

<p>Item R1 07/00076/COU</p>	<p>The applicant has submitted further supporting evidence commenting in the main on:-</p> <ul style="list-style-type: none"> • <i>Employment land</i> - proposal would maintain an existing “business” use at the site, attempts to let the premises have been unsuccessful, would generate jobs and to upgrade the building for a modern business enterprise would be costly. Eldon Way is a good location for a bowling alley. • <i>Residential amenity</i> - it is expected that noise/insulation schemes will be required, proposed use will be between 0800 hours and 2400 hours, although applicant confirms their acceptance of reduced hours if necessary. • <i>Car parking provision</i> - car parking is wasteful of valuable urban land, sustainability should be promoted, at peak periods 25 spaces would be available, there is unrestricted kerbside parking and 3 car parking areas for general use (88 spaces). All roadways and virtually all forecourts are empty after working hours. The applicant claims that on his forecourt 30+ spaces can be accommodated and that his lease will allow for any caller/customer to his business to use the parking courts available at the site. Out of normal working hours (after 5pm and on weekends & public holidays) there is ample on street parking given the employment uses on the estate have closed. • <i>Vandalism</i> - since the pool and snooker club opened there has been a reduction in damage caused to property, proposal would reduce the need to gather on street corners, support from residents association and Essex Police. CCTV will be installed. <p>Officer’s comments: To assist Members the other non employment uses on the estate are controlled by the following opening time conditions:-</p> <p>7 Eldon Way (Snooker Hall) 10:00 – 23:00 on any day.</p> <p>14 Eldon Way (Children’s Play Centre Monkey Business) 09:30 - 20:00 on any day.</p> <p>1 Eldon Way (Cully’s Gym) no hours of use condition but operates up to 21:00 on any day.</p> <p>Hockley Residents Association: have no objections in principle and hope it will help with youth nuisance problem. However wish to make the following observations:-</p> <ul style="list-style-type: none"> • premises back onto neighbouring housing and must be properly sound-proofed; • for same reason, would wish to see opening hours restricted late at night; • adequate parking arrangements need to be made – the area is already a problem during business hours.
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	<ul style="list-style-type: none"> • 1 additional letter has been received from a local resident stating that he would not wish to travel by train late at night due to anti-social behaviour.
Item 2 07/00285/FUL	Application withdrawn.
Item 3 07/00159/FUL	<p>Representations</p> <p>Anglian Water: No objection subject to conditions controlling foul water disposal and that the foul water disposal should be implemented prior to the units being occupied.</p> <p>Officer's Comments: Condition 8 deals with this issue.</p>
Item 4 07/00230/FUL	<p>Representations</p> <p>Highways: No objection.</p> <p>Engineers: No objection.</p> <p>Woodlands: The <i>Chamaecyparis lawsoniana</i> at the front of the building should be retained. The trees add to the amenity of the area and provide good screening and softening of the buildings. If these are to be removed there would be no objection as long as they are replaced with suitable native species such as Silver Birch or Hornbeam.</p> <p>Officer's Comments: Since making these comments the trees have been removed, and a soft landscaping condition is recommended to control suitable planting at the site.</p> <p>Rayleigh Civic Society: The proposal has been reduced in height and width, reducing the impact upon 131 Eastwood Road but this is not enough to ensure that the window at 131 Eastwood Road will not be subject to loss of light and outlook. In the opinion of Rayleigh Civic Society further scaling down is required to enable occupiers of 131 to continue to enjoy their right to light and full outlook from this window.</p> <p>Rayleigh Town Council: object to the application due to the detrimental impact of the development upon the amenity of the neighbouring property at 131 Eastwood Road, specifically the flank window. The visual intrusion of the prominently located development within the street scene and the development was considered to be out of scale and character with the prevailing pattern of development in the locality.</p> <p>Neighbours Two letters of objection from 131 and 137 Eastwood Road received raising issues summarised below:-</p>

	<ul style="list-style-type: none">• This proposal does not comply with the outline as it specified that no trees were to be removed and access points onto the highway should not change. The trees have been removed from the site and proposed plans show that the access onto the highway has also moved.• There is a lack of proposed parking within the site that may result in parking within the highway, including the grassed verge at the front of the property.• The outline states that there shall be 12.5 metres as measured from the carriageway edge and the garages. This is not the case in this application as the distance is 10.5 and 9.5 metres, which is below the minimum as stated in the previous application.• The description of the development includes demolition of the property but the property has already been demolished.• There will be a loss of light to rear gardens and a loss of outlook from adjoining occupiers.• Loss of light to front bay window of the property to the west and the side window.• The loss of light to gardens will reduce growing of vegetation within gardens.• The development will devalue nearby properties.• The proposed houses are located further back into the site than the previous dwelling on the site resulting in an outlook onto a brick wall for properties to the east of the site.• The development will invade privacy to ground floor bedrooms.• Increased activity at the site including cars parked close to front window of adjoining property and a side access adjacent to boundary.• The reduced size proposal is considered to be insignificant. The width is still 97%, ridge height 95% and the depth is 95%• Plot 1 has also been moved forward but still the side window is built across.• The proposed dwellings will increase congestion.• The site is located on a crest of a hill and on a dangerous bend.• The proposed development would increase the pressure on services.• The proposed dwellings are too large especially when compared to what was on the site before.• Overdevelopment of the site.• Prominence within the street scene.• This application has followed an irregular process with regards to consultation deadlines and report to Committee. The deadlines for consultees will not expire before Development Control Committee.• No site notice was posted on the site.• Neighbours have not been properly notified of the new application.• The application has gone straight to DCC without notification to consultees.
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	<p>Officer's Comments: Members will be aware that Outline Planning Permission has been granted for the demolition of the existing property and the erection of two detached houses.</p> <p>This application is not a Reserved Matters application following the approved outline permission. This is a Full Application that stands alone and independent from the previous outline application.</p> <p>The process of notification is identical to the previous application.</p> <p>This addendum reports the consultation responses received to date and Members may recall the objections to the previous application that was reported to Members in October 2006.</p> <p>Given the previous application being considered at Committee following a Members' site visit this revised application has been reported back to the Committee. This is the only Committee date available which meets the 8 week target decision date. Hence, the decision is delegated to the Head of Planning and Transportation to determine after the expiration of the consultation period (including site notice).</p>
<p>Item R5 07/00167/FUL</p>	<p>To assist Members' consideration the following precisely lists the changes proposed in the current application to that previously approved:-</p> <ul style="list-style-type: none"> • removal of basement; • incorporation of attic room; • 2 No. roof lights to front (facing inside side); • four roof lights to rear; • the height unchanged at 8.95m.
<p>Item R6 07/00168/FUL</p>	<p>To assist Members' consideration the following precisely lists the changes proposed in the current application to that previously approved:-</p> <ul style="list-style-type: none"> • removal of basement; • two attic rooms; • 2 No. pitched roofed front dormers looking at plot 1; • 8 No. Roof lights to rear looking at plot 5 • revised main roof to gable end; • height reduced by 0.1m to 8.97m.
<p>Item R7 07/00170/FUL</p>	<p>To assist Members' consideration the following precisely lists the changes proposed in the current application to that previously approved:-</p> <ul style="list-style-type: none"> • removal of basement; • reduction in height by 0.1m to 6.4m; • minor changes to various windows; • roof lights to front from 3 No. previous to 2 No. proposed; • some windows deleted;

	<ul style="list-style-type: none">• increased pitched roofs to gable over front projection into which accommodation (en-suite) and a roof light to each pitch.
Item R8 07/00171/FUL	<p>To assist Members' consideration the following precisely lists the changes proposed in the current application to that previously approved:-</p> <ul style="list-style-type: none">• removal of basement;• reduction in height by 0.15m to 6.35m;• minor changes to various windows;• increased pitched roof over front projection with roof lights in the slope as per plot 4.