

ITEM 4 177 Main Road Hawkwell Essex SS5 4EJ 13/00367/OUT	<p>Contents:</p> <ol style="list-style-type: none">1. Letter from landowners2. Correspondence from neighbouring properties and residents3. Ridge height of No. 6 Bosworth Close4. Letter from Rt Hon Mark Francois, MP5. Conclusion <p>1. Letter from landowners</p> <p>Contents can be summarised as follows:</p> <ul style="list-style-type: none">• Our family have owned the site since the 1920's; originally the land was used by our great grand-parents and parents as a small holding, which co-incidentally had a large barn immediately adjacent to 179 Main Road.• Over the years the use of the land has changed and in the early 1970's was divided into 3 plots.• For personal reasons it has become necessary to sell 177 Main Road. This property was placed on the open market earlier this year but failed to attract any interest.• A decision was then taken to approach a local builder (with local jobs in mind). The plans presented comply with all the planning regulations, local design guidelines, is attractive in appearance and fits comfortably within the area.• In fact, it is a design with the least amount of development, that is viable and is very similar to nearby Thorpe Gardens, which has existed successfully within the community for a number of years.• The site itself has always had the potential for development and cannot be compared to other applications recently approved on green belt land and should only be judged on its own merits.• Should the application be unsuccessful, the family will have to consider further options, which will then involve the sale and demolition of all 3 properties. A very different type of development, involving a major developer and on a much larger scale. Something which we had hoped could have been avoided.• As a family, we would have chosen to remain and be part of the local community, where we have resided happily for so many years.
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	<ul style="list-style-type: none">• Obviously we are disappointed with the reaction and objections from a large number of the neighbours and the local Parish Council. To date, we have not been given the opportunity to discuss their objections and concerns with them.• Hawkwell has developed beyond all recognition over the years, which we have fully accepted and adapted to. We feel this proposed development (of a small number of properties) to be part of this continuing progress and should be looked at positively as part of the Council's and Government's plans for future housing. <p>2. Correspondence from neighbouring properties and residents</p> <p>4 further objections received (4 Bosworth Close, 16 Bosworth Close, 18 Bosworth Close and Clever Cloggs Pre-School). These comments can be summarised as follows:</p> <ul style="list-style-type: none">• Several accidents at this point on Main Road in recent years, some very serious.• Milestone should be protected and not moved.• Proposal for four new bungalows in back garden is outrageous and unnecessary.• Extra traffic and congestion in the area.• Development will lead onto a very busy Main Road near to a major bend in the road making safe access very difficult for residents.• Disruption to surrounding roads during construction.• Hawkwell is a semi rural area and infilling in this way could ruin the character of the village.• When developments of this nature are planned, little regard is given to the over development and traffic congestion they create. Example of Tesco/RBS/Premier Hotel exits onto A127 and traffic problems this creates.• Increasing flow of traffic into a main road which is a 'B' category by quadrupling buildings on site.• Already a hazard on corner of Tudor Way with Main Road where there are cars constantly parked on one side narrowing the entrance of Tudor Way from the Main Road to one lane. This forces cars to turn from Main Road into Tudor Way to stop suddenly if a car is coming down in the opposite direction.• Recent development at end of Thorpe Road must exacerbate
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	<p>traffic congestion in this concentrated area of Hockley</p> <ul style="list-style-type: none">• Parents dropping off their children at the Village Hall enter and exit the car park at various times of the day and for another potential say 15 vehicles having to access this road considerably near the entrance to the Hall can surely only increase the congestion and the possibility of an accident• Vehicle access concerns:<ul style="list-style-type: none">○ Dangerous sharp bend at bottom of hill on very busy B road.○ New drive would access Main Road at dangerous point.○ 30 years ago Essex County Council considered dangerous and wanted to straighten this.○ Diagonally opposite on the bend is village hall access – approximately 60 feet from proposed access.○ Accident hot spot – 6 reported over last 18 months by Essex Police. Numerous accidents occurred but not all reported.○ We wish to have this access included for refusal until a further site visit involving Hawkwell Parish Council, Rochford District Councillors, Rochford District Council Planning officers and Essex County Council Highways involved. <p>3. Ridge height of No.6 Bosworth Close</p> <p>This was queried at the Member site visit in relation to the proposed bungalows and slope of the land. The height of No.6 Bosworth Close, taken from a 2010 planning application of a similar house type at No.16, equates to approximately 8m. The closest bungalow (plot 4) would measure 5.7m in height. The land slopes away so that the rear garden area at the boundary is approximately 1.5m lower than the ground floor level of No.6.</p> <p>4. Letter from Rt Hon Mark Francois, MP</p> <p>This letter forwards to the Council a copy of an email received from No.179 Main Road so that the points raised can be duly taken into account. The points raised in this email are as follows:</p> <ul style="list-style-type: none">○ Asking for support in opposing a building development next door.○ Would also effect properties in Bosworth Close and Tudor Road.○ House next to No.179 would be 2m longer either end of
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	<p>house and 8.6m high blocking out light to 5 large windows.</p> <ul style="list-style-type: none"> ○ House has been here since 1902. ○ Hawkwell has had its full quota of house building what with the Christmas Tree site and Hall Road. <p>5. Conclusion</p> <p>The recommendation remains that of refusal for the reasoning identified within the officer report.</p>
<p>ITEM 5 Former Shellfish Packing Station Fambridge Road South Fambridge Rochford 13/00370/FUL</p>	<p>Contents:</p> <p>1. Natural England</p> <p>2. Rochford District Council Head of Environmental Services</p> <p>1. Natural England:</p> <p>No objection to raise.</p> <p>Advise that the site is in close proximity to the Crouch and Roach Estuaries Site of Special Scientific Interest. This SSSI is also designated as the Crouch and Roach Estuaries Special Protection Area and Ramsar site.</p> <p>Advise that in terms of Natura 2000 site the proposal is not likely to have a significant effect on the interest features for which the Crouch and Roach Estuaries SPA and Ramsar has been classified. Advise that the Council is not required to undertake an appropriate assessment to assess the implications of this proposal on the site's conservation objectives.</p> <p>With regard to the SSSI Natural England is satisfied that the proposal will not damage or destroy the interest features for which the site has been notified. The SSSI does not, therefore, represent a constraint in determining this application.</p> <p>Should the Council be minded to grant permission, recommend that opportunities to enhance biodiversity are considered and would support a condition requiring design features beneficial to wildlife such as incorporation of bird nesting boxes and opportunities to encourage roosting for bats.</p> <p>2. Rochford District Council Head of Environmental Services</p> <p>The Head of Environmental Services reports that if Members are minded to approve the application, the following conditions should be attached to any consent granted:</p>

	<p>1) Prior to the commencement of the use of the premises for the permitted purpose, a noise management scheme shall be submitted to and agreed in writing by the L.P.A. Such agreed scheme shall be employed for as long as the premises are in use for the permitted purpose.</p> <p>Informative: Such a scheme shall include issues such as delivery and collection of vehicles; fork-lift truck specification and operation; vehicle maintenance/dismantling operations.</p> <p>2) Vehicle maintenance and dismantling operations shall only be carried out within the building.</p> <p>3) All doors, windows and shutters shall be closed whenever vehicle maintenance/dismantling operations are carried out.</p> <p>4) Where used, only visual and/or broadband reversing alarms will be permitted on vehicles operating on the site.</p> <p>Informative: Such vehicles may include fork lift trucks, diggers and delivery/collection vehicles.</p> <p>5) It is requested that days/hours of work and delivery/collection vehicle movements are restricted.</p>
<p>ITEM 6 36 Main Road Hockley Essex SS5 4QS 13/00332/FUL</p>	<p>Contents:</p> <p>1. Further neighbour representations</p> <p>2. Officer update with regard to hours of adjoining dance school premises</p> <p>1. Further neighbour representations</p> <p>One further letter has been received from the following address: 24 Bullwood Road, which makes the same comments and objections as previously reported from other letters received.</p> <ul style="list-style-type: none"> • People wanting to avoid parking charges in Hockley Woods are now parking in Bullwood Road and the proposal will add to this problem. <p>2. Officer update with regard to hours of adjoining dance school premises</p> <p>At the recent site visit, Members requested details of the hours operated by the dance school near to the application site.</p> <p>The dance school was granted permission on 29 April 1999 under application reference 98/00547/FUL. There are no</p>

	<p>restriction of hours by any condition to this grant of permission. There are consequently no planning controls over the hours.</p> <p>Officers understand from contact with persons neighbouring the site that the dance classes finish in the evenings generally between 9.15 pm – 10.00 pm.</p>
<p>ITEM 7 32 High Street Great Wakering Southend-on-Sea SS3 0EQ 13/00344/FUL</p>	<p>Contents:</p> <p>1. Email in support received 2. Conclusion</p> <p>1. Email in support received</p> <p>Cllr Mike Pearmain (Parish Councillor), 34 North Street</p> <ul style="list-style-type: none"> As a Councillor of Great Wakering Parish Council I have received notification that this premise in our High Street have requested to sell takeaway food. I have been there several times to eat including last Friday evening when my party of four were the only seated customers for the entire evening!!! In my opinion this excellent restaurant will not survive in the current economic climate unless it can sell - off premise meals. It's a wonderful new local asset to Great Wakering and I would be very sorry to lose it. <p>2. Conclusion</p> <p>The recommendation remains, that of approval, with conditions for the reasoning identified within the officer report.</p>
<p>ITEM 8 Land Between Main Road, Rectory Road and Clements Hall Way Hawkwell 13/00381/FUL</p>	<p>Essex Police Architectural Liaison Officer</p> <p>Advise that in principle, the Essex Police Architectural liaison Department has no objections with regard to the proposed changes and would state that this is an improved layout with regard to designing out crime.</p> <p>One of the most critical aspects for consideration in designing out crime is the discouragement of casual intrusion by non-residents. Public access needs to be constrained to routes that have a level of connectivity, after taking into account the requirements for convenient and safe circulation. Unnecessary paths, that may be used to gain unobtrusive access and escape, should be excluded.</p> <p>They should also be designed to serve the estate rather than to</p>

	<p>provide any unnecessary public access.</p> <p>Crime prevention through Environmental Design encourages the principles of designing estate layouts where paths are short and open to view and with adequate provision for lighting. We believe this has been successfully achieved, without having a detrimental effect towards the potential occupants of units 44, 45 and 46.</p>
<p>ITEM 10(1) Norman House Rocheway Rochford 13/00389/FUL</p>	<p>Further information and revised officer recommendation</p> <p>Officers advise further that the requirements for refuse collection require provision for four 1100 litre and four 180 litre bins are required and that the proposed refuse store would be more than adequate in size to meet this requirement.</p> <p>In order for collection trucks to access the site it would be necessary to increase the width of the vehicle entrance from 3.8m to 5m, removing the existing pedestrian gate pier and the chain link fence that has created a segregated path within the access road.</p> <p>The agent confirms ownership of the entrance road as shown in red on the site plan details. A further planning condition is, therefore, recommended for inclusion to achieve the necessary refuse truck access as follows:</p> <p>REVISED RECOMMENDATION is APPROVAL subject to the conditions set out in the report and with the inclusion of the following further condition:</p> <p>Prior to the commencement of the development the applicant shall submit details to the Local Planning Authority for the widening of the existing access road to enable access to the site for refuse collection by refuse collection vehicles. The development shall be implemented in accordance with such details as may be agreed.</p>