoor area;
- Questionable whether the area is fit for purpose for the club's total membership of 160;
- Find it difficult to comprehend that the current application takes no account of parking provision.

- 3.14 There has been **one neighbour representation** received with the main points being:
- There is insufficient information on the costs of the proposed building;
  - Given the condition of the existing building what will the replacement one look like a few weeks after being built?
  - What security measures will be provided?
  - In general it would be much better to refurbish the existing building in keeping with the size of the field and to provide more secure toilets.

## **MATERIAL PLANNING CONSIDERATIONS**

### **The Principle of the Use**

- 3.15 The principle of a new sports pavilion with 1<sup>st</sup> floor offices has already been established on this site. The outline permission granted on the 24<sup>th</sup> October 2002 remains extant and is for a building with the same footprint.
- 3.16 In policy terms the site is allocated as an existing public open space. Policy LT1 sets out areas of land that are sought as additional open space provision whilst policy LT3 seeks to encourage indoor and outdoor sport clubs and similar facilities. It is thought that the proposal does not compromise the spirit of these policies. The active open space elements of the site (the bowling green and playing field) are not encroached upon. The main purpose of the proposal is to provide new and improved facilities for the open space.
- 3.17 It is indicated that the main aim for the building is to provide a community facility, which mainly replaces the existing accommodation. Hence the new ground floor pavilion and first floor community rooms. The applicants consider the current building unsuitable for the future and it and the recreation area are underused. They believe the first floor will provide much needed additional accommodation for the local community and that the new facilities proposed will first be offered to those groups currently using the site. This space is intended to be used via a hire system by organisations some of which may also wish to use the field.
- 3.18 At this stage they are unable to provide specific uses to support the assertion that there

is a need for this additional accommodation (over and above that of the existing building, which contains facilities primarily for the Bowls Club) and no indication is given as to whom the current users of the field are (apart from the Bowls Clubs). Reference is made to interest from various groups, organisations and individuals in the Town who provide recreational and community based events for people. The organisers need such space to gather. Also available for others e.g. aerobic classes, committee meetings or presentation evenings.

- 3.19 The current pavilion evidently requires modernisation in order to comply with the Disability Discrimination Act. The town council are of the opinion that refurbishment of the existing building could not meet these requirements.
- 3.20 Some favourable weight must be given to the provision of new and improved sport facilities for this open space that also improve disabled access to the facilities and provide public conveniences that will be regularly available. The trustees intend to manage the building with the assistance of paid professional staff following its completion. It is anticipated that this and the increased on site presence that will result from the proposal would potentially reduce the anti social behaviour and vandalism suffered by the current building.

### **Visual Impact/Design**

- 3.21 The site is located in close proximity to the Rayleigh Conservation Area, with the northwest most corner of the site abutting the boundary. The site is also in a prominent location, affording public views from Webster's Way (and Car Park), Bull Lane and Stile Lane.
- 3.22 With regard to visual impact the general locality has a variety of development types ranging from single storey to three and four storey development and there are no buildings immediately neighbouring the site. Therefore, in principle, the visual impact of two-storey development in this location is considered acceptable.
- 3.23 With respect to design this type of building, in this location, has both a functional requirement, as a sports pavilion/community building, and, with an appropriate design, the potential to be a landmark building in this prominent location within Rayleigh Town Centre.
- 3.24 Functionally the building is designed to accommodate the bowls club and any potential users of the sports pitches. The specifications and layout of the changing rooms, showers, lavatories, disabled facilities etc... correspond to the Design Guidance Note on Pavilions and Clubhouses produced by Sport England (1999).
- 3.25 The design of a building in this location could be either that of a traditional sports pavilion or a more contemporary landmark building utilising modern architecture. The design goes some way to achieving a more traditional sports pavilion building of a local vernacular. However, the design it is questionable whether the design enhances the character or setting of the locality. In particular the roof form and windows are more suited to a residential development than a sports/community building in a town centre location, and in other parts the high level ground floor windows follow functional use.

## Parking Provision

- 3.26 Indoor or outdoor sports and recreation attracts a requirement for 1 car parking space per 22m<sup>2</sup> of floor area. The gross external floor area of the two storey building proposed is approximately 895m<sup>2</sup>. This would require 40 parking spaces. None are to be provided, as indeed, none are available for the current pavilion use. Given the town centre location immediately adjacent to the car park the impact is not considered to be unacceptable, and of course this issue was debated on the outline application which anticipated the same floorspace, without any car parking and was found acceptable.

## CONCLUSION

- 3.27 The acceptability of a two storey building on this site, albeit with a non-sports use at first floor, was established through the outline permission, 02/00496/OUT. However the current application requires members to consider the acceptability of a sports/community use at first floor and the suitability of the detailed aspects of the design and external appearance.
- 3.28 Overall, whilst the proposed building does not deliver a landmark design, it is considered that it would not be significantly harmful to the area so as to justify
- 3.29 Similar, additional information about the exact uses for the building would have been helpful but, in view of the existing outline approval for a sports use with non sports use at first floor, it is considered that in policy terms it accords with the Rochford District Local Plan, a reason for refusal on these grounds would not be sustainable.

## RECOMMENDATION

- 3.30 It is proposed that this Committee **RESOLVES** to **APPROVE** planning permission for the proposed development subject to the following conditions:

1. SC4 Time Limits
2. SC14 Materials to be submitted
3. SC9A Removal of existing building prior to development
4. SC28 Use Class Restriction – D2 (Indoor and outdoor sports and community use/centre)

5. NSC Prohibition of the burning of waste

6. NSC Scheme of external lighting

No development shall commence before details for a scheme of external lighting for the building have been submitted to and agreed in writing by the LPA. Once agreed, the scheme shall be so implemented, be operational once the building is in beneficial use and retained in the approved form whilst the building remains in use for the permitted purpose.

REASON: To enable the Local Planning Authority to ensure the implementation of such a scheme of lighting in the interests of public safety in the vicinity of the building.

7. NSC Provision of Public Conveniences

At all times that the Replacement Sports Pavilion/Community Building hereby permitted is open for beneficial use, and in the winter until dusk, the toilets

shown hatched on drawing 02\_5292-02 dated 17<sup>th</sup> October 2003 shall be made available for use by the general public.

REASON: To ensure that such public facilities could be provided within the building in order to replace those lost by the demolition of the existing building.

**Relevant Development Plan Policies:**

LT1, LT3, UC1 of the Rochford District Local Plan First Review

CS2, CS4, BE1, BE2, BE3, BE4, TCR3 of the Essex and Southend on Sea Replacement Structure Plan

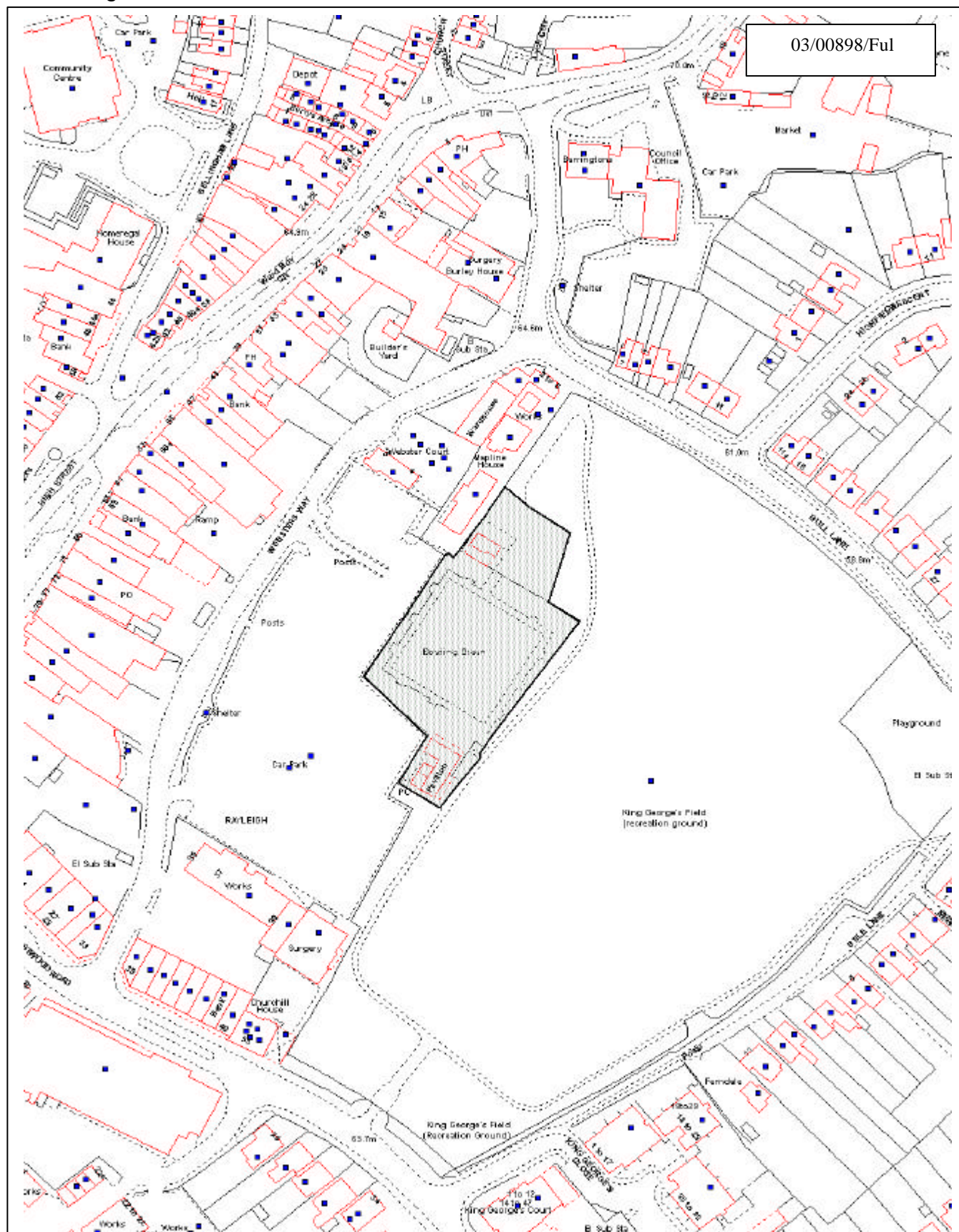


Shaun Scrutton  
Head of Planning Services

---

For further information please contact Deborah Board on (01702) 546366.

Figure 3



Reproduce d from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS



## CODE OF CONDUCT FOR PLANNING MATTERS

### GENERAL PRINCIPLES

Members and Officers must:-

- **at all times act within the law and in accordance with the code of conduct.**
- **support and make decisions in accordance with the Council's planning policies/Central Government guidance and material planning considerations.**
- **declare any personal or prejudicial interest.**
- **not become involved with a planning matter, where they have a prejudicial interest.**
- **not disclose to a third party, or use to personal advantage, any confidential information.**
- **not accept gifts and hospitality received from applicants, agents or objectors outside of the strict rules laid down in the respective Member and Officer Codes of Conduct.**

In Committee, Members must:-

- **base their decisions on material planning considerations.**
- **not speak or vote, if they have a prejudicial interest in a planning matter and withdraw from the meeting.**
- **through the Chairman give details of their Planning reasons for departing from the Officer recommendation on an application which will be recorded in the Minutes.**
- **give Officers the opportunity to report verbally on any application.**

Members must:-

- **not depart from their overriding duty to the interests of the District's community as a whole.**
- **not become associated, in the public's mind, with those who have a vested interest in planning matters.**
- **not agree to be lobbied, unless they give the same opportunity to all other parties.**
- **not depart from the Council's guidelines on procedures at site visits.**
- **not put pressure on Officers to achieve a particular recommendation.**
- **be circumspect in expressing support, or opposing a Planning proposal, until they have all the relevant planning information.**

Officers must:-

- **give objective, professional and non-political advice, on all planning matters.**
- **put in writing to the committee any changes to printed recommendations appearing in the agenda.**