

<p>Item 1 11/00485/FUL Rayleigh Tennis Club, Watchfield Lane, Rayleigh</p>	<p>1. Letter from Applicant Clarifying Intended Use of Extension</p> <p>Comments as follows:-</p> <ul style="list-style-type: none"> ○ The area to be extended will add additional space to our bar area and will provide:- ○ Additional glazing on the corner of the building overlooking the tennis courts – this is intended to improve viewing of tennis matches for spectators inside the building (particularly useful during cold or inclement weather); and ○ A storage area for our licensed bar – at present the bar has very limited storage facilities and this means it has to be re-stocked frequently. The provision of a secure store room will allow us to keep more stock on site. ○ It is not envisaged that the current use of the bar facilities will change significantly, but the alterations will improve the convenience and outlook of the bar area. <p>2. Conclusion</p> <p>The recommendation remains a RECOMMENDATION FOR APPROVAL.</p>
<p>Item 2 11/00520/FUL Land North of the Pavilion, Connaught Road, Rayleigh</p>	<p>This item is deferred pending further consideration.</p>
<p>Item 3 11/00418/FUL Stratford House, Hockley Road, Rayleigh</p>	<p>1. Correspondence from Applicants regarding Financial Contributions</p> <p>The applicants have confirmed to the Council that they are happy to pay the requested financial contributions towards highway works and school places and are preparing the submission of a Unilateral Undertaking.</p> <p>2. Additional planning condition</p> <p>Prior to commencement of the development hereby approved, details governing nomination rights that are to be granted to Rochford District Council for the affordable housing units hereby approved at the site shall be submitted to and agreed in writing by the Local Planning Authority.</p>

	<p>The allocations process for the affordable housing units on the site shall be conducted strictly in accordance with the nomination rights agreed.</p> <p>REASON: In the interests of ensuring that the scheme helps to meet affordable housing need within Rochford District.</p> <p>3. Conclusion</p> <p>The recommendation remains a RECOMMENDATION FOR APPROVAL, subject to a completed Unilateral Undertaking for the requested financial contributions and planning conditions, as reported, as well as the additional planning condition stated at 2 above.</p>
<p>Item R4 11/00541/COU Pudsey Hall Farm, Pudsey Hall Lane, Canewdon</p>	<p>Contents</p> <p>1. Revised reason 1.</p> <p>The previous application and report refers to Building 3B being open sided. This building is now enclosed and the revised reason below reflects this change.</p> <p>Reason 1</p> <p>The proposal incorporates a B2 use within a building and on adjoining land for use for steel fabrication and open storage. It is likely that, given the heavy nature of steel work that the use would require, substantial mechanical handling equipment and extensive open storage that would be visible from the wider area and the river Crouch, which would impact adversely upon the character and openness of the Metropolitan Green Belt contrary to part (v) to Policy R9 to the Council's saved Local Plan (2006). It would impact adversely upon the appearance of the Roach and Crouch Marshes Special Landscape Area contrary to Policy NR1 to the Council's saved Local Plan (2006) and impact adversely upon the undeveloped coastal areas within the Coastal Protection Belt contrary to Policy CC1 to the Essex and Southend-On-Sea Replacement Structure Plan (2001).</p>
<p>Item R5 11/00509/FUL Gusted Hall Farm, Gusted Hall Lane, Hawkwell</p>	<p>1. Consultation Response Received from Essex and Suffolk Water</p> <p>The following comments have been received:-</p> <ul style="list-style-type: none"> ○ We raise a concern as there are mains that appear to be within the vicinity of the proposed development. ○ No buildings or structures can be accepted within 3 metres either side of Essex and Suffolk mains which are protected by an easement.

	<p>There should be no trees, hedges, shrubs or non-boundary fences erected within three metres on either side of the outside edge of the water main, nor should the level of the surface of the land be altered.</p> <ul style="list-style-type: none">○ If the applicant/agent requires further information on the location of this main we can arrange for a site visit. <p>2. Officer Comment</p> <p>Although Essex and Suffolk Water raise a concern about the proximity of the proposed development this would not constitute a reason to refuse planning permission. Essex and Suffolk Water's restrictions to development within 3 metres of a main may, however, result in the applicant being unable to implement the planning consent, if granted.</p> <p>3. Conclusion</p> <p>The recommendation remains a RECOMMENDATION FOR REFUSAL for the two reasons as reported.</p>
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