



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY  
PLANNING SERVICES COMMITTEE 10th January 2002**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local 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 – 318098.

**PLANNING SERVICES COMMITTEE 10th January 2002**

**DEFERRED ITEM**

- |    |  |               |        |
|----|--|---------------|--------|
| D1 | 01/00790/FUL   | Loima Maclean | PAGE 3 |
|    | Instal Hardstanding for Skateboarding Facility<br>King George V Field Eastwood Road Rayleigh |               |        |

**SCHEDULE ITEMS**

- |   |   |                   |         |
|---|---|-------------------|---------|
| 2 | 01/00893/FUL  | Christopher Board | PAGE 8  |
|   | Enclose Existing Open Ground Floor Front Area,<br>Install Lift Shaft, Remove Existing Chimney and Other<br>Plant, Alterations to Door and Window Arrangement (Including<br>Rooflights) and Recladding<br>Lentern Aircraft Ltd 8 Purdeys Way Rochford                              |                   |         |
| 3 | 01/00838/DP4  | Deborah Seden     | PAGE 12 |
|   | Five-a-Side Football Pitch/ Basketball Court<br>Including 3m High Chain Link Fence.<br>Hullbridge Recreation Ground Poolers Lane Hullbridge   |                   |         |
| 4 | 01/00837/DP4  | Deborah Seden     | PAGE 18 |
|   | Skateboard Area and Access Path<br>Canewdon Recreation Ground Althorne Way<br>Canewdon  |                   |         |
| 5 | 01/00522/FUL  | Christopher Board | PAGE 20 |
|   | Variation of Condition 2 of Permission<br>F/0637/92/RQC to Allow Use of Floodlighting on<br>Three Occasions Per Week Within Following Times:<br>Tues-Fri 6.45pm - 10.00pm, Sat 3.00pm - 6.00pm<br>Great Wakering Rovers Football Club Little Wakering<br>Hall Lane Great Wakering |                   |         |
| 6 | 01/00288/FUL  | Christopher Board | PAGE 23 |
|   | Erect Two 16m Floodlighting Masts to Provide<br>Additional Floodlighting. (4 x 2000w Lights Each)<br>Great Wakering Rovers Football Club Little Wakering<br>Hall Lane Great Wakering  |                   |         |

**PLANNING SERVICES COMMITTEE - 10 January 2002      Item D1**  
**Deferred Item**

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**TITLE :**                    **01/00780/FUL**  
                              **INSTALL HARDSTANDING FOR SKATEBOARD FACILITY**  
                              **KING GEORGE V FIELD, EASTWOOD ROAD, RAYLEIGH**

**APPLICANT :**            **RAYLEIGH TOWN COUNCIL**

**ZONING :**                **EXISTING PUBLIC OPEN SPACE**

**PARISH:**                **RAYLEIGH TOWN COUNCIL**

**WARD:**                 **RAYLEIGH CENTRAL**

**SITE AREA:**            **283.5sq.m**

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**DEFERRED REPORT**

- 1.1 This item was deferred for a members site visit. The original report is reprinted below to assist members.

**1.2 PLANNING APPLICATION DETAILS**

The application seeks permission to install hardstanding for a skateboarding facility.

**RELEVANT PLANNING HISTORY**

- 1.3 01/00651/FUL – An application for the installation of a tarmac basketball practice area is pending a decision.

**CONSULTATIONS AND REPRESENTATIONS**

- 1.4 Rayleigh Civic Society – support the facility but have some concern over the position of the facility.
- 1.5 Anglian Water – have no objections to make.
- 1.6 Essex County Council (Environmental Services) – advise that no trees protected by County of Essex Tree Preservation Order 5/57 stand within the application area or close enough to be affected by the proposal.
- 1.7 Essex County Council (Highways) – have raised no objections to this proposal
- 1.8 Housing health and community care – advise that there is a potential for nuisance associated with this development by way of noise.
- 1.9 Environment Agency – has no objection to this proposal

- 1.10 **Crime Prevention Officer** – comments that the facility will hopefully form a nucleus to which skateboarders will congregate reducing the youths that skateboard in the town centre. The proposed location of the skateboarding area near to the main entrance would enable it to enjoy maximum surveillance from nearby roads and footpaths thus reducing the likelihood of possible crime.
- 1.11 **Neighbour Notification** - Neighbour responses have been received from one local resident and Audley Mills Surgery. The surgery raised concern over the increased levels of noise and vandalism that this facility may lead to given the position of the facility and the fact that users may also skate on the nearby footpaths.

**MATERIAL PLANNING CONSIDERATIONS**

- 1.12 The proposed location for the hardstanding in King George V field, Rayleigh, to accommodate a skateboarding facility is towards the south west corner of the field, to the north of the footpath off Eastwood Road which splits to the right and left as it enters the field.
- 1.13 The hardstanding is approximately 7.6m from the public footpath adjacent to the Doctor's surgery and approximately 40m from the flats to the east of the field. Furthermore 2m high metal railings surround the playing field and there are a number of well-established trees on both sides of the field that would obscure views of it to a large extent.
- 1.14 Given the concerns expressed at the last Committee Meeting regarding the basketball court, the location of this facility was also tabled at the recent with the applicant. They were made aware of the strength of the Committee's concerns regarding the basketball pitch but nonetheless felt there were valid reasons for the skateboard location as proposed.
- 1.15 Firstly, the site is ideally positioned to maximise the amount of natural surveillance from nearby roads and footpaths thus minimising the likelihood of crime.
- 1.16 Secondly, there are a limited number of other positions available on the playing field due to the existence of other facilities and the topography of the land itself. The far north of the field adjacent to Bull Lane has a number of existing recreational facilities. There is a children's playground area situated in the far north east of the playing field immediately to the west of which is a mini football pitch. To the south of these facilities on the main playing field is a full size football pitch. Apart from these facilities there are a number of trees in front of the mini football pitch that would need to be removed if a concrete base were to be put down in this location.

**PLANNING SERVICES COMMITTEE - 10 January 2002      Item D1**  
**Deferred Item**

- 1.17 Thirdly, land at the north of the field is uneven and before a concrete base could be placed on it the land would need to be built up to level it out. On the other hand a concrete base placed at the south end of the field would allow any run off to run downwards onto the field without causing any build up of water as the field slopes downwards from the south to the north. They also consider noise is likely to dissipate quicker at this end.
- 1.18 Additionally it is not considered appropriate to locate the facility at the opposite end of the field near to the children's play area as it is likely that young children would feel threatened being close to an area for teenagers.
- 1.19 Officers do sympathise with the views expressed by the Doctors Surgery, as patients attending it may well have a lower tolerance level and be irritated by the clatter from such a facility. However, it is considered that this does not justify a refusal of permission.

**CONCLUSION**


- 1.20 The proposal would have a limited effect on residential amenity, as it would be some distance from the flats on King Georges Close and those at King Georges Court. Furthermore, the proposal will help to decrease the amount of youths that use Rayleigh High Street and public footpaths for skateboarding.

**RECOMMENDATION**

- 1.21 It is proposed that this Committee **RESOLVES** that this application be **APPROVED** subject to the following conditions:
- 1 SC4 Time Limits-Full – standard
  - 2 No development shall commence before details of the surface type to be used for the skateboard rink, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.

**Relevant Development Plan Policies and Proposals;**

LT2 and LT3 of the Rochford District Local Plan First Review.

  
Shaun Scrutton  
Head of Planning Services

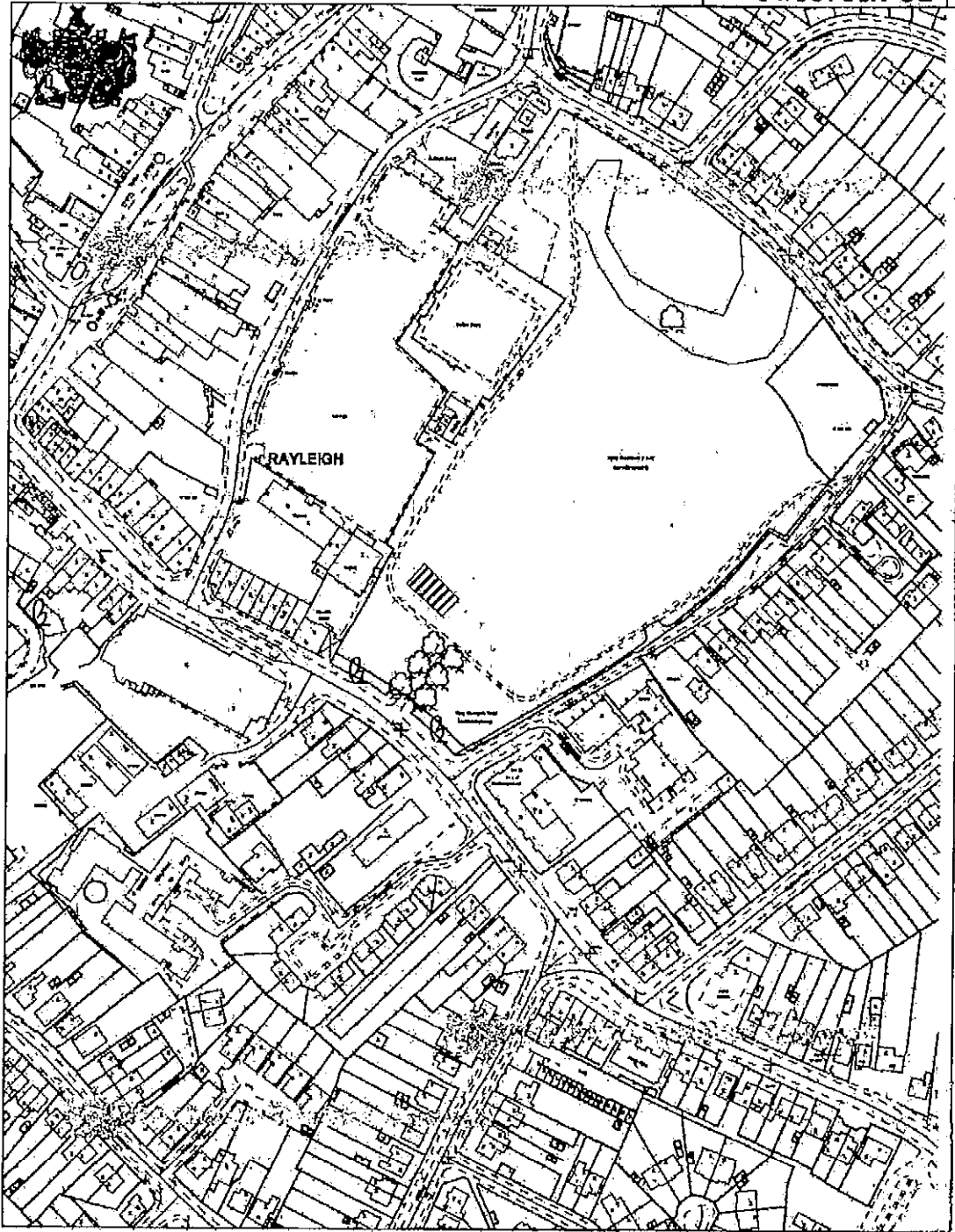
**PLANNING SERVICES COMMITTEE - 10 January 2002      Item D1**  
**Deferred Item**

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The local Ward Members for the above application are Cllr Mrs J Helson. Cllr Mrs L t V Phillips.

For further information please contact Lorna Maclean on (01702) 546366.

01/00790/FUL



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Map Produced: Friday December 29, 2000

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**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 2**

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**TITLE:** 01/00893/FUL  
ENCLOSE EXISTING OPEN GROUND FLOOR FRONT AREA,  
INSTALL LIFT SHAFT, REMOVE EXISTING CHIMNEY AND  
OTHER PLANT, ALTERATIONS TO DOOR AND WINDOW  
ARRANGEMENT (INCLUDING ROOFLIGHTS AND  
RECLADING).

**APPLICANT:** LENTERN AIRCRAFT Ltd

**ZONING:** EXISTING INDUSTRIAL

**PARISH:** ROCHFORD PARISH COUNCIL

**WARD:** ROCHFORD EASTWOOD

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**PURPOSE OF THIS REPORT**

- 2.1 This matter is being reported to the committee by virtue of the Councils "fast track" procedure for employment generating proposals. If the application were to be implemented, it would have the capacity to accommodate a number of new and relocated job opportunities.
- 2.2 The application has recently been registered as valid and revised drawings have recently been received; the consultation process is currently taking place on the revised drawings. There are a number of issues that will have to be addressed before the authority will be in a position to come to a decision on the application, and these may involve significant input from the authority and from the applicant.

**PLANNING APPLICATION DETAILS**

- 2.3 This is a full application for alterations to the exterior of the building to include a new lift shaft. The proposal site is located on Purdeys Industrial Estate within the existing industrial designated area, the site is bordered by the industrial site on 3 sides with frontage to marshland and the River Roach behind.
- 2.4 The applicant has confirmed that the proposal would relocate the existing operation from their Hockley premises within the district, with the addition of moving a storage facility from Progress Road (within Southend Borough). The relocation of the Progress Road facility will bring in the region of 70 job opportunities into the Rochford district, numbers to be confirmed, hence the "fasttrack" procedure. The agent has confirmed that the applicant manufactures components and fixings for the aircraft industry, which will be kept on site within a bonded warehouse.
- 2.5 The agent has informed that the unit requires substantial investment to bring up to a useable standard, within which they will be carrying out many alterations to update the building and improve its overall appearance.



## **PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 2**

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### **CONSULTATIONS AND REPRESENTATIONS**

- 2.6 The responses to the application received so far comprise the following:
- 2.7 Rochford Hundred Amenities Society have no comment.
- 2.8 Essex County Council (Highways) advise application is De-minimis
- 2.9 Civil Aviation Authority has no safeguarding objection to the proposal.
- 2.10 Housing, Health & Community Care has no adverse comments subject to conditions being attached to any forthcoming grant of consent.

### **ISSUES LIKELY TO REQUIRE CONSIDERATION**

- 2.11 The application is at a very early stage with the consultation period still running. The likely issues to be focused upon as part of the application will include:
  - The acceptability of the proposed alterations given the existing designation of the industrial estate and associated uses present in the location.
  - The impact the application would have on the industrial area in terms of traffic generation and loading/unloading areas.
  - Any impact on the nearby properties within the estate.

### **CONCLUSION**

- 2.12 As outlined, this application is at an early stage and there will need to be additional consideration of these proposals before this authority can be in a position to reach a fully informed decision. At this stage however, the issues raised above appear to be those on which the merits of the scheme should be judged. However, member's views are welcomed at this early stage.

### **RECOMMENDATION**

- 2.13 That the matter is progressed in the normal way as early as possible on the outcome of the consultation process and consideration on the issues set out above, and any others, which are pertinent to the proposals.

**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 2**

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**Relevant Development Plan Policies and Proposals:**

EB1, EB2, TP15 of the Rochford District Local Plan First Review

CS1, CS3, BIW3, BIW4, T12 of the Essex and Southend-on-Sea  
Replacement Structure Plan



Shaun Scullion  
Head of Planning Services

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The local Ward Member for the above application is Cllr. Mrs. J E Ford

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



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**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 3**

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**TITLE:** 01/00838/DP4  
FIVE-A-SIDE FOOTBALL PITCH/BASKETBALL COURT  
INCLUDING 3M HIGH CHAIN LINK FENCE  
HULLBRIDGE RECREATION GROUND POOLES LANE  
HULLBRIDGE

**APPLICANT:** ROCHFORD DISTRICT COUNCIL

**ZONING:** EXISTING PUBLIC OPEN SPACE

**PARISH:** HULLBRIDGE PARISH COUNCIL

**WARD:** HULLBRIDGE RIVERSIDE

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**PLANNING APPLICATION DETAILS**

- 3.1 The proposals involve the laying out of a tarmac area, to be used for playing basketball and five-a-side football, and the installation of two basketball goals and two mini goals,

**RELEVANT PLANNING HISTORY**

- 3.2 480/CM/00 Erection of a Flood Warning Siren  
DP/324/97/ROC Construct BMX Course, Permitted

**CONSULTATIONS AND REPRESENTATIONS**

- 3.3 The Head of Housing, Health and Community Care advises Members that there is a potential for nuisance associated with this development by way of noise, which could not be dealt with under existing legislation. The close proximity of the proposed development to private dwellings, including those on Crouch Caravan Park, may give rise to disturbance from court users to current and future occupiers.
- 3.4 County Surveyor (Highways) considers the proposals are de minimis in highways terms.
- 3.5 Hullbridge Parish Council has no comments or objections.
- 3.6 Initial consultation received 32 pro forma objections, from the residents of Crouch Caravan Park, plus another two. The main objections are on the basis of the following:
- Although the residents support the provision of the facility in principle however they believe that the proposal is sited in the wrong location within the recreation ground;
  - The existing noise problem, from the skateboard facility, will be exacerbated;
  - In particular, the noise that will be created by the bouncing of footballs and basketballs;

## PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 3

- There are currently parking problems that occur when matches are being played will be exacerbated.

- 3.7 Further consultation for neighbouring occupiers expires on 7<sup>th</sup> January 2002 and any representations will be reported to the committee.

### MATERIAL PLANNING CONSIDERATIONS

- 3.8 In this instance the main issue would appear to be the possibility of the impact from the proposed basketball court/five-a-side pitch on the amenity of adjacent occupiers of the site by virtue of the creation of noise or other disturbance.
- 3.9 The site is located within the existing public open space. The area consists of open grass and the existing facilities of a BMX track at the far North of the site, the Football Pitch in the centre and the Skateboard facility in the South West corner.
- 3.10 The car parking area and main site access are situated to the South West of the site on the boundary with Pooles Lane. The car park has approx. thirty spaces, which is considered sufficient to serve the facility. Although concerns have been raised regarding parking provision at the recreation ground, the County Surveyor (Highways) has not raised any significant highway issues.
- 3.11 The closest residential property on Pooles Lane is 62m approx. from the location of the basketball court/five-a-side pitch whilst the East edge of the Crouch Caravan Park is approx. 110m from the location. Along both boundaries with residential properties there are hedges and a number of trees.
- 3.12 The siting of the proposal was agreed through extensive and detailed consultation and it is considered that it is unlikely that siting of the proposals could be improved. The land is currently a designated, well-established and well-used public open space with a number of facilities. The separation between the proposals and the closest residential occupiers is significant and there are intervening trees and planting. Weighing up these factors it is considered that the benefit of an additional recreational facility is such that the proposals should not be resisted.

### CONCLUSION

- 3.13 The proposals are located in a public open space, which is an appropriate location. It is anticipated that there will be some additional noise and activity associated with the use of the facility but it is concluded that this would not be so significant as to form a basis on which these proposals should be resisted.

### RECOMMENDATION

- 3.14 It is proposed that this Committee **RESOLVES** that this application be **APPROVED** subject to the following condition:

- 1 SC4 Time Limits Full – Standard

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**Relevant Development Plan Policies and Proposals:**

LT3 of the Rochford District Local Plan First Review

LRT1 of the Essex and Southend-on-Sea Replacement Structure Plan



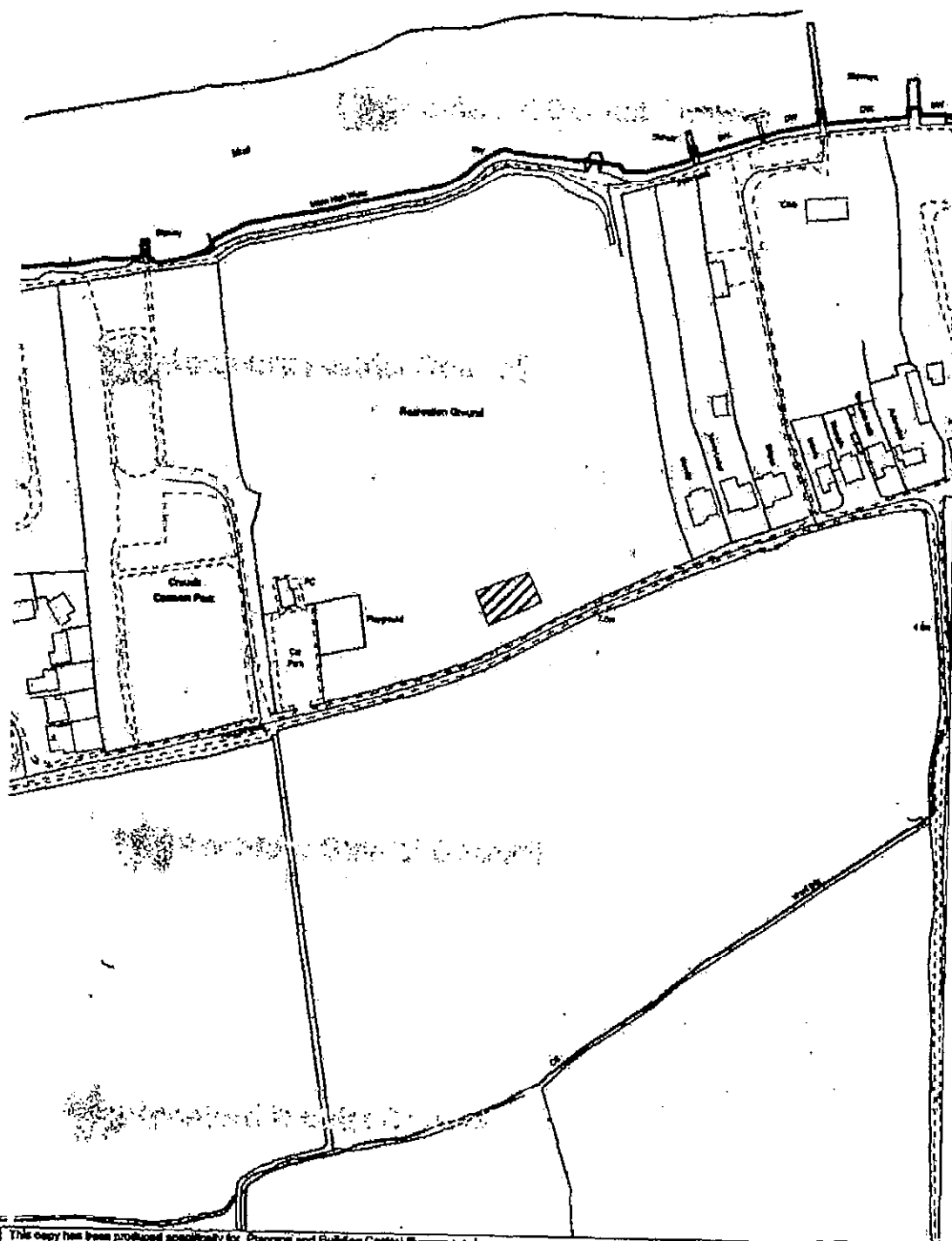
Shaun Scotton  
Head of Planning Services

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The local Ward Member(s) for the above application are Cllr. D F Flack and Cllr. C R Morgan

For further information please contact Deborah Sedenon (01702) 546366.

01/00838/DP4



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**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 4**

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**TITLE :** 01/00837/DP4  
SKATEBOARD AREA AND ACCESS PATH  
CANEWDON RECREATION GROUND, ALTHORNE WAY  
CANEWDON

**APPLICANT :** ROCHFORD DISTRICT COUNCIL

**ZONING :** PUBLIC OPEN SPACE, METROPOLITAN GREEN BELT,  
COASTAL PROTECTION BELT, EDGE OF LANDSCAPE  
IMPROVEMENT AREA

**PARISH:** CANEWDON PARISH COUNCIL

**WARD:** CANEWDON

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**PLANNING APPLICATION DETAILS**

- 4.1 The proposal involves the provision of a tarmac skateboard area, installation of equipment and provision of a new access path.

**RELEVANT PLANNING HISTORY**

- 4.2 DP/317/97/ROC Approved Construct combined hockey pitch and basketball court  
ROC/400/95/FUL Withdrawn Erect detached Sports Payllion  
DP/402/94/ROC Approved Replace existing Sports Pavillion with Portacabin for use  
as a changing facility .

**CONSULTATIONS AND REPRESENTATIONS**

- 4.3 **Canewdon Parish Council** make the following comments:
- There are no objections to the proposal;
  - The proposal is in accordance with previous discussions between the Parish and District Council;
  - It was agreed that additional landscaping would be provided.
- 4.4 The **County Surveyor (Highways)** considers the proposal to be de-minimis.

**MATERIAL PLANNING CONSIDERATIONS**

- 4.5 The main planning issues to Members consideration of this application are summarised as follows:
- Planning Policy
  - Impact on amenity



## PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 4

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### PLANNING POLICY

- 4.6 The site is allocated as a proposed Public Open Space in the Rochford District Local plan (First Review). Hence there are no objections to the principle of the development proposed and the construction of a skateboard area and access path is considered to be in accordance with the Local Plan notation.
- 4.7 As a "small scale facility for outdoor sport or recreation" the development proposed by this application also accords with the planning relating to the Metropolitan Green Belt.

### IMPACT ON AMENITY

- 4.8 This involves impact from use of the proposed facility on the amenity of adjacent occupiers of the site by virtue of the creation of noise or other impact.
- 4.9 The site is located within the public open space. Generally the area consists of grass. The proposal is to be located in the North West corner of the open space. To the South of this is the existing tarmac basketball court and in the bottom South West corner is the existing children's playground.
- 4.10 Access to the recreation ground is from Althorne Way to the South and there is a footpath proposed up to the tarmac area and the proposed skateboard area.
- 4.11 The properties on Althorne Way are approximately 105m from the proposed site for the skateboard area. The closest residential property to the West is approximately 30m from the proposed site for the skateboard area.
- 4.12 The land is currently a designated, well-established and well-used open space where some degree of noise and activity must be expected. The separation between the site and the closest residential occupiers is considerable and there are significant intervening trees, planting and the presence of the earth mound (which is to be extended). Taking all these factors into account it is concluded that there would be a considerable benefit from the provision of an additional recreational facility and that there would be no significant impact on residential amenity.

### CONCLUSION

- 4.13 The proposal is located in a designated public open space and would appear to be in an appropriate location. Whilst it is anticipated that there may be some additional noise and activity associated with the facility, it is not considered that this would be so significant as to form a basis on which these proposals should be resisted.

### RECOMMENDATION

- 4.14 It is proposed that this Committee **RESOLVES** that this application be **APPROVED** subject to the following condition:

- 1 SC4 Time Limits Full - Std

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**Relevant Development Plan Policies and Proposals:**

LT3 of the Rochford District Local Plan First Review

LRT1 of the Essex and Southend-on-Sea Replacement Structure Plan



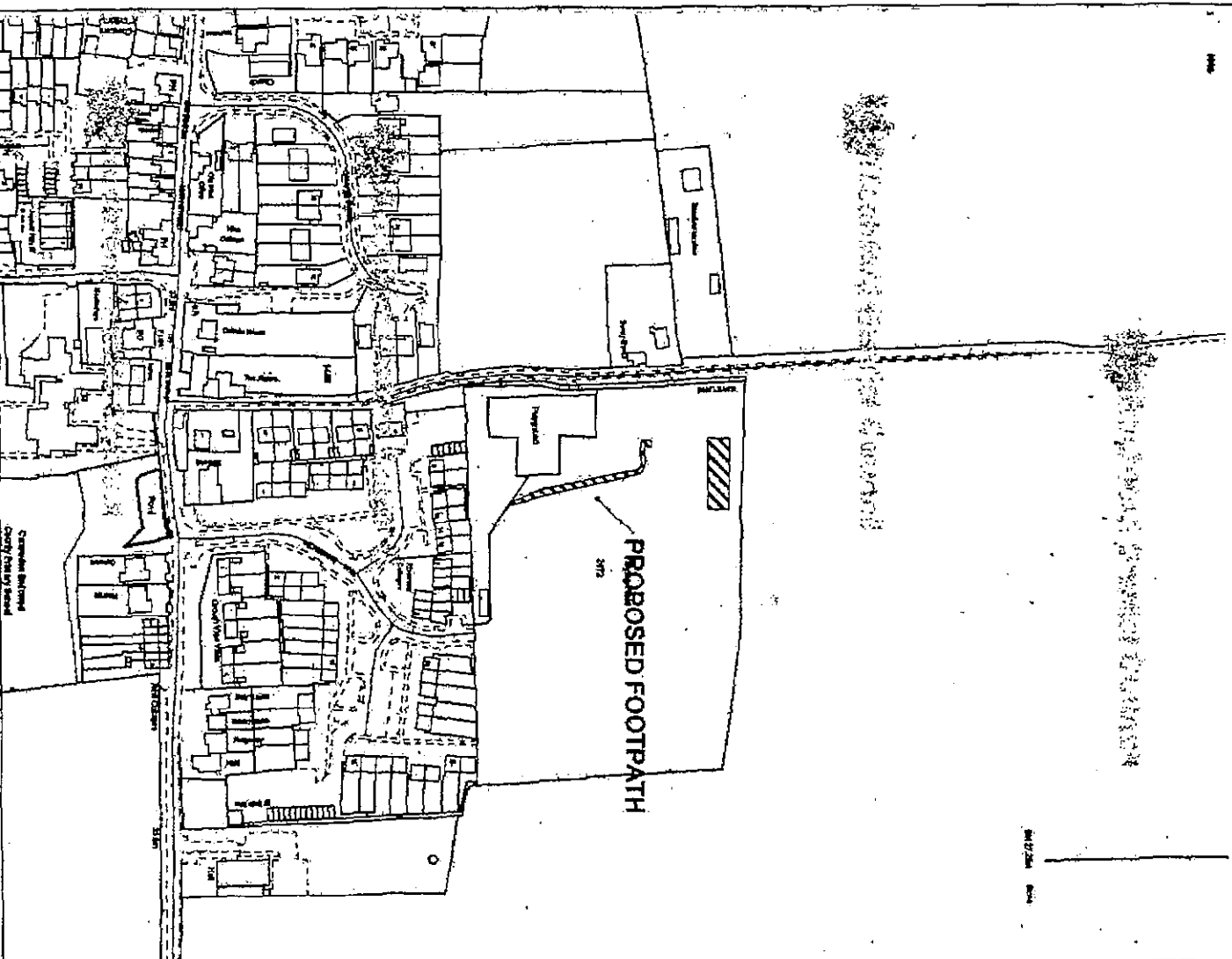
Shaun Scrutton  
Head of Planning Services

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The local Ward Member for the above application is Cllr. A Hosking.

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

01/00837/DP4



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**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 5**

**TITLE :** 01/00522/FUL  
VARIATION OF CONDITION 2 OF PERMISSION  
F/0637/92/ROC TO ALLOW USE OF FLOODLIGHTING ON  
THREE OCCASIONS PER WEEK WITHIN THE FOLLOWING  
TIMES: TUES-FRI 6.45-10PM, SAT 3-5.30PM  
GREAT WAKERING ROVERS F.C. LITTLE WAKERING  
HALL LANE, GREAT WAKERING

**APPLICANT :** GREAT WAKERING ROVERS F.C.

**ZONING :** METROPOLITAN GREEN BELT

**PARISH:** GREAT WAKERING PARISH COUNCIL

**WARD:** GREAT WAKERING WEST

**PLANNING APPLICATION DETAILS**

- 5.1 This application is to vary the existing permission FUL/0637/92 to allow additional lighting hours and an increase to 3 occasions per week. Discussion with the applicants has revised the original applied for hours to that seen above, with no use to take place on Sundays or Mondays.

**RELEVANT PLANNING HISTORY**

- 5.2 Previous application number FUL/0637/92 granted approval for hours of Tues-Fri 7-9.45pm and Sat 3.45-5.30pm on only two occasions per week with no Sunday or Monday use.
- 5.3 In reference to the current application, other similar sites have been considered with respect to the restrictions imposed on the use of the site. Hours of permitted use vary from unlimited at Stambridge Football Club (granted consent in 1988), to the most recent of Hullbridge Football Club under application number 99/00017/FUL which varied previous grants of permission to permit 3 occasions per week, Mon-Fri 7-10pm, Sat 3.45-5pm with no use on Sundays.

**CONSULTATIONS AND REPRESENTATIONS**

- 5.4 Rochford Hundred Amenities Society will support any comments from local residents.
- 5.5 Essex County Council (Principle trading standards) no objections.
- 5.6 Essex County Council (Highways) advise this application is De-minimis.
- 5.7 Housing Health & Community Care has no adverse comments in respect of this application.

**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 5**

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- 5.8 **Environment Agency** has no objection.
- 5.9 **Sport England** have provided detailed comments with respect to the alterations in hours, supporting the application and commenting that alterations are not expected to result in undue disturbance for local residents given existing permissions.

**MATERIAL PLANNING CONSIDERATIONS**

- 5.10 This application must be assessed with regard to the resultant impact on the surrounding residential location; it is concluded that there will be little or no significant detrimental impact on residential amenity given the revised hours agreed by the applicant.

**CONCLUSION**

- 5.11 The proposed hours will have little if any impact on residential amenity..

**RECOMMENDATION**

It is proposed that this Committee **RESOLVES** to **APPROVE** permission subject to the following condition:

- 1 Lighting on site shall not be used on more than three occasions per week and shall not exceed the following hours:  
  
Tuesday -Friday 6.45-10pm, Saturday 3-5.30pm  
No use on Sundays or Mondays.

**Relevant Development Plan Policies and Proposals:**

H24, LT3 of the Rochford District Local Plan First Review

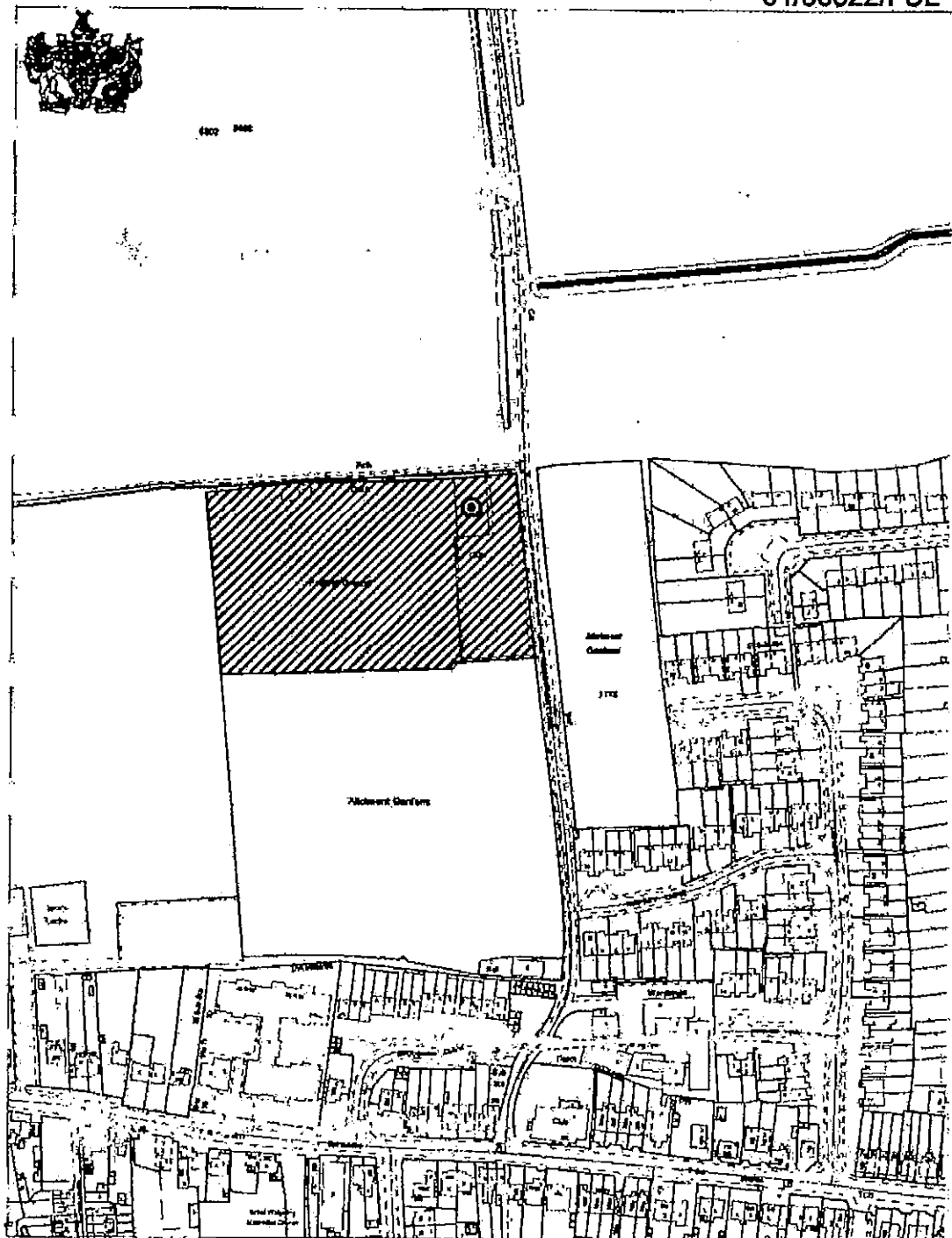
None of the Essex and Southend-on-Sea Replacement Structure Plan

  
Shaun Scrutton  
Head of Planning Services

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The local Ward Member for the above application is Cllr G Fox

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



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**PLANNING SERVICES COMMITTEE - 10<sup>th</sup> January 2002 Item 6**

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**TITLE :** 01/00288/FUL  
ERECT TWO 16M FLOODLIGHTING MASTS TO PROVIDE  
ADDITIONAL FLOODLIGHTING. (4 X 2000w lights each)  
GREAT WAKERING ROVERS F.C. LITTLE WAKERING  
HALL LANE, GREAT WAKERING

**APPLICANT :** GREAT WAKERING ROVERS F.C.

**ZONING :** METROPOLITAN GREENBELT

**PARISH:** GREAT WAKERING PARISH COUNCIL

**WARD:** GREAT WAKERING EAST

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**PLANNING APPLICATION DETAILS**

- 6.1 This application is for the erection of two additional floodlighting masts at Great Wakering football club in addition to the four existing masts on site. The application should be viewed in conjunction with application number 01/00522/FUL (also on Committee) concerning the hours of use of said masts.

**RELEVANT PLANNING HISTORY**

- 6.2 Previous application number F/0837/92/ROC was for the erection of four masts with conditions controlling the use of.

**CONSULTATIONS AND REPRESENTATIONS**

- 6.3 Rochford Hundred Amenities Society will support any comments from the Parish Council
- 6.4 Essex County Council (Highways) no objections subject to no glare on highway.
- 6.5 Housing, Health & Community Care have no adverse comments in respect to this application.
- 6.6 Sport England advise that the recommended lighting level for competitive football at this level is a minimum maintained average requirement of 200lux at a uniformity ratio of 0.7. The diagrams suggest that existing light levels are 198lux (0.67) and that the proposed works would produce 205lux (0.7). This is entirely in accordance with lux requirements. The club should note however, that the levels indicated are initial values and there is a depreciation factor, which will, in time reduce the lighting levels below those required.

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- 6.7 Neighbour Objection has been received from one local resident citing concerns of light invasion and use of the site beyond the approved finish times.

**MATERIAL PLANNING CONSIDERATIONS**

- 6.8 The physical addition of the masts will have no significant detrimental impact on the locality, being of a similar design and identical height to that of the existing four masts. The control over lighting hours still remains a valid consideration, as the surrounding area is predominantly unchanged from the original application in 1992. Therefore this application should be conditioned to be in accordance with the decision on the preceding application number 01/00522/FUL for the revision to hours of illumination.

**CONCLUSION**

- 6.9 This application presents no significant detrimental impact on the amenity of the residential location subject to control of hours of operation.

**RECOMMENDATION**

- 6.10 It is proposed that this Committee **RESOLVES** to **APPROVE** permission subject to conditions:
- 1 SC4 Time Limits Full
  - 2 Lighting on site shall not be used on more than three occasions per week and shall not exceed the following hours:

Tues-Fri 6.45-10pm  
Saturday 3-5.30pm  
No use on Sundays or Mondays

**Relevant Development Plan Policies and Proposals:**

H24, LT3 of the Rochford District Local Plan First Review

None of the Essex and Southend-on-Sea Replacement Structure Plan

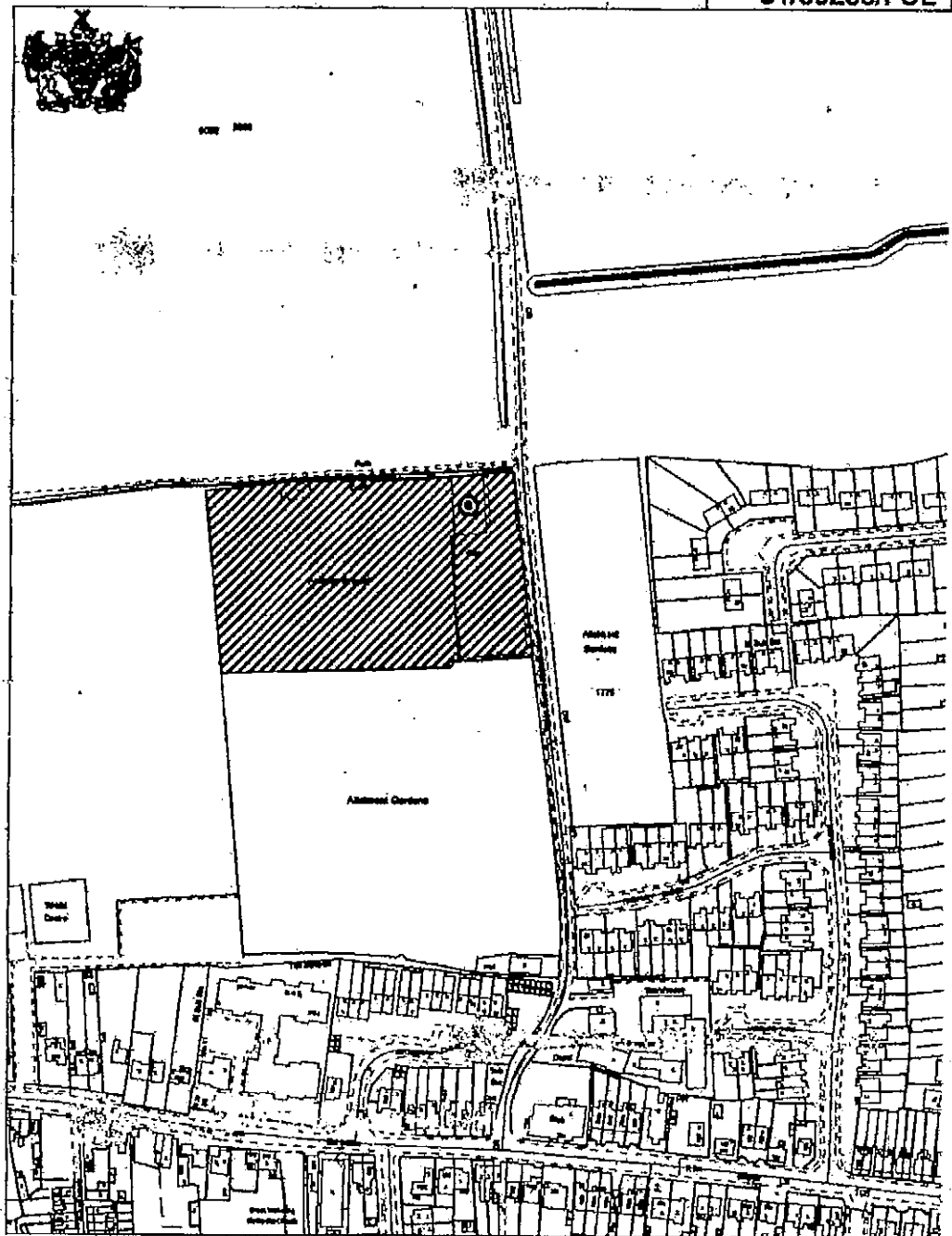
  
Shaun Scrutton  
Head of Planning Services

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The local Ward Member for the above application is Cllr G Fox

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





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