



**Rochford District
Council**

INDEX

1999

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1999

September (Part 3)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 30 September 1999: Present: Councillors R E Vingoe (Chairman), R Adams, R S Allen, D E Barnes, T G Cutmore, J M Dickson, D F Flack, D M Ford, Mrs J E Ford, G Fox, K A Gibbs, J E Grey, Mrs H L A Glynn, Mrs J Hall, N Harris, Mrs J Helson, Mrs A R Hutchings, V D Hutchings, C C Langlands, V H Leach, Mrs S J Lemon, G A Mockford, C R Morgan, R A Pearson, P D Stebbing, Mrs W M Stevenson, Mrs M S Vince, Mrs M J Webster, P F A Webster and Mrs M Weir.

Apologies: Councillors: G C Angus, B R Ayling, Mrs J M Giles, D R Helson, A Hosking, T Livings and D A Weir.

385. MINUTES

The Minutes of the Meeting held on 2 September 1999 were approved as a correct record and signed by the Chairman.

386. MEMBERS' INTERESTS

Councillor Mrs J Hall declared an interest in the item "Consultation from Castle Point Borough Council - Former Shell Garage site, A127, Arterial Road, Rayleigh" (Minute 389) by virtue of being a joint owner of land adjacent to the site.

Members interests relating to the Schedule of Development Applications and Recommendations (Minute 391) were received as follows:-

Para D3 - Councillor Mrs H L A Glynn declared a non-pecuniary interest by virtue of occasional use of the site. Councillor Mrs M S Vince declared an interest by virtue of slight acquaintance with the applicant.

Para D4 - Councillor Mrs A R Hutchings declared a non-pecuniary interest by virtue of being Chairman of the Hockley Chamber of Trade.

387. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - LAND TO THE REAR OF 7 COMET WAY, SOUTHEND-ON-SEA

The Committee considered the report of the Corporate Director (Law Planning and Administration) which gave details of a consultation from Southend-on-Sea Borough Council on an application proposing the formation of a new service road from an existing highway as well as the construction of five industrial and one office unit at the above site. In concurring with the Officer's recommendation, Members considered that no objection could be raised if the permitted use of the proposal was be either B1 or B8 use.

Resolved

That Southend-on-Sea Borough Council be advised that no objection is raised by this Authority subject to the use of the site being conditioned to be either B1 or B8 use only. (HPS)

388. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - ST LAURENCE AND ALL SAINTS CHURCH, EASTWOODBURY LANE, SOUTHEND-ON-SEA

The Committee considered the report of the Corporate Director Law Planning and Administration which gave details of a consultation from Southend-on-Sea Borough Council on an application proposing to demolish an existing wooden tool shed and replace this with a steel frame security shed at the above site.

Resolved

That Southend-on-Sea Borough Council be advised that no objection is raised by this Authority. (HPS)

389. CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - FORMER SHELL GARAGE SITE, A127, ARTERIAL ROAD, RAYLEIGH

The Committee considered the report of the Corporate Director (Law Planning and Administration) which gave details of a consultation from Castle Point Borough Council on an application which proposed to erect a motor-dealing showroom with ancillary facilities at the above site.

Resolved

That Castle Point Borough Council be advised that no objection is raised by this Council subject to the addition of a planting strip to the boundary of the large car park where it abuts the A127 slip road. (HPS)

390. PLANNING PERFORMANCE CHECK LIST - DEVELOPMENT CONTROL PERFORMANCE - 12 MONTHS ENDING 31ST MARCH 1999

The Head of Planning Services reported the publication of the above check list detailing annual performance in determining planning applications. In noting the report and the Authority's low performance, Members considered that, now the staffing issues of the Planning Department had been resolved, there would be an upturn in performance.

391. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Head of Planning Services submitted a Schedule of Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation since 2 September 1999.

Para D1 - 99/00219/OUT - Land Rear of 83 Grove Road, Rayleigh

Proposal - Outline Application to erect detached bungalow and garage.

Mindful of Officers recommendation for approval Members were not satisfied that this site was an acceptable form of backland development nor that it enjoyed an appropriate form of access.

Resolved

That the application be refused for the following reason.

The intended access to the site is considered by the local Planning Authority to be unsatisfactory

in terms of character, appearance and current use to serve as an access to the dwelling intended. In addition the form of development does not relate satisfactorily to the existing pattern of development in the vicinity. As such, the quality and type of development which would be achieved is not of an acceptable standard and the proposals are contrary to Policy H11, H19 and H20 of the Rochford District Local Plan.

Para D2 – 99/00201/FUL – Rochford Hundred Rugby Club, Magnolia Road, Rochford

Proposal – Ground floor rear extension.

Officers clarified Clause(1) of the legal agreement, which required delineation of the car parking spaces in accordance with the 1992 approved plan. In agreeing with the Officer's recommendation, Members considered that legal agreement clauses (i), (ii) and (iii) should all be completed prior to development taking place. It was further requested that a letter be sent to the applicant regarding discussions about any future plans for the site and also that a letter be sent to the County Surveyor expressing concern with regard to the rumour that Magnolia Road may be used as car parking area for the club

Resolved

That the Corporate Director (Law Planning & Administration) be instructed to negotiate a Section 106 Agreement to ensure that the single storey room extension shall be used solely for the purposes ancillary to the sporting activities of the private members club known as Rochford Hundred Rugby Club. Further that,-

- (i) The car parking is properly laid out in accordance with the Approved Plan;
- (ii) That the stand is removed from the site; and
- (iii) That proper directional signage be provided to the overflow car park.

These to be completed prior to the development taking place.

That subject to that Agreement being completed to the satisfaction of the Corporate Director (Law Planning & Administration) the application be approved subject to the conditions set out in the schedule.

Para D3 – 99/00075/OUT – Adjacent 200 Ashingdon Road, Rochford

Proposal – Outline Application to erect two Semi-Detached Dwellings

Mindful of the Officers recommendation for approval, Members concurred with the County Surveyor's recommendation of refusal on the grounds of highway safety.

Resolved

That the application be refused for the following reason.

The land is currently used as a car park. Vehicles would therefore be displaced to the existing car parking area to the front of the shops. The reduction of parking facilities may well lead to customers vehicles parking in Ashingdon Road, thereby creating conditions of danger and obstruction to other road users to the detriment of highway safety

Para D4 – 99/00325/FUL – 40 Spa Road, Hockley

Proposal – Siting of Storage Container (12.2 metres in length) for Furniture Storage Purposes

Mindful of the Officers recommendation for approval, Members considered nevertheless this was an inappropriate form of storage in a town centre location.

Resolved

That the application be refused for the following reasons.

- (i) The proposal will lead to the loss of parking spaces, contrary to Rochford District Local Plan car parking standard B6 as well as service space for delivery vehicles.
- (ii) The proposed container is of sub-standard construction, not recognised as a building suitable for the proposed location and as such, would be detrimental to the street scene in the town shopping area.
- (iii) The proposal would create an unacceptable and undefendable precedent for the introduction of sub-standard building into the town centre.
- (iv) The location of the container to the rear of the existing premises has the potential to generate criminal behaviour contrary to the Rochford District Council Crime & Disorder Reduction Strategy, as well as anti-social behaviour and disturbance, to the detriment of the amenity of the area.

Para 5– 99/00209/FUL – Land Rear of 2 Thorpe Road, Hawkwell

Proposal – Erect detached 4-Bed. Chalet bungalow with integral garage and separate detached single garage.

Application deferred due to the late submission of revised plans which require further consideration and consultation thereon.

Resolved

That the application be deferred for the reasons stated above.

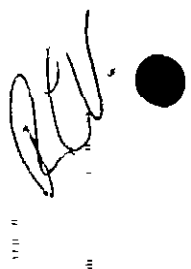
Para 6– 99/00231/FUL – Plot 2 Site of Oaklands, Folly Chase, Hockley

Proposal - Erect Five Bedroomed Detached House with Attached Double Garage.

Mindful of the Officers recommendation for approval, Members considered the normal, minimal garden space should be provided within the residential area to avoid over-development, safeguard the spirit of Green Belt Policy and on the grounds of precedent.

Resolved

That the application be refused for the following reason.



- (i) The proposal constitutes an overdevelopment of the site given the size and scale of the dwelling positioned with the rear face of the building abutting the Green Belt boundary without any rear garden area located within the residential area, as shown on the Rochford District Local Plan. This is also contrary to the spirit of Policy GB9 of the Local Plan
- (ii) The proposal would create a precedent for further development with similar failings.

Para 7- 99/00537/CM - Barling Landfill Site, Barling Magna

Proposal - Installation of Plant and Machinery within Compound to Utilise Landfill Gas for Electricity Generation

Members considered that this application should be deferred for further information on the proposal to be sought. On a show of hands it was

Resolved

That the application be deferred and that the following action take place

- (1) That the County Council be requested to defer consideration also.
- (2) That the County Council be advised of this Authority's concerns regarding the site notice and publicity.
- (3) That a site visit to EDL operations (Ware, Hertfordshire) be arranged.
- (4) That the meeting of Barling Magna Parish Council with regard to this proposal be noted.
- (5) That the points raised during discussion concerning the residue materials etc be sent to Essex County Council as a holding response

Para 8 - 99/00413/FUL - 32 Creekview Avenue, Hullbridge

Proposal - Erection of a Four Bed Detached House within Integral Garage

Resolved

That the application be approved subject to the Conditions set out in the Schedule.

Para 9 - CU/0612/98/ROC - Fairways Garden Centre, Hullbridge Road, Rayleigh

Proposal - Retain Use of Building as Café (Ancillary to Existing Garden Centre)

Mindful of Officers recommendation for approval, Members considered nevertheless that the café was not ancillary to the garden centre use being operated as a roadside café which was not appropriate in this open Green Belt location.

Resolved

That the application be refused for the following reason

1017

Due to the hours of opening, the scale (including outside seating areas), the location and consequent impact on the openness of the Green Belt between Rayleigh and Hullbridge, the café is contrary to Policy GB1 and GB5 of the Rochford District Local Plan.

Para 10 – 99/00356/COU – 42A-42B High Street Rayleigh

Proposal – Change of Use of 42A(First Floor) and 42B High Street from A1 to A2 Use

Members were advised that disablement access and possible toilet facilities for the disabled would be considered by Building Regulations.

Resolved

That the application be approved subject to the conditions set out in the Schedule.

Para R11 – 99/00339/COU – Former Shellfish Packing Station, Stambridge Road, Rochford

Proposal – Change Use of Former Shellfish Packing Station into Boat Yard for the Storage, Repair, Servicing and Sale of Boats and Equipment

Members questioned whether a condition could be imposed restricting the size of the boats at the yard and considered that the matter should be delegated to Officers to approve after discussion with the applicants

Amend Condition 10 “No plant or machinery (including power tools) shall operate within the site, outside the hours of 0800 hours and 1800 hours at anytime and there shall be no deliveries received at, or despatched from the site, outside the hours of 0800 hours and 1800 hours Mondays to Fridays and 0800 hours and 1200 hours on Saturdays and at no time on Sundays or Public Holidays”

Add Informative regarding advice to operators that before launching boats, the Harbour Authority should be contacted.

Resolved

That the application be delegated to the Head of Planning Services to approve as set out above.

The Meeting closed at 10 30pm.

Chairman .

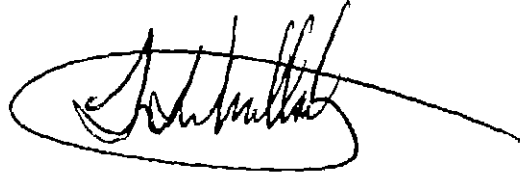
Date ...

28 October 99

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 30th SEPTEMBER 1999

The enclosed reports have been approved by :



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 and any attached list of application which have been determined under powers delegated to the Corporate Director (Law, Planning and Administration) is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant Building Regulations and approved documents, the Building Act 1984, together with all relevant British Standards.

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

PLANNING SERVICES COMMITTEE 30th September 1999

DEFERRED ITEMS

D1	99/00219/OUT Outline Application to Erect Detached Bungalow and Garage Land Rear Of 83 Grove Road Rayleigh	Anita Wood	PAGE 3
D2	99/00201/FUL Ground Floor Rear Extension Rochford Rugby Club Magnolia Road Rochford	Julie Morgan	PAGE 6
D3	99/00075/OUT Outline Application to Erect 2 Semi-Detached Dwellings. Land Adjacent 200 Ashingdon Road Rochford	Anita Wood	PAGE 12
D4	99/00325/FUL Siting of Storage Container (12.2m) in Length for Furniture Storage Purposes. 40 Spa Road Hockley Essex	Anita Wood	PAGE 18

SCHEDULE ITEMS

5	99/00209/FUL Erect Detached 4-Bed Chalet Bungalow with Integral Garage Erect Detached Double Garage Land Rear Of 2 Thorpe Road Hockley	Kevin Steptoe	PAGE 23
6	99/00231/FUL Erect Detached 5-Bed House with Attached Double Garage (Plot 2) Site Of Oaklands Folly Chase Hockley	Kevin Steptoe	PAGE 28
7	99/00537/CM Installation of Plant and Machinery within a Compound to Utilise Landfill Gas for Electricity Generation. Barling Landfill Church Road Great Wakering	Kevin Steptoe	PAGE 32
8	99/00413/FUL Erection of a 4-bed Detached House with Integral Garage 32 Creekview Avenue Hullbridge	Mark Mann	PAGE 36
9	98/00612/COU Fairways Garden Centre Hullbridge Road Rayleigh	Nick Barnes	PAGE 40
10	99/00356/COU Change Of Use of 42A High Street From A1 to A2/B1 Use 42A-42B High Street Rayleigh Essex	Anita Wood	PAGE 45

Committee Report

Deferred Item

D1



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On . **30th SEPTEMBER 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **OUTLINE APPLICATION TO ERECT DETACHED BUNGALOW
AND GARAGE
LAND REAR OF 83 GROVE ROAD, RAYLEIGH**

Author . **Anita Wood**

Deferred Report

- 1.1 This application was presented to the Committee at the meeting of 2nd September 1999. The matter was deferred to allow a site visit to take place. Members will recall the characteristics of the site and the neighbouring existing development from that visit
- 1.2 Members had queried some dimensions of a property that was approved on the land adjacent to 110 The Chase since this site abuts the application site. The property that was approved was a 4-bed house with integral garage. The property has been designed to be 2.5m deeper to the rear than that of 110 The Chase and there is a distance of 11.6m from the house to the rear boundary, (where it abuts the application site).
- 1.3 This application was included in Weekly List 484 requiring notification of referrals to the Corporate Director (Law, Planning and Administration) by 1.00pm on Wednesday 18th August 1999, with any applications being referred to this Meeting of the Committee. The item was referred by Councillor D. E. Barnes and Councillor D. R. Helson.
- 1.4 The item which was referred is appended as it appeared in the Weekly List together with a plan.
- 1.5 The Head of Planning Services would like to apologise for the omission of Rayleigh Town Council comments from the Weekly List report, which are as follows:-
- 1.6 **Rayleigh Town Council** expresses major concerns over access and egress.

Application No 99/00219/OUT Zoning : Local Neighbourhood Shopping Parade

Rayleigh Town Council

Location : Land Rear Of 83 Grove Road Rayleigh

Proposal : Outline Application to Erect Detached Bungalow and Garage

NOTES

- 1.7 This is an outline application to erect a detached bungalow and garage on a parcel of land to the rear of number 83 Grove Road
- 1.8 The access to the site is the only matter that can be taken into consideration on this application in conjunction with the principle of what would be backland development on the site.
- 1.9 Although the land is zoned as a Local Neighbourhood Shopping Parade and subject to policies SAT1 and 4, this site is at the northern extremity of the existing group of shops, and is open land, which has been vacant for many years. The site abuts the zone of existing residential development. Planning permission for residential development has already been granted on land to the west within the Local Shopping zone and it seems unlikely that retail proposals for this land will come forward.
- 1.10 The site is to be accessed via an existing driveway from The Chase, which is already used by the residents of the existing flats above the retail units and serves a number of garages. Although the site is to the rear of the retail units and existing residential development, there is the opportunity to achieve a workable relationship between the proposed bungalow and these existing dwellings, so as to reduce any impact on the residential amenity of those adjacent to the site.
- 1.11 The County Surveyor advises De-minimis
- 1.12 Essex County Council (County Planner), the Head of Housing, Health and Community Care, the Environment Agency and Anglian Water (Developer Services) all raise no objection to the proposal.
- 1.13 Two letters have been received from residents. The residents of no 38 Sheridan Close are concerned with the impact on amenity i.e. loss of privacy, light, the use of the site and the removal of the existing trees. The residents of number 85A have no objection to the proposal as long as it is not to be used as a play school either informally or formally.

APPROVE

- 1 SC2 Reserved Matters - Specific
- 2 SC3 Time Limits Outline - Standard
- 3 SC77 Car Parking Provision Details (Single)
- 4 SC66 Pedestrian Visibility Splays (Single)
- 5 SC49 Means of Enclosure - Outline (PD Restricted)

99/00219/OUT

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Committee Report Deferred Report

D.2



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On: **30th SEPTEMBER 1999**

Report of: **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title: **GROUND FLOOR REAR EXTENSION
ROCHFORD HUNDRED RUGBY CLUB, MAGNOLIA ROAD,
ROCHFORD**

Author: **Julie Morgan**

Application No: **99/00201/FUL**

Applicant: **ROCHFORD HUNDRED RUGBY CLUB**

Zoning: **METROPOLITAN GREEN BELT**

Parish: **HAWKWELL PARISH COUNCIL**

Deferred Report

- 2 1 This item was deferred for a Members site visit the original report and recommendation including the aspects raised in the addendum are repeated below

Planning Application Details

- 2 2 This is an application to erect a ground floor rear extension to the existing Clubhouse for Rochford Hundred Rugby Club. The application site is on Magnolia Road, Rochford, located in a rural setting mid-way between the urban envelopes of Hockley and Ashingdon.
- 2 3 The proposal would increase the floorspace area by approximately 100 square metres. There is a considerable planning history in terms of previous small-scale piecemeal applications, significantly increasing the original size and scale of the clubhouse.
- 2 4 The Rugby Club has a total membership of 532 persons. This figure comprises of 191 senior members (over 18 years) who play rugby; 127 social members (over 18 years) who do not play rugby; and 214 rugby-playing youth members.
- 2 5 Rochford Hundred Rugby Club is not expanding its membership capacity, nor are the hours of current usage of these facilities proposed to be extended at all. The club also goes on to point out that there will be no further increase in the amount of traffic generation to the site. The proposal simply being an upgrading of the existing facilities at the clubhouse.

REV

- 2.6 Existing facilities in the clubhouse are to be displaced and internal alterations are proposed in order to provide a higher standard of these existing facilities. Supporting evidence submitted for this application provides the following information; The proposed new changing room will meet minimum standards as set out by the Rugby Football Union and the former changing room will be converted into an office. The showers are also proposed to be expanded to accommodate existing members and attempt to avoid queues

Relevant Planning History

- 2.7 **Application ROC/0085/68/FUL** The original clubhouse approved in 1968 was built with a floor area of approximately 30 square metres. This outline application for changing accommodation and clubhouse was followed by details of reserved matters in the same year
- 2.8 **Application F/1152/73/ROC** Full planning application for a store to be added to the clubhouse. Approved with conditions requiring the development to be begun before 5 years of the permission with matching materials.
- 2.9 **Application F/0166/80/ROC** Application to install a gas pressure regulation station
- 2.10 **Application F/0505/81/ROC** Full planning application for a single storey rear extension to be added to the clubhouse. Approved with conditions requiring the development to be begun before 5 years of the permission with matching materials.
- 2.11 **Application F/0051/89/ROC** Full planning application for a single storey side extension to be added to the clubhouse.
- 2.12 **Application F/0725/90/ROC** Full planning application for a single storey side extension to be added to the clubhouse.
- 2.13 **Application F/0578/91/ROC** Full planning application for the erection of 4 floodlighting columns and floodlights.
- 2.14 **Application F/0214/92/ROC** Full planning application for a single storey side extension to be added to the clubhouse. Approved subject to 7 conditions
- 2.15 **Application AD/0485/96/ROC** Application to display 14 non-illuminated adverts on the clubhouse and 4 non-illuminated free-standing hoardings (adjacent to pitches).
- 2.16 **Application F/0299/97/ROC** Full planning application to erect a single storey flat roof extension (to form entrance lobby). Approved
- 2.17 **Application CU/0026/97/ROC** agricultural land to rugby training field (including 4 mobile floodlighting units) Refused planning permission but granted on Appeal
- 2.18 The original clubhouse was approved in 1968 with approximately 301 square metres. The existing floor area of the clubhouse totals approximately 635 square metres. Already the area of floorspace is double that of the original floorspace proposed in 1968. The current proposal would further increase the amount of floorspace to an overall total of approximately 735 square metres

22/1

Consultations and Representations

- 2.19 **Hawkevell Parish Council** has no objection.
- 2.20 **The County Surveyor** has no objection subject to coaches parking within the site.
- 2.21 **The Environment Agency**, whilst they have no objections, have advised that written consent is required from them prior to any proposed works or structures within 9 metres of the top of Hockley Brook. This will be the subject of an informative if permission is granted.
- 2.22 **The Head of Housing, Health & Community Care** recommends that a condition requiring extract ventilation systems details, and Standard Informative No 16 are attached to any approval given.
- 2.23 **Railtrack** have no adverse comments.

Material Planning Considerations

- 2.24 The main planning issues material to Member's consideration of this application are:
- Planning Policy
 - Siting and appearance
 - Car parking issues

Planning Policy

- 2.25 Planning Policy Guidance Note 2: Green Belts, clearly supports the use of land designated as Green Belt for purposes such as, the provision of opportunities for outdoor sport and outdoor recreation near urban areas PPG2 1995, (1.6).
- 2.26 Policy S9 contained within the adopted Essex Structure Plan states that within the Green Belt, permission will not be given, except in very special circumstances, for the extension of existing buildings for purposes other than, agriculture; mineral extraction; forestry; small-scale facilities for outdoor participatory sport and recreation; institutions in large grounds, cemeteries or similar uses which are open in character.
- 2.27 The proposal is therefore acceptable for purposes ancillary to the undertaking of small-scale outdoor participatory sport and recreation in conjunction with the existing clubhouse of the Rochford Hundred Rugby Club. The proposed purposes specified are considered as complying with this policy.
- 2.28 The site lies within the Metropolitan Green Belt according to the proposals map of the adopted Local Plan. The site is used for out-door participatory sport, with the clubhouse functions ancillary to this use. Policy GB1 of the adopted Local Plan restricts the amount of development in the Metropolitan Green Belt, although this proposal is for an extension to a clubhouse for purposes ancillary to outdoor participatory sport and therefore complies with the policy exemptions.
- 2.29 However, if this proposal were to be approved, there would be a considerable amount of existing floorspace that would be freed-up. The proposed floor layout from the existing clubhouse proposes to create a small retail outlet within the building. It is desirable to limit the use of this "shop" to the sale of merchandise directly associated with the Club, such as souvenirs, paraphernalia, sportswear etc and restrict the retail facility to members of the Club only. This would ensure that no additional retail function would ensue as a separate unit from the Rugby Club facility and retain a degree of control over acceptable uses within the Green Belt.

- 2.30 The other proposed rooms and uses are reasonable proposals for enhancing the outdoor sporting facilities provided by the Club.
- 2.31 Policy LT3 states that the Local Planning Authority will encourage proposals for sports clubs having regard to noise, limits on usage, traffic, visual amenity and the need for facility provision. There are no significant material considerations in respect to this proposal for an extension.

Siting and Appearance

- 2.32 The siting of the rear extension does not detract from the nucleated mass of the clubhouse. The proposed elevations conform to the existing and the style proposed is similar. The proposal is logically sited and provides a "rounding off" of the built form.

Car Parking Provision

- 2.33 The proposed extension does not reduce the amount of car parking provision as specified in the site plan drawing number 197 02A illustrating car parking layout. This car parking layout scheme also shows the number and layout of rear "over-spill parking" provision, which would also be unaffected by the proposal. This "over-spill" parking area was previously agreed in order to provide adequate provision for cars visiting the site. It is considered that no additional parking spaces are required as membership will not be further increased.

Conclusion

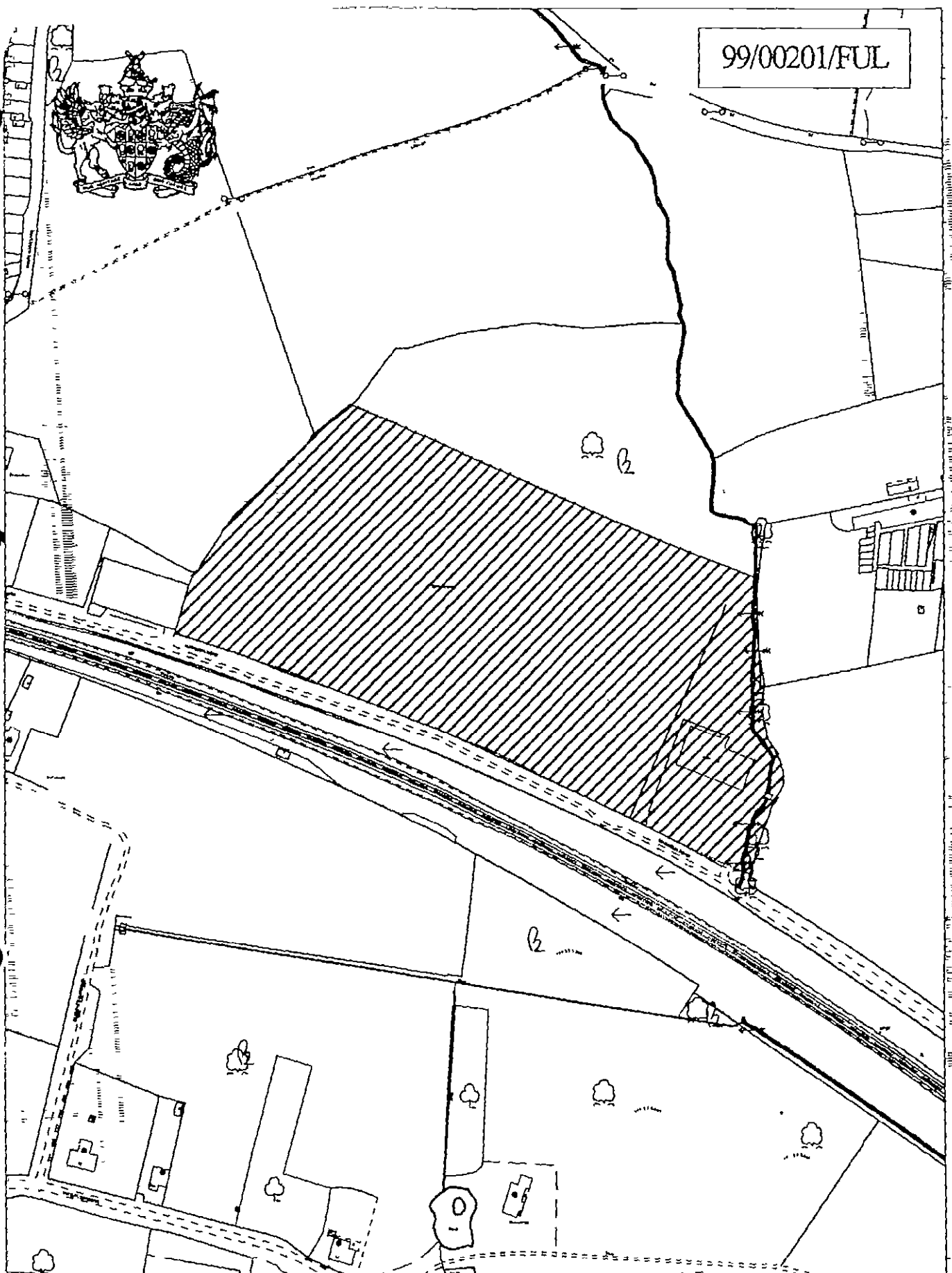
- 2.34 The site has a history of numerous planning permissions granted for single storey extensions to be attached to the original clubhouse. However, the increase in size and scale of this facility from its original size is not restricted under any Local Plan policies. Each previous extension proposed was for purposes ancillary to outdoor participatory sport, in accordance with Policy GB1.
- 2.35 In this application, there is no reason for refusal provided by Local Plan Policies, as the purposes for the proposed use of the extension to the clubhouse are justified and are also supported within Planning Policy Guidance Note 2: Green Belts. This proposal as presented does not contradict the aims that lie behind the designation of Green Belt.
- 2.36 The addendum sheet circulated before the last Committee meeting advised that concern was raised regarding the continuing development of the Rugby Club and the recent siting of a stand on the overspill car park. It is proposed to alter the Legal Agreement so that:
- i) the car parking is properly laid out in accordance with the approved plan,
 - ii) that the stand is removed from the site; and
 - iii) that proper directional signage be provided to the overflow car park.
- ii) and iii) to be completed prior to the development taking place and i) to be completed prior to the use of the extension.
- 2.37 It is also proposed that a letter be sent out to the applicant with the Decision Notice, requesting them to enter into discussions with the Local Planning Authority and the County Highways Authority regarding the Club's future plans.

Recommendation that this Committee resolves

- 2.38 That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a **Section 106 Agreement** to ensure that the single storey rear extension shall be used solely for purposes ancillary to the sporting activities of the private members club known as Rochford Hundred Rugby Club. Further that -
- (i) the car parking is properly laid out in accordance with the approved plan,
 - (ii) that the stand is removed from the site, and
 - (iii) that proper directional signage be provided to the overflow car park.
- 2.39 (ii) and (iii) to be completed prior to the development taking place and i) to be completed prior to the use of the extension
- 2.40 That subject to that Agreement being completed to the satisfaction of the Solicitor, the application be **APPROVED** subject to the following Conditions
- 1 SC4 Time Limits Full – Standard
 - 2 SC15 Materials to match (Externally)
 - 3 The proposed new shop arising out of the release of internal floorspace by virtue of the extension hereby permitted, is only permitted to serve a retail function directly ancillary to the pursuit of the outdoor sporting activities of the Club and shall be open to Members of the Club only.
 - 4 The release of internal floorspace of the existing clubhouse by virtue of the extension hereby permitted, is only to be used for purposes directly ancillary to the pursuit of outdoor participatory sports and shall at no time involve an increase in the amount of bar area or provision for eating or drinking.

BPV

99/00201/FUL



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Committee Report Deferred Item

D.3



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**
On . **30th SEPTEMBER 1999**
Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title : **OUTLINE APPLICATION TO ERECT TWO SEMI-DETACHED DWELLINGS
ADJACENT 200 ASHINGDON ROAD, ROCHFORD**
Author : **Anita Wood**

Application No **99/00075/OUT**
Applicant **A.W SQUIRE LTD]**
Zoning : **EXISTING RESIDENTIAL**
Parish. **ROCHFORD PARISH COUNCIL**

Site Frontage: Approx. 17m Site Depth: Approx. 30m

Deferred Report

- 3.1 This application was deferred for a second time at the meeting on the 29 July 1999 for further negotiations with the applicant regarding the car parking use of the site. It is understood that no negotiation has taken place by the appropriate section.
- 3.2 This application was deferred previously on the 8 July 1999 for a Member site visit which took place on the 24 July 1999. Arising from Members queries at this site visit the applicants confirmed that a) the concrete pathway adjacent to the flank wall of the shop on the northern side is outside the application site and unaffected by this proposal; b) there are no agreements with owners/occupiers of the flats or shops related to car parking. Any such use since the expiry of the District Council's lease is unauthorised; c) the applicant has no freehold or leasehold interest in the flats or shops, d) there are no rights of way across the site.
- 3.3 The earlier reports and recommendation as updated are reprinted below to assist Members.
- 3.4 Two informatives covering aspects of underground infrastructure have also been added.

Earlier Deferred Report

- 3.5 The Highway Authority have confirmed their objection as set out in the following report and also that they are not able to fund the recommencement of parking facilities

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- 3.6 The applicant is aware that this Authority may be reconsidering its wish to lease the site as a car park and was asked against this background whether or not they wished to proceed with this planning application. They feel strongly that, having offered the site in good faith to Rochford Council, they were told it was not required for car parking. They looked at alterations, note the allocation in the Local Plan, discussed matters with Officers pre-application and have dealt with planning matters entirely reasonably. Accordingly, they wish to proceed with the application.

Planning Application Details

- 3.7 Since this is an outline application the principle of development is to be considered only and issues such as the siting of the properties, their design, external appearance, means of access and any relevant landscaping are all items which would be taken into account under an application for reserved matters.
- 3.8 The application proposes two semi-detached dwellings on a site between a house 200 Ashingdon Road and four retail units known as Oxford Parade. This site is approximately 17m wide by 30m deep and backs onto an area of open land designated as Metropolitan Green Belt. The site is fenced off at the rear though from this land (which is also within the applicants ownership).
- 3.9 Towards the northern rear corner but within the site is a six-sided concrete pill-box, the main opening of which has been filled-in with brick, although many of the gun slots remain open.

Relevant Planning History

- 3.10 From Council records within the planning department it has been found that the four shop units were built in 1938, for which there is a certificate of completion, at a time which pre-dates planning legislation.
- 3.11 Whilst the ownership and uses of these units may have changed in the past there have been a limited number of planning applications relating to the units, most of which were either for advertisement consent or extensions. The unit directly adjacent to the site (now known as Sapwoods DIY store) has had two previous applications for extensions. These were EEC 432/62 for a grocery shop to have alterations and additions together with a new shop front and F/303/91/ROC for a rear extension.
- 3.12 It should be noted, however, that the application site was never conditioned to be used for additional car parking to the units as part of any grant of planning consent for development to the shop units nor in fact, was the parking that exists in front of the shops a requirement of any such planning application.

Consultations and Representations

- 3.13 Essex County Council (County Surveyor) recommends that this application be refused on the grounds that the land is currently used as a car park. Vehicles would therefore be displaced to the existing parking area to the front of the shops. The reduction of parking facilities may well lead to customers vehicles parking in Ashingdon Road thereby creating conditions of danger and obstruction to other road users to the detriment of general highway safety.

- 3.14 Essex County Council (**Specialist Archaeological Advice**) recommends that whilst the pill-box would not be considered for listing although these items are becoming increasingly rare in Essex. He would prefer it to be incorporated within a residential scheme, but if this is not achievable, it is essential that a watching brief condition for recording purposes be applied to any grant of consent (the latter is recommended given the applicants intent to demolish)
- 3.15 **Rochford Parish Council** objects to the proposal on the grounds that the car park should be retained, as it is required to reduce traffic difficulties. It was considered that the pillbox should also be retained.
- 3.16 Essex County Council (**County Planner – Minerals**) makes no comment on the application
- 3.17 The **Environment Agency** raises no objection to the application.
- 3.18 The **Head of Housing, Health and Community Care** makes no adverse comments on the application
- 3.19 **Anglian Water** (Developer Services) raises no objection to the proposal in principle but observe that no building should be within 3 metres of the sewer crossing the site.
- 3.20 The application has engendered a significant response from members of the local community, including residents and shopkeepers. Ten letters of objection have been received all of which raise, in the main, issue with the loss of the car park and the associated traffic problems that would occur. There is also mention of loss of views; adverse effect on the viability of the shops and the proposed design of the dwellings blending with the existing street scene.

Material Planning Considerations

- 3.21 The main issues relevant to the determination of the application are planning policy and the highway implications

▪ **Local Plan Designation**

- 3.22 In the Rochford District Local Plan First Review 1995 as was the case with its forerunner, the application site is designated as an area of existing residential development. The development of the site for housing purposes would therefore be subject to Policies H1, H2, H19, H11 and the design guidelines contained in Appendix 1 of the Local Plan.
- 3.23 Policy H1 states that residential development will in principle be permitted within areas so allocated in the proposals map and H2 refers to densities appropriate to the locality. The proposal is consistent with both these policies. Ashingdon Road comprises mainly frontage development and in this vicinity 2 storey houses predominate with some chalets and bungalows.
- 3.24 The preamble to Policy H19 states that infill development is not only an important contributor to the housing stock but also reduces the need for the release of green field sites. However, the policy, whilst in support of the principle of developing small sites, identifies the need to assess each site and such applications on their individual merits whilst having due regard to Policy H11.
- 3.25 Policy H11 reiterates the need to adhere to the design guidance not only provided by the Essex Design Guide, but also within Appendix 1 of the Local Plan. Since the application is of an outline nature the use of the design guidelines is somewhat limited. The guidelines that can be taken into consideration include site frontages and garden areas. The site is 17m wide, which corresponds to the policy for minimum site frontages for semi-detached properties, whilst the depth of the site is also large enough to allow approximately 250sqm of land per dwelling, clearly enough for a minimum private zone garden area of 100sqm

▪ **Traffic Impact**

- 3.26 There is clearly public objection to the loss of the site as a public car park. There is also concern that in losing this facility the result may have a detrimental effect on highway safety as vehicles may be displaced to the parking bays to the front of the shops and other parts of Ashington Road or elsewhere.
- 3.27 The applicant has stated that the site is a disused car park. There is some history as to the use of this land as a public car park.
- 3.28 The site owner granted Rochford District Council a licence on 3rd June 1983 to use the site as a car park for the general public and no other purpose at a rental basis. The licence enabled the land to be used for parking for approximately 18 to 20 cars. Upon the expiry of this grant a renewal was agreed for another five-year period, based on similar terms, again on a rental basis. Six parking spaces to the front of the shops were also provided by this Authority on part of its land.
- 3.29 On the 25 September 1997 the Transport and Environment Committee agreed the recommendation of its Sub-committee and resolved that the car park on this site be removed from the District of Rochford (Off-street Parking Places) Order. It was considered that the site does not form part of the Council's overall parking strategy for the District, that its use by the public had diminished in favour of the 6 spaces to the front of the shops which are used in preference to this car parking area which has loose surface treatment without bay markings, vehicle parking by operators of the adjoining shops tended to predominate.
- 3.30 The site was never purpose built as a car park nor, as stated, was there any planning requirement in relation to the shop units requiring the land to be used as a car park.
- 3.31 The five year licence came up for renewal on the 30 June 1998 but was not renewed, so effectively, the site ceased to be officially used for car parking purposes at this time. It was also removed from the District of Rochford (Off-street Parking Places) Order and whilst its use may have continued unwittingly, this is only due to the goodwill of the owner who has not taken steps to physically debar this use. Indeed this use of the land was never formalized through a planning permission.
- 3.32 The County Surveyors' view is based on the premise that the development will stop the use of the site for car parking. Whereas officially this use already ceased a year ago, without any planning requirement for it to recommence. Nor are the Highway Authority understood to be intending to take any steps to reinstate this use. In these circumstances, it is considered that the County Surveyors' recommendation of refusal is considered untenable.

Conclusion

- 3.33 This is clearly not a straightforward case. The principle of two dwellings on this site is not unreasonable when looked at in conjunction with the relevant policies of the Local Plan. The view of the local residents is strong in objecting to the loss of the site as a car park and the effect on the adjacent highway. This view is very much shared by the County Surveyor. However, this loss and effect on the highway does not, in all the circumstances, particularly the development plan notation, present a sustainable case to resist this proposal.

Recommendation that this Committee resolves:

- 3.34 The Corporate Director (Law, Planning and Administration) recommends this application be **APPROVED** subject to the following conditions:

- 1 SC1 Reserved matters
- 2 SC3 Time limits – outline
- 3 SC14 Material to be used
- 4 SC50 Means of enclosure
- 5 SC59 Landscape design –details
- 6 SC66 Pedestrian visibility splays
- 7 SC70 Vehicular access – details
- 8 SC97 Archaeological – site access

INFORMATIVES

- 1 The Local Planning Authority wishes to draw the applicants' attention to the fact that it is understood that there are high voltage electricity cables within the site. The applicant is therefore reminded that responsibility for safe development and secure occupancy rests with the developer, they may also need to satisfy the requirements of the appropriate Electricity Board and take this into account in the siting of the units on the site
- 2 The applicants are advised that prior to the commencement of works it will be necessary to obtain written consent from the Rochford District Council, under Section 18 of the Building Act, 1984 and on the advice of Anglian Water Services Ltd under Section 30 of the Anglian Water Act, 1977 and Section 166 of the Water Act, 1989, to authorise and agree the development over the existing foul sewer. In addition, the applicant is advised the means of disposal of surface water from the site should be investigated at an early stage in order to determine that drainage is possible.

REV.



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REV.

Committee Report Deferred Item

D.4



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On **30TH SEPTEMBER 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **SITING OF STORAGE CONTAINER (12.2M IN LENGTH) FOR
FURNITURE STORAGE PURPOSES
40 SPA ROAD, HOCKLEY**

Author : **Anita Wood**

Application No **99/00325/FUL**

Applicant **HARPERS LOUNGE FURNITURE**

Zoning **PRIMARY SHOPPING FRONTAGE AREA**

Parish **HOCKLEY PARISH COUNCIL**

Deferred Report

- 4.1 This item was deferred for a Member site visit also to seek the comments of the Head of Corporate Policy and Initiatives 'The latters' comments will be reported verbally to the meeting
- 4.2 The Crime Prevention Officer has inspected the site and advises that there is a history of youths gaining access to the flat roofed buildings hereabouts, the container may attract similar behaviour, lighting levels are not good and an existing tree screen mitigates against passive surveillance from nearby dwellings. Also expresses concern re: void space and view of gate access and other areas from Spa Road. Greatest concern for security is the void areas either end of the container which could be mitigated by a return fence. In summary, the proposal has the capacity to encourage youths to the site with the likelihood of criminal or nuisance behaviour.
- 4.3 The applicant has confirmed his intention to erect such a return screen and condition 6 has been amended to include this
- 4.4 The original report and recommendation as updated are repeated below to assist Members.

Planning Application Details

- 4.5 This application proposes to erect a storage container to the rear of the units' car park for the purposes of furniture storage

Relevant Planning History

- 4.6 The retail unit was originally approved under ROC/306/68 and the car park was shown as ancillary to the retail unit for purposes of parking and deliveries.

Consultations and Representations

- 4.7 **Hockley Parish Council** raise several objections to the proposal –

1. The proposal will lead to the loss of parking spaces,
2. The proposed container is of sub standard construction, not recognisable as a building suitable for the proposed location and as such would be detrimental to the street scene in the main town shopping area,
3. That there appears to be a 'dead' space behind the proposed container which would lead to anti social behaviour and an accumulation of rubbish.
4. The container would also have a potential for noise to the detriment of the amenity of neighbouring residents.
5. The proposal would create an unacceptable and undefendable precedent for the introduction of sub-standard building into the town centre.

- 4.8 **Essex County Council (County Surveyor)** recommends that the following conditions be applied to any permission That the parking area be paved in a suitable permanent material as agreed with the Local Planning Authority and that space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site.

- 4.9 **The Head of Housing, Health and Community Care** raises no adverse comments in respect of the application.

- 4.10 Seven letters of objection have been received from residents and other traders in the immediate area. The main issues of concern include loss of parking spaces, lighting, security, visual amenity and how the container is to be used

Material Planning Considerations

- 4.11 The material consideration to this application are as follows.-

▪ **Loss of Parking Spaces**

- 4.12 The car park was originally given approval in conjunction with the retail unit in 1968 and at that time it was to serve only 4 vehicles
- 4.13 The applicants state that only 1 parking space would be lost through the proposal, although from site inspection it would appear that two to three is a more realistic loss, unless the layout of the car park is to be revised
- 4.14 The Rochford District Local Plan car parking standard for retail stores and shops is B6 (a minimum of one parking space plus one space per 25sqm floorspace). Using the standard, 11 spaces would be required. Since the current level is 9 parking spaces the unit is already below that standard. However, it should be noted that the retail unit was first approved at a time when this standard did not exist and that there has been an increase in the level of parking since it was approved i.e. from a level of 4 to 9 spaces.

- 4.15 The current car parking standard does also allow for a relaxation of policy in town centre locations and that account should be taken of the new traffic generated compared to that existing at a centre. It is unlikely that the proposal will generate a major increase in traffic and it should be taken into consideration that there is a public car park as well as short term on street parking to serve Hockley town centre.

▪ **Impact on visual amenity**

- 4.16 The container unit is to be screened from Spa Road by a 1.8m high fence, although this is not considered to be of a suitable nature due to the proposed materials and height. Therefore a more permanent style of screen of a brick and fence construction and designed to match the height of the container would be more appropriate in this situation. The applicants have stated that they are not adverse to this proposal
- 4.17 Similarly the top 60cm of the unit will be seen above the rear fences of the residential units to the rear of the site although there is an existing hedge which provides some additional screening. The applicants have also stated that the unit will be painted in a colour to be agreed with the local planning authority and as such a suitable colour such as dark green, brown or black could be used to blend with the existing backdrop.
- 4.18 It is considered that the container will not have a great visual impact upon Spa Road since it has a mixed street scene with a range of different types of retail unit with little architectural value (recognised by the fact that it does not warrant conservation area status).

▪ **Impact on residential amenity**

- 4.19 There is concern that the container may be lit in some way. Clearly any lighting is not shown in the proposal and any grant of permission could be given a condition to enable the Local Planning Authority adequate control over any lighting.
- 4.20 Turning to the security aspect no comment has been received from the Crime Prevention Officer. The container is to be accessed via gates to the car park; these will enable the container to be secured when the retail unit is closed. It is therefore considered that the container will create a no less secure arrangement than the existing close-boarded fence that separates the car park from the rear of the residential dwellings.
- 4.21 The use of the container has also raised the issue of noise disturbance. The container is to be used as storage ancillary to the retail unit and as such any grant of permission could be given a condition to isolate the hours of operation for the container to match that of the retail unit. Any noise disturbance to the residential properties would also have to be considered in conjunction with the existing background noise level of Spa Road, which is a main road through Hockley town centre.
- 4.22 The addendum sheet circulated before the last Committee recommended item deferred – seeking comments from the Head of Corporate Policy and Initiatives.

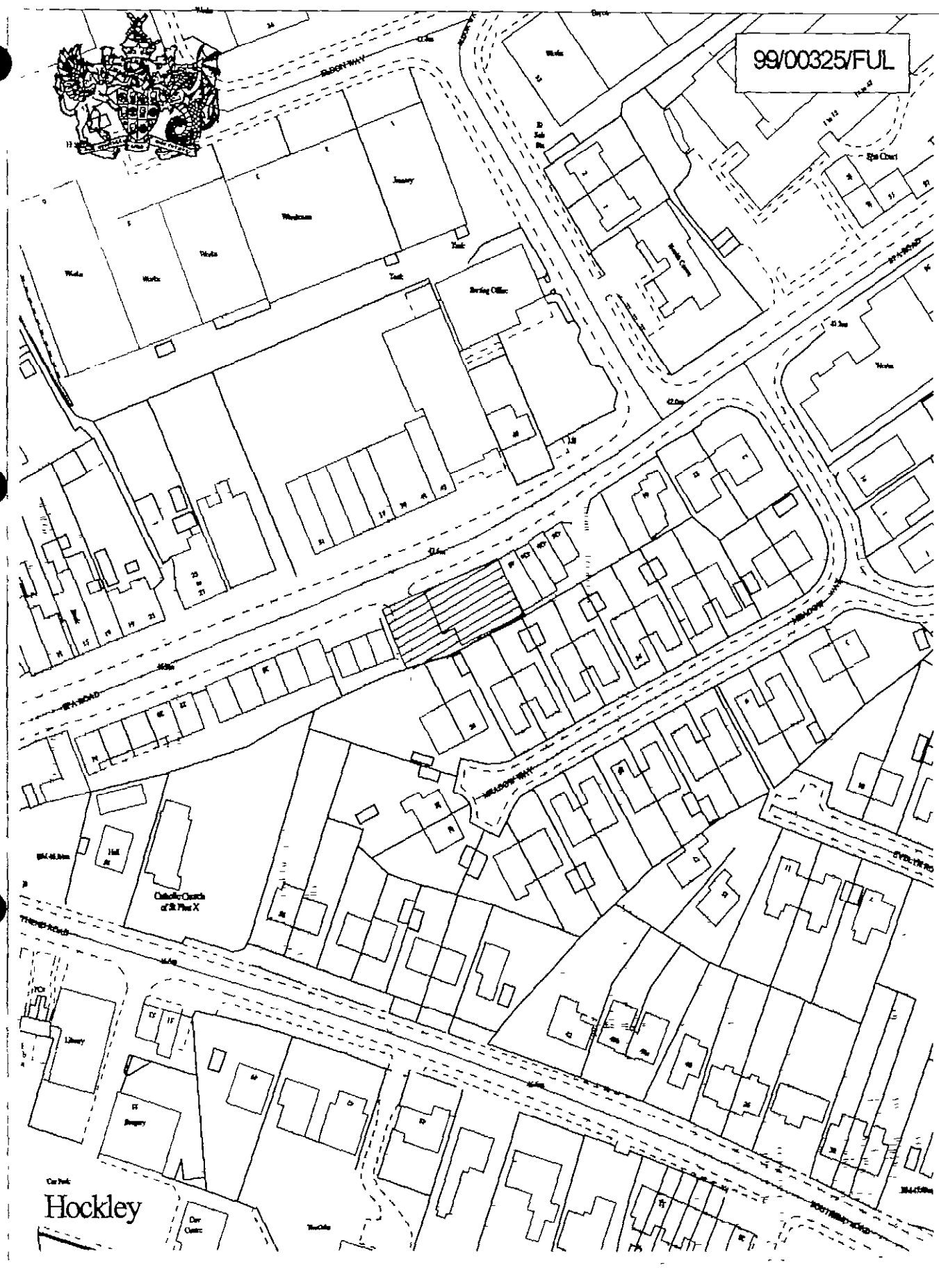
Conclusion

- 4.23 Taking into account each of the above issues it is considered that the proposal will not have a detrimental effect upon visual or residential amenity. Whilst there will be a reduction in parking provision this is not considered to be so significant, in this case, that permission should be withheld on this basis.

Recommendation that this Committee resolves

4 24 That the Corporate Director (Law, Planning and Administration) recommends that this application should be **APPROVED** subject to the following Conditions.

- 1 SC4 Time Limits Full – Standard
- 2 SC14 Material to be Used (Externally)
- 3 SC75 Parking and Turning Space
- 4 The storage container hereby permitted shall only be used for purposes of storage ancillary to the A1 retail unit at 40 Spa Road, Hockley, deliveries to or dispatches from it shall only take place within the hours of 8 00am to 6.00pm Monday to Saturday, 10 00am to 5pm on Sundays, Bank or Public Holidays
- 5 No security lights or other means of artificially illuminating the storage container hereby permitted shall be installed and/or operated, whether or not in association with the use of the site hereby permitted
- 6 Notwithstanding the submitted plan, date stamped 3rd June 1999, the proposed 1.8m high fence is not considered a suitable means of screening Therefore, no development shall commence, before plans and particulars showing details of a means of screening comprising of brick and fencing, to be erected between points A and B on the approved plan, date stamped 3rd June 1999 have been submitted to and agreed in writing with the Local Planning Authority. Such details of screening as may be agreed in writing by the Local Planning Authority, shall be erected prior to the storage container to which they relate first being available for use and thereafter maintained in the approved form.



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Committee Report

5.



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On , **30th SEPTEMBER 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECT DETACHED 4 BED CHALET BUNGALOW WITH
INTEGRAL GARAGE AND SEPARATE DETACHED SINGLE
GARAGE
LAND REAR OF 2 THORPE ROAD, HAWKWELL**

Author : **Kevin Steptoe**

Application No. **99/00209/FUL**

Applicant : **Mr B J FINCH**

Zoning **RESIDENTIAL**

Parish **HAWKWELL PARISH COUNCIL**

Planning Application Details

- 5.1 The chalet bungalow proposed is a form of backland development located to the rear of no 2 Thorpe Road and a property to the west known as Fir Tree Lodge. As well as some of the rear garden of no 2, the proposals would utilise land which has previously formed part of the plots of nos. 116, 118 and 120 Main Road. The bungalow would have a frontage of 18.2m. The height to the eaves is 2.8m and to the highest part of the roof, 6.5m. The property has a footprint, measured externally and including the integral garage, of 171 sqm approx. To the rear a terrace/ balcony of 4.94 sqm. approx. is proposed at first floor level.
- 5.2 To gain access to the new property a driveway between no 2 Thorpe Road and Fir Tree Cottage is proposed to be utilised. The driveway already exists, allowing access to the rear of no 2, however it will be widened slightly at its narrowest point by the demolition of an existing utility extension to no 2. As well as a garden and storage area, the site of the application currently provides parking facilities for no 2. The alternative arrangements proposed include the new separate detached single garage and the creation of two new car parking spaces to the frontage of no 2, to which access would be gained by a new vehicular crossover.

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Relevant Planning History

- 5.3 An application was submitted in 1998 for the development of two bungalows on the majority of the current application site (ref F/0718/98). The application was withdrawn prior to a decision being reached

Consultations and Representations

- 5.4 **Essex County Council (County Surveyor)** suggests the addition of conditions dealing with parking and access matters
- 5.5 **The Environment Agency and Anglian Water** have no objections.
- 5.6 **Hawkwell Parish Council** indicated that it has no objections to the initial submission, subject to none being received from the residents of Fir Tree Lodge (An objection has been made by the residents of Fir Tree Lodge). The scheme has now been revised to which the Parish Council indicates that it has no objections.
- 5.7 **The Head of Housing, Health and Community Care** suggests the addition of standard informative SI16 to any permission.
- 5.8 One neighbouring occupier has raised concerns which relate, in the main, to the following issues
- the scale and size of the proposed dwelling is considered to be excessive,
 - the proposed access is unsatisfactory and would cause disturbance and create traffic hazards
 - the proposals have an unacceptable impact on privacy
 - the parking arrangements proposed for no 2 Thorpe Road are not satisfactory and are unlikely to be used potentially leading to parking hazards on Thorpe Road,
 - the proposals will potentially lead to the loss of trees on the site
- 5.9 These concerns have been reiterated in relation to the revised proposals for the site

Material Planning Considerations

- 5.10 As this is a form of backland development, the material considerations in this case are the impact that the proposals will have on the existing development in the area, by virtue of loss of privacy, overlooking and activity, and the compatibility of the proposals to the existing character of development in the area.

Impact on privacy and activity in the area.

- 5.11 The land is currently used as a garden, for vehicle parking and garaging and as an ad hoc storage area. There is an existing access between no 2 Thorpe Road and Fir Tree Lodge. Because of that, and the use of the site, there is already a degree of vehicular movements on the site and general activity. The applicant indicates that, until the 1980's, the site provided vehicular access to some of the properties on Main Road, to the west. Because of the current level of use and activity on the site it is considered that the proposals do not have an unacceptable impact in relation to additional vehicular or general activity on the site.
- 5.12 The revised plans show the creation of two parking spaces on the site, in addition to the provision of a generous single garage. The spaces are to the rear (south) of the curtilage of Fir Tree Lodge. Their location may lead to the appreciation, by the residents of Fir Tree Lodge, of additional vehicular activity on the site. However, as above, this is not considered to be sufficiently detrimental to prohibit approval on these grounds.

- 5 13 The proposed property is bungalow style, with rooms in the roofspace. There are no windows at first floor level on the frontage which faces Fir Tree Lodge. There already exists close boarded fencing between the properties and considerable planting on the application site adjacent to this boundary. Although some of this will be lost, it is considered that the lack of windows at first floor and the ability to strengthen the existing landscaping ensure that there are no unacceptable overlooking or privacy implications in this direction. To the rear and west side, where there are windows and the terrace at first floor level, the proposed property is sufficiently distant from other existing properties that again there should be no unacceptable overlooking problems.

Impact on character.

- 5 14 The area comprises established residential development, with more modern residential development on Thorpe Gardens to the south east of the site. The properties are of varying styles with bungalow and two storey both represented in the area. Although some of the properties in the area are generous, this proposal represents an attempt to accommodate a significant floor space within a bungalow form of development. As such, and because it has an integral garage, the proposed dwelling is likely to appear as a large single block of development and one which has a very significant roof scape. The roof, although hipped, will appear as a very large single element in views of the dwelling, will extend to a height not far short of the two storey dwellings in the vicinity and will be incongruous in relation to the existing development in the area.
- 5 15 It is considered that, in this respect therefore the proposals do not pay sufficient regard to the existing form and character of development in the locality. They are out of scale and do not meet the aspirations of the authority set out in policy H20 of the Local Plan, which relates to backland proposals of this nature, or to the relevant guidance contained in the Essex Design Guide. It is considered that the proposals are sufficiently harmful in this respect that they should be resisted on this basis. Discussions with the applicant have revolved around this problem and various alternative forms of development have been suggested, but not taken up by the applicant.
- 5.16 In principle, it is considered that the development of one unit in this location would be acceptable. The form of development would have to constitute a reduced amount of floorspace to that shown in these proposals, probably achieved by means of a ground floor development only and detaching the currently attached garage. This would also go some way to reducing the scale of the built form proposed. To the east of the site, the development of Thorpe Gardens has taken place in the past which, whilst of a differing scale, represents a form of backland development which has been permitted.

Conclusion

- 5 17 The size and scale of the dwelling proposed, because of the accommodation intended and the form of layout, are considerably out of step with the existing forms of development in the area. As a result the development proposed would appear incongruous and harmful to the existing character of development in the vicinity.

Recommendation that this Committee resolves

- 5 18 That the application be **REFUSED** for the following reason:

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- 1 The form of development proposed is of a size and scale which is considered to be incompatible with and which will have a harmful impact on the existing character and appearance of the area. This is by virtue of the floorspace incorporated in the proposed dwelling and the frontage width and overall roof height. This harmful impact is contrary to government guidance and advice in Planning Policy Guidance Notes 1 (General Policy and Principles) and 3 (Housing), contrary to the Essex Structure Plan (1995) policy BE7, contrary to the Rochford District Local Plan policies H11 and H20 and contrary to the advice and guidance in the Essex Design Guide for Residential and Mixed Use Areas

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Committee Report

6.



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**
On : **30th SEPTEMBER 1999**
Report of · **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title · **ERECT 5 BEDROOMED DETACHED HOUSE WITH ATTACHED
DOUBLE GARAGE
PLOT 2, SITE OF OAKLANDS, FOLLY CHASE, HOCKLEY**
Author · **Kevin Steptoe**

Application No **99/00231/FUL**
Applicant **MR G BRADFORD**
Zoning · **RESIDENTIAL / METROPOLITAN GREEN BELT**
Parish **HOCKLEY PARISH COUNCIL**
Site Frontage **21 4m**

Planning Application Details

- 6.1 The site of the application is currently one half of a plot which is occupied by an existing bungalow. The land to the north (the other half of the bungalow plot) was the subject of a separate planning application for a house which has recently been permitted. This application plot is over 21m in width, and the proposed house, including, chimneys, is 18.5m frontage width. The ridge height of the property is 9.5m. Access to the plot is from the south west corner of the site, with a large turning area within the plot.

Relevant Planning History

- 6.2 None relevant

Consultations and Representations

- 6.3 **Essex County Council (County Surveyor)** Suggests the application of conditions to any permission.
- 6.4 **Essex County Council (Head of Planning)** No comments

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- 6.5 **Environment Agency** No objection
- 6.6 **Anglian Water** No objection
- 6.7 **Head of Housing, Health and Community Care** suggests standard informative SI16
- 6.8 **Head of Corporate Policy and Initiatives** Indicates that part of the plot will be in the green belt with no minimum garden area within the residential zone. As such policy GB9 should be considered as part of this application and consent should be refused.
- 6.9 Two local residents have written in relation to the applications. The issues raised relate to the design of the proposed dwelling and the adequacy of the foul drainage arrangements.

Material Planning Considerations

- 6.10 The main consideration in this case is the location of the proposed dwelling in relation to the green belt boundary and the impact that the development will have on the objectives of green belt protection policies.
- 6.11 As set out above, a bungalow currently exists on the plot. From information provided by the applicant, the bungalow property has been there since the 1930's and possibly before. Originally an area of nurseries to the north was associated with the bungalow. These were sold into separate ownership however in the late 1950's. Since that time the bungalow has been in sole domestic use and its associated garden has been in use for conventional domestic purposes.
- 6.12 Before this application, and that on the land to the north (99/00230), the bungalow plot was 33m in width, approx, and 76m in depth, approx. The first 31m frontage of the plot, approx, falls within the residential zone identified in the Local Plan. There is a substantial depth of the plot therefore, 45m approx, which, whilst it is located within the green belt, has clearly been in use as a conventional domestic garden for a number of years.
- 6.13 The dwelling proposed on this plot is substantial, but not out of keeping with the varied forms of development already in the locality. It is located so that the rear wall of the dwelling falls on the dividing line between the residential zone and the green belt. The built form then is within the residential zone and the whole of the garden area (which is substantial) is within the green belt.
- 6.14 The implications of the development for green belt policy objectives have been considered very carefully. The whole of the plot already has a domestic character, it is already to be sub-divided (but only once) by virtue of the permission on the land to the north and it is very well screened by existing tree cover. For these reasons it is considered that, notwithstanding the location of the garden area within the green belt, the proposals do not have a harmful impact in this case. Whilst policy GB9 has been considered, it is not felt to be significantly material in this case as the proposals do not involve the extension of a garden area into the green belt, but the utilisation of a garden which has already existed for some time.
- 6.15 The approved dwelling to the north has a garden area of 84sqm approx within the residential zone (and further garden area beyond it). Officers have tried to negotiate a similar arrangement with this plot, which is acceptable in all other respects. In response the applicants have deleted a ground floor breakfast room which extended into the green belt but are unwilling to redesign the scheme further to achieve the minimum garden area within the residential zone.

- 6.16 The siting of the dwelling to create a transition between two differing building lines either side of the plot does complicate this process. Had these proposals represented a form of excessively dense development, with harmful implications for the character and use of the green belt, a refusal would have been reasonable. However that is not the case here as this application, and the one to the north already approved, create two generous plots within the original bungalow site.

Conclusion

- 6.17 The proposals involve the development of one new dwelling and utilisation of an existing garden area. The built development is not located within the green belt. Given the current and long term use and character of the land it is not considered that the proposals will have an unacceptably harmful impact.

Recommendation that this Committee resolves:

- 6.18 That the application be **APPROVED** subject to the following heads of conditions and full conditions set out below:

- 1 SC4 Time limits full, standard.
- 2 No development shall commence before all existing buildings and structures on this site have been demolished and the materials resulting therefrom have been completely removed from the site.
- 3 SC22 Permitted development restriction – windows above first floor finished floor level
- 4 SC23 Permitted development restriction – obscure glazing
- 5 SC14 Materials of construction
- 6 SC50A Means of enclosure
- 7 SC59 Landscape design
- 8 SC69 Vehicular access details
- 9 SC74 Driveways surfacing
- 10 SC81 Garage and hardstand
- 11 SC16 Permitted development restriction – outbuildings and extensions within the green belt part of the site

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99/00231/FUL



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Committee Report

7.



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**

On **30 SEPTEMBER 1999**

Report of **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title **INSTALLATION OF PLANT AND MACHINERY WITHIN
COMPOUND TO UTILISE LANDFILL GAS FOR ELECTRICITY
GENERATION
BARLING LANDFILL SITE, BARLING MAGNA**

Author : **Kevin Steptoe**

Application No. **99/00537/CM**

Applicant : **EDL OPERATIONS (BARLING) LTD**

Zoning : **METROPOLITAN GREEN BELT, ROACH VALLEY NATURE
CONSERVATION ZONE, COASTAL PROTECTION BELT, SPECIAL
LANDSCAPE AREA.**

Parish **BARLING MAGNA PARISH COUNCIL**

Planning Application Details

- 7.1 This is an application that is being determined by the County Planning Authority. The County Council has consulted this authority and asked it to comment on the proposals.
- 7.2 A landfill gas utilisation facility is proposed. The facility will use collected landfill gas which will be combusted to produce electricity. The components of the facility include two generator modules, an oil storage tank and an electrical switchroom. These will be enclosed within a 1.8m fenced compound. To the south of the compound will be an earth bund to a height of 3m. The maximum height of the structures, including the exhaust ports, is 7m. The bulk of the structures will not be more than 4.8m in height.
- 7.3 It is intended that the facility will operate 24 hours a day, every day. Staff will only attend the site to carry out maintenance or repairs. The operational life of the facility is anticipated as 30 years. This is the time span over which landfill gas is likely to be generated at the site. It will be dependant on the particular circumstances of the site however. It is anticipated that the facility now proposed will serve the whole of the extraction and landfill site as it develops.

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Relevant Planning History

- 7.4 There is planning permission on the site for the extraction of sand and gravel, the use of the resulting excavations for landfill and construction of the haul road.

Consultations and Representations

- 7.5 In this case consultations have been carried out by the County Council. This authority has also consulted the Parish Council and placed a site notice. No responses have been received to date, probably due to the limited time available prior to the preparation of this report. The response of the **Head of Housing, Health and Community Care** will be reported at the meeting.

Material Planning Considerations

- 7.6 It would be relevant, in this case to take into account the impact that the proposed structures will have on the character and appearance of the area, given their location within the green belt, any disturbance that the development and operation may cause in terms of vehicular activity, noise or for other reasons, and the beneficial impacts of the development, namely the utilisation of landfill gas.

Character and appearance of the area.

- 7.7 The applicants have discussed the location of the facility with County Planning Officers prior to the submission being made. It is sited such that it is remote from most public locations (roads, public footpaths etc). Some views of the facility will be available, but these will be from significant distances and will be countered by the implementation of the bunding proposed
- 7.8 The location is in the green belt however, where Local Plan policies and government guidance is that new buildings and structures should only be favoured in particular limited circumstances. However, government guidance also indicates that, development normally considered inappropriate, can be permitted if it has beneficial implications which outweigh the harm and mineral developments are a form of development which can be permitted in green belt locations
- 7.9 The beneficial impacts of the development are referred to below. The development is clearly allied with the minerals extraction and landfill operation currently taking place on the site. It is not considered that, given the character of the locality and the long distances over which views will be had, the facility will have an unacceptably harmful impact in terms of visual impact.
- 7.10 A link with the local energy supply network is required to allow the electricity generated on the site to enter the grid. Precise details of this have not yet been formalised, but it is envisaged that an underground link will be created.

Potential for disturbance.

- 7.11 A supporting statement submitted with the application gives details of vehicular activity associated with construction and operation. It also details any noise impact and the safeguards that are in place during the operation of the facility. In terms of vehicle movements it is indicated that there will be 2 heavy vehicles and 10 light vehicles per day during the construction phase and 2 light vehicles per day once the facility is operational. It is anticipated that construction will take 8 – 10 weeks and installation 12 weeks, subject to weather conditions. The applicants suggest construction times of 7am to 6pm Mon to Fri, 7am to 12 30pm Sats and no Sundays. Vehicles will use the haul road to gain access to the site

- 7.12 A noise survey and report has been carried out by the applicants. The summary of the report is that the operation of the facility is unlikely to generate noise, which will be sufficiently at odds with the current background noise at the site and its surroundings, such that perception and complaints are likely. As indicated above the comments of the Councils Head of Housing, Health and Community Care on this matter will be reported at the meeting.
- 7.13 Given the circumstances set out in the supporting statement, in terms of vehicular activity and noise generation, it is considered that the facility will not have unacceptable implications in terms of any disturbance it may cause.

Beneficial Impacts

- 7.14 The facility is likely to have some beneficial impact. It will utilise landfill gas which otherwise can have a harmful impact in relation to fire and explosion hazard, odour problems or dieback of vegetation. In addition, as well as utilising the gas, which could simply be flared off, the facility provides a usable energy supply. Overall it is claimed to have a beneficial impact on greenhouse gases entering the environment. Clearly, these benefits of the proposals should weigh in its favour.

Conclusion

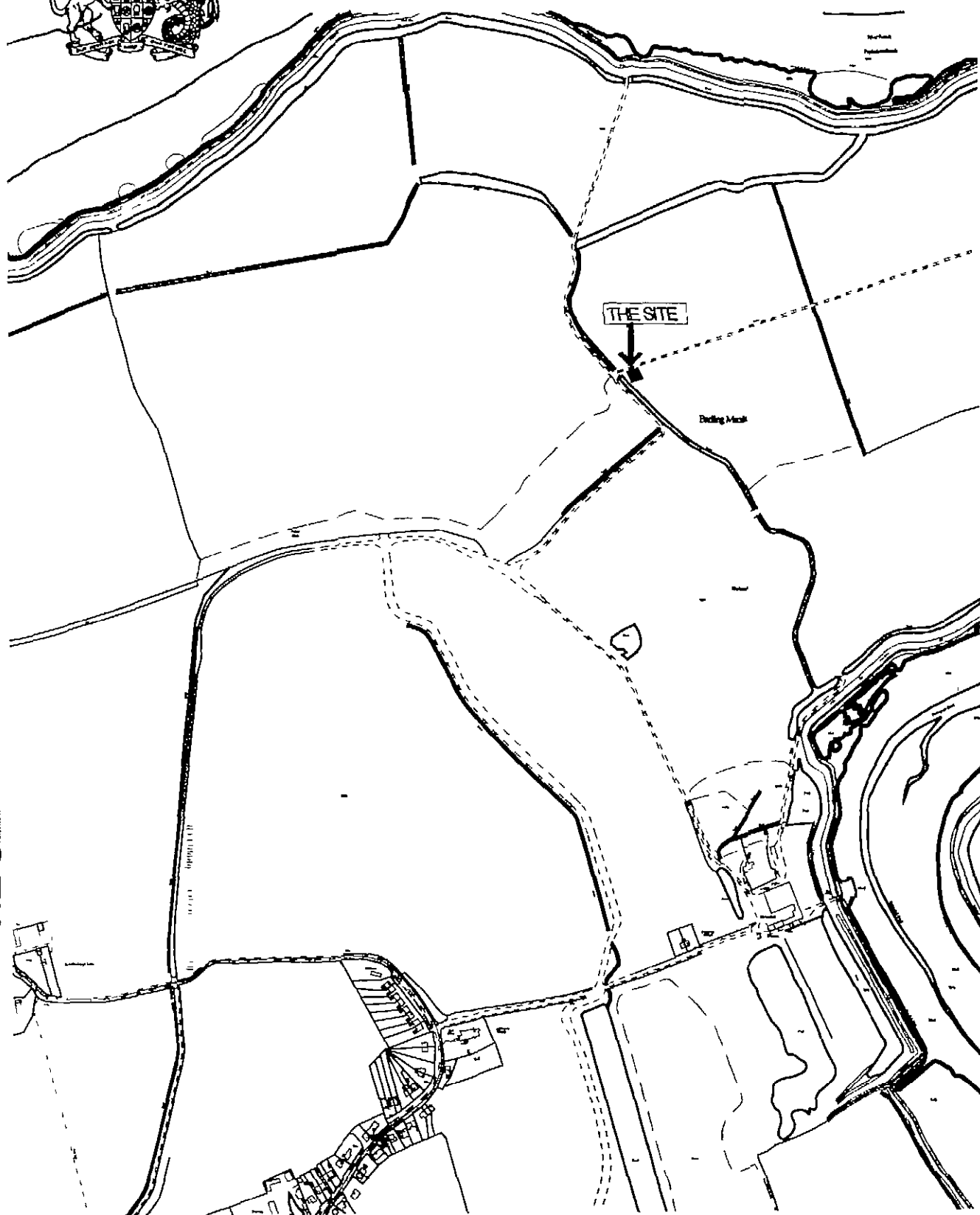
- 7.15 The facility itself is clearly not an attractive feature. However, given the distances over which views will be had it is considered that it will have minimal harmful impact in terms of appearance or on the character of the area. With regard to the green belt location, whilst there is a presumption against development in the green belt, the operation of the facility clearly has some beneficial impacts and its siting is constrained by the location of the landfill site.
- 7.16 It is not considered that the development and operation of the facility would cause identifiable unacceptable harm in terms of noise or other disturbance. The benefits of the facility, in terms of the utilisation of an otherwise potentially harmful waste product, and the generation of usable energy must be weighed in the balance when coming to a decision on this form of development.

Recommendation that this Committee resolves:

- 7.17 The following comments are forwarded to the County Planning Authority in response to the consultation on this planning application:
- 7.18 The District Planning Authority has **NO OBJECTIONS** to raise to the proposals subject to the link between the facility and the electrical supply network being made by the means of underground connection. Otherwise it recommends that conditions be applied to any permission dealing with the following matters:
- 1 That the time limit during which the facility can remain on the site be 30 years.
 - 2 That an appropriate colour treatment be applied to the structures
 - 3 That measures be put in place to ensure the restoration of the land to its former state after the removal of the facility.



99/00537/CM



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Committee Report

8.



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **30th September 1999**

Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **ERECTION OF A 4-BED DETACHED HOUSE WITH INTEGRAL GARAGE
32 CREEKVIEW AVENUE,**

Author **Mark Q Mann**

Application No: **99/00413/FUL**

Applicant : **Mr D Walshe**

Zoning : **Residential**

Parish **HULLBRIDGE PARISH COUNCIL AREA**

Site Frontage. **13 metres** Site Area **480 sq metres**

Planning Application Details

- 8.1 It is proposed to erect a 4 bed detached house with integral garage on part of a site previously occupied by a detached bungalow now demolished. This application follows the withdrawal of a previous application which raised fundamental objections from the Woodlands and Environmental Specialist due to the proximity of several trees protected by a Tree Preservation Order. Since the withdrawal of that application, discussions have continued between the applicant, Planning Officers and the Specialist Officer and this application reflects the outcome of those discussions.

Relevant Planning History

- 8.2 F/0574/98 Application to erect 5 bed detached house Withdrawn by the applicant given an unresolved problem of the proximity (within 15 metres) of several protected trees to the proposal

Consultations and Representations

- 8.3 **Essex County Council (Highways) De-minimis**
- 8.4 **Environment Agency No objections**
- 8.5 **Anglian Water No comments**

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- 8.6 **Hullbridge Parish Council** No objections
- 8.7 **Head of Housing, Health & Community Care** No adverse comments subject to Standard Informative SI16 being attached to any consent granted.
- 8.8 **Corporate Policy and Initiatives** The proposal shows some consideration to the preserved trees in comparison to the previous application, primarily relating to the reduction in width of the proposed dwelling. Advice needs to be sought from the Woodlands and Environmental Specialist re the impact of the proposal on the trees, especially the roots.
- 8.9 **Woodlands and Environmental Specialist** This site has been the under discussion for some time with regard to the conflict between the protected trees to the east of the site and the proposed development. The current scheme just meets the minimum criteria for ensuring the trees are accommodated. Provided the distance from the trees is not reduced any further; the roof slopes are as suggested, and; there is no surfacing (patios etc) down the side of the property, then the proposal is acceptable.
- 8.10 Four letters of representation from interested residents have been received, one raises concerns, two raise objections and one supports. Additionally, three letters from the applicant have been received in answer to the letters of representation. A lot of the concerns raised by the objectors relate to the alleged past activities of the applicant primarily relating to the development of a nearby site and the problems experienced during the construction period which was lengthy. These are not strictly planning matters. Nevertheless, the objectors also raised a number of valid planning concerns. These in the main are: the proximity to the trees is less than 5 metres, the distance required previously; the design of the house, with a double garage to the front, is out of character with the rest of the street scene; the dwelling projects beyond the rear of the adjacent property by at least 8-10 ft contrary to local policy; and, the utility door of the adjacent dwelling is almost opposite that of the utility door of the proposal, which will lead to a loss of privacy.

Material Planning Considerations

- 8.11 The main considerations in respect of this application, as with all other applications, is whether or not it complies with the policies of the Local Plan. The relevant Policy is Policy H11 and the advice given in Appendix 1.
- 8.12 As mentioned above this site has been the subject of extensive pre-application discussions and this revised application is the result of those discussions. The applicants have taken onboard the concerns of Officer's, particularly with regard to the trees. As such the proposal is now considered to be in accordance with Policy H11 and the advice given in Appendix 1 of the Local Plan despite the objections from nearby residents.
- 8.13 The design of the dwelling is different to that of the nearby dwellings, largely as a result of the constraints imposed by the trees. However, it does not detract greatly from the street scene as the dwellings on this road are rather varied in appearance and styles. With respect to the trees, the distance to them is less than the 5m previously recommended by the Woodlands and Environmental Specialist, but following the above mentioned discussions and subject to appropriate conditions, the development is now considered acceptable by him. With respect to the concerns raised by the occupier of the adjacent dwelling, the rear projection involved is considered to be reasonable, follows the general pattern of development in the area and is reasonably in line with the analogous 45 degree policy applied to first floor extensions. Some loss of privacy will occur with respect to the ground floor side windows, but this will not be significant.

Conclusion

- 8.14 Notwithstanding the objections from the neighbours the proposed development is considered acceptable when one considers the physical constraints of the site, especially the trees.

Recommendation that this Committee resolves:

- 8.15 That the Corporate Director (Law, Planning and Administration) recommends that the application should be **APPROVED** subject to the following conditions -

- 1 SC4 Time Limits
- 2 SC14 Materials
- 3 SC23 Obscure glazing
- 4 SC16 PD Restricted
- 5 SC50 Means of Enclosure
- 6 SC60 Tree Protection
- 7 SC84 Slab Levels
- 8 Details of the foundations of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The foundations shall be provided fully in accordance with the approved details
- 9 SC74 Driveways surface finish.
- 10 SC81 Garage & hardstanding
- 11 The dwelling hereby approved shall be a minimum of 4 metres away from the eastern boundary
- 12 No underground services shall be provided within 4 metres of the eastern boundary.



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Committee Report

9.



Rochford District Council

To the meeting of **PLANNING SERVICES COMMITTEE**

On . **30th September 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **Retain Use of Building as Cafe (Ancillary to Existing Garden Centre) at Fairways Garden Centre, Hullbridge Road, Rayleigh.**

Author : **Richard Evans**

Application No. **CU/0612/98/ROC**

Applicant . **JW Burke**

Zoning . **Metropolitan Green Belt, Landscape Improvement Area.**

Parish . **Rayleigh Town Council**

Planning Application Details

- 9.1 This retrospective application seeks the retention of a café use in an existing building at the Fairways Garden Centre, Hullbridge Road, Rayleigh. The Council was first notified of the unauthorised café use in August 1997 and this application was submitted following enforcement investigation. The building itself, however, has stood in this location for in excess of four years without the benefit of Planning Permission and as such is now lawful as set out to Members previously on the Weekly List, for Covered Walkway and Canopy, ref. F/0318/96/ROC which was granted permission.
- 9.2 The café is located within a cabin type construction with accommodation for 34 diners internally and further accommodation beneath a canopied walkway for ten diners. There is a patio area located directly to the East of the café covered by a pagoda, beneath which there are seven picnic tables which may be used by diners at the café dependent on the weather conditions. The pagoda does not have the benefit from planning permission and an application from the landowner is to be sought for this construction.
- 9.3 The use of the building as a café is sought for the sale of hot food, seven days a week.

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Relevant Planning History

- 9.4 The existing garden centre use commenced when application ref. ROC/164/76 for the change of use of nursery buildings was granted permission, dated 29th September 1976. There have since been numerous applications granted, primarily for the erection of buildings on the site. A retrospective application for the open storage, display and sale of caravans, ref. CU/0185/92/ROC was submitted and refused following enforcement action by the council. This decision, however, was modified on appeal as the use was deemed not to be harmful to the objectives of the Green Belt Policy or to the appearance of the landscape or the character of the area, if the caravans were restricted in their siting and providing improvements were made to landscaping the site.
- 9.5 The site is currently the subject of enforcement investigation regarding potentially unauthorised uses, display of signs and non-compliance with the Inspectors requirement regarding the location of siting caravans within the site.

Consultations and Representations

- 9.6 **Essex County Council (County Surveyor)** raises no objections to the proposals provided the use of the cafeteria is solely ancillary to existing approved uses on site.
- 9.7 **Rayleigh Town Council** raises no objections.
- 9.8 The **Head of Housing Health & Community Care** has no objections in principle to the proposed use providing conditions are included regarding the details and siting of any extraction and refrigeration units.
- 9.9 **Anglian Water** has no objections.
- 9.10 **Environment Agency** has no objection to the proposal.
- 9.11 Letters of representation have been received from two neighbouring occupiers, one commercial and one residential. Both raise issue with the current extent of use of the café as a separate unit and the hours of operation at the café beyond the opening hours of the garden centre. In addition objections are raised regarding the method of drainage used.

Material Planning Considerations

- 9.12 The garden centre is situated in a rural area on the Western side of Hullbridge Road, south of its junction with Montefiore Avenue. There is a complex of buildings, glasshouses, shops, customer facilities and open display areas, with parking provision on site for in excess of thirty vehicles.
- 9.13 There is considerable pressure to diversify the activities and uses at the site and, as mentioned previously, a number of uses are currently the focus of enforcement investigation. These uses include the operation of a Second Hand Furniture Clearance Firm, the Storage and Sale of Second Hand Furniture; the Operation of a Stonemasons and Sale of Tombstones; Operation of an Upholstery Business. Action has been requested from the site owner in order to regularise these breaches of planning control, however, these matters, along with the stationing of caravans beyond that area authorised by the Inspector, reduce the predominance of the authorised Garden Centre use.
- 9.14 Metropolitan Green Belt Policy GB1 refers to the need for justifiable, exceptional circumstances for change of use for purposes other than those normally associated with the Green Belt. Whilst no formal justification for the retention of this use has been submitted, the applicant has stated verbally that the café facility does assist in the economic viability of the Garden Centre use and that this activity can ordinarily be considered one which may be found at a Garden Centre.

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- 9 15 This should be evaluated with existing Garden Centre uses and ancillary tea room facilities throughout the district, particularly at Lower Barn Farm, London Road, Rawreth and View Gardens, Witherden Farm, Chelmsford Road, Rawreth. Members may recall separate applications for these facilities being deemed appropriate and permission was granted with conditions attached restricting hours of operation. At Lower Barn Farm opening hours may be between 9.00 a.m. and 5.00 p.m from 1 October to 30 March, and to between 9.00 a.m. and 7 00 p.m from 1 April to 30 September. This application followed an Enforcement Notice Appeal regarding this use, whereby the Inspector concluded that a modest café facility did not conflict with any planning policies and extended the time period for compliance with the notice to enable a subsequent application to be submitted. The tea room at View Gardens shall not operate independently of the garden centre and the hours of operation shall not exceed those of the garden centre on the whole of the site. Furthermore both of these sites are restricted by conditions limiting the sale of hot food for consumption on or off the premises, to certain specific items or ancillary sales.
- 9 16 PPG 2 stipulates that re-use of buildings within the Green Belt is permitted providing it does not have a materially greater impact than the present, or in this instance previous, use on the openness of the Green Belt. The guidance note also stipulates that strict control should be exercised over the extension of the re-used building so as not to conflict with the openness of the Green Belt. The use of the building is considered to be in keeping with the nature of the garden centre site and cannot be regarded as injurious to the visual amenity of the Green Belt at this location. The use of the building as a cafeteria may increase the level of activity within the site, but this is unlikely to have a significant adverse effect on the appearance or character of this part of the Green Belt.
- 9 17 An application for the conversion of a redundant agricultural building to a restaurant at Burtons Farm, Barling Road, Barling Magna, ref. CU/0186/96/ROC, in the Green Belt was granted permission on 27 February 1997. This proposal had originally been refused permission, a decision latterly endorsed by the Inspectorate on appeal, however, a revised application was deemed suitable as no harm was seen to be caused to the Green Belt in this location by the change of use.
- 9.18 Furthermore the re-use of the building for business purposes is in compliance with the criteria set out in PPG7, The Countryside – Environmental Quality and Economic and Social Development. As previously mentioned the adaptation of this building as a cafeteria contributes to the economic viability of the site and as such is considered to be worthy of retention.
- 9 19 The criteria for compliance with Policy GB5 of the Rochford District Local Plan First Review is satisfied. In dealing with the reuse of redundant rural buildings the policy seeks to ensure that such development will not have an adverse effect upon the open and rural character of the Metropolitan Green Belt. Members are reminded that the application relates specifically to the use of the building only.
- 9.20 The objective of Policy RC6 regarding Landscape Improvement Areas seeks to maintain the nature and physical appearance of the area. There is a presumption against development within this designation unless it accords with the character of the area concerned. The nature of the existing use along with the scale of the development proposed in an existing building must be considered.
- 9 21 The Hanover Golf Club, located directly to the east of Hullbridge Road, was granted permission on 16 November 1990 for the construction of restaurant facilities, application ref. CU/0368/90/ROC. Condition 6 of that permission stipulated that the restaurant shall only be used by members of the golf club on this site, or their guests or other users of the golf course on the day of play. This condition was attached to control the future use of the development so that the development satisfied the Council's Green Belt policies.

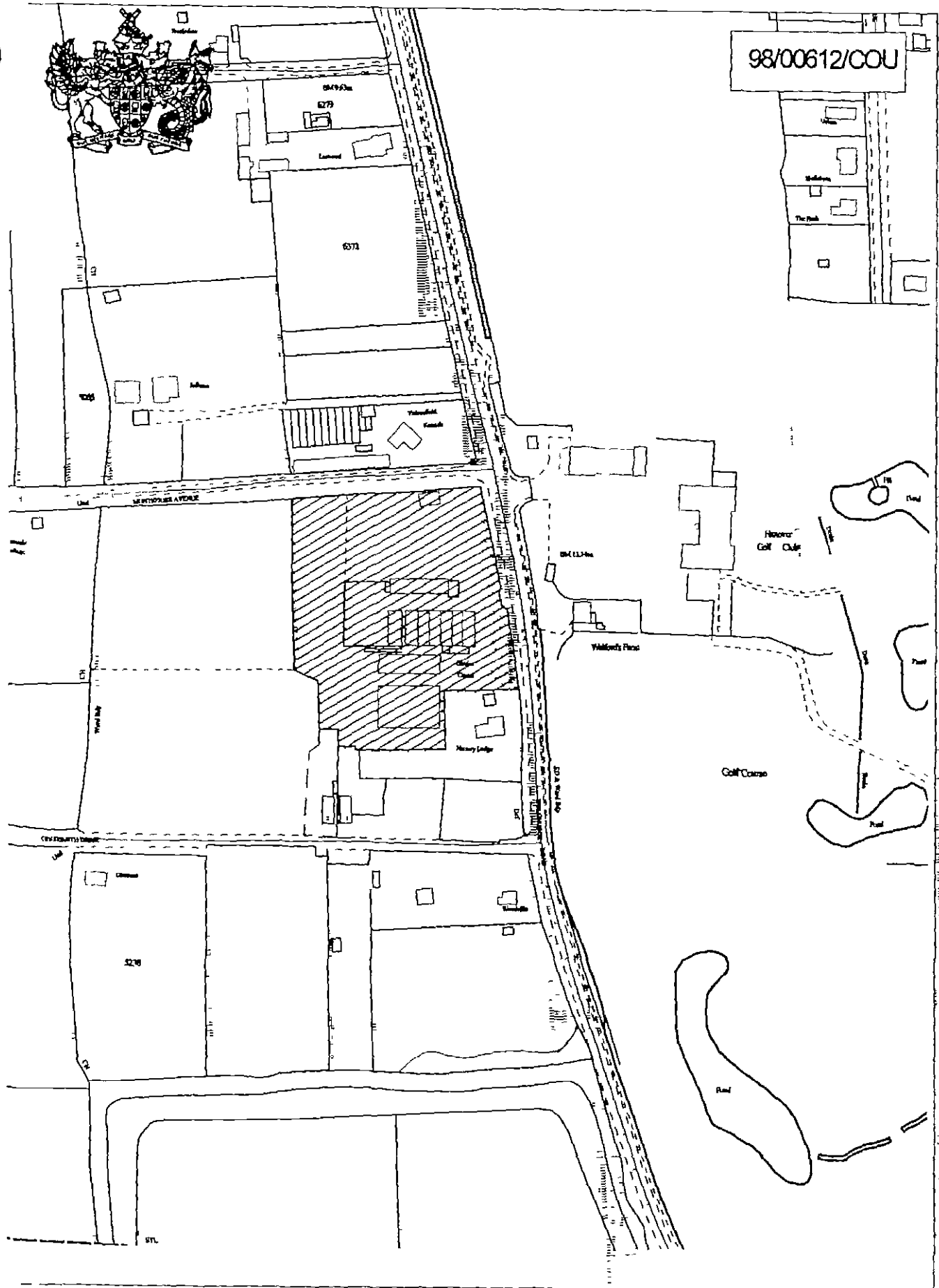
- 9.22 The extent to which the café should conduct business beyond that associated with passing trade at the garden centre must be analysed. An ancillary use of this type is not considered to be unreasonable particularly in consideration that the permitted use of the site is well established. It is not considered that any identifiable harm is likely to arise from this extension in use. It is considered appropriate, however, to limit the opening hours to between 7.00 a.m. and 6.00 p.m. Monday to Saturday, and between 9.00 a.m. and 6.00 p.m. on Sundays and Bank Holidays so as to protect the character of the area and restrict the nature of the site to one compatible with the Green Belt.

Conclusion

- 9.23 The proposal seeks the retention of the cafeteria use at the site in an existing building. The harm caused by the use of the café must be evaluated in the context of the relevant Green Belt Policies, GB1 and GB5, along with Policy RC6, of the Rochford District Local Plan 1995 and PPG2 and PPG7. The application is deemed to meet the criteria of these policies and, therefore, the continued use of the café in this location is considered to be appropriate.
- 9.24 It is considered that restricting the extent of the activities and the opening hours, as previously stated, is sufficient in this instance to ensure a complementary use occurs without causing any detrimental impact on the character of the area or to cause harm to the objectives of national or local Green Belt policies. In view of other similar uses at other sites in the district, as stated previously, it would be difficult to resist this proposal and as such the application should be approved.

Recommendation that this Committee resolves

- 9.25 The Corporate Director (Law, Planning and Administration) recommends this application be **APPROVED** subject to the following conditions:-
- 1 Within 6 months of the date of this permission a mechanical extraction system shall be provided to the kitchen area in accordance with details previously submitted to and agreed in writing with the Local Planning Authority. Thereafter, any such equipment shall be retained and shall only be operated as approved in writing by the Local Planning Authority
 - 2 Details of any externally sited refrigeration system shall be submitted to and approved in writing by the Local Planning Authority prior to installation and retained thereafter in the approved form.
SC28 Use Classes Restriction
 - 3 The floorspace shown for a café on approved plan dated 12 October 1998 shall only be used as a café and for no other purpose, including the sale of hot food for consumption off the premises (including any use otherwise permitted within Class A1, A2 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (including any Order revoking or re-enacting that Order, with or without modification), or such uses ordinarily incidental to the use hereby permitted
 - 4 SC37 Hours of Use – Restaurants
7.00am to 6.00pm Monday to Saturday and 9.00am to 6.00pm Sundays and Bank Holidays
 - 5 SC91 Foul Water Drainage



98/00612/COU

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Committee Report

10.



Rochford District Council

To the meeting of. **PLANNING SERVICES COMMITTEE**
On . **30th SEPTEMBER 1999**
Report of : **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**
Title : **CHANGE OF USE OF 42A (FIRST FLOOR) AND 42B HIGH STREET
FROM A1 TO A2 USE.
42A-42B HIGH STREET, RAYLEIGH**
Author : **ANITA WOOD**

Application No. **99/00356/COU**
Applicant . **FROGMORE DEVELOPMENTS LTD**
Zoning . **PRIMARY SHOPPING FRONTAGE**
Parish **RAYLEIGH TOWN COUNCIL**

Planning Application Details

- 10.1 The shop units that are subject to this application are located at the junction of the High Street and Bellingham Lane. These units are situated within a Listed Building of 16th Century origin. The building is timber framed with painted brick face and a hipped, red plain tile roof.
- 10.2 The proposal is to change to use of 42B High Street from A1 to A2 use (solicitors) and convert the first floor of 42A to ancillary storage for the A2 use.
- 10.3 These units are also subject to a Listed Building application to provide a new access between the first floor of 42B and 42A, and as yet this is unresolved.

Consultations and Representations

- 10.4 Essex County Council (Historic Building and Design Advice) raises no objections in principle to the change of use but requires further information with regard to the Listed Building application.
- 10.5 Essex County Council (Specialist Archaeological Advice) makes no archaeological recommendations on this application.
- 10.6 Essex County Council (County Surveyor) raises no objections to the proposal.

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at 10.10.99

- 10 7 The Rayleigh Civic Society states that the change of use from A1 to A2 would reduce the number A1 units, however, the use of the first floor for office use at 42B and over 42A with new access does not appear to present any problems presuming it is acceptable to the County Planning Specialist Advisor.
- 10 8 Rochford District Council (**Corporate Policy and Initiatives**) – no comments to date but a response will be given in the addendum sheet.

Material Planning Considerations

- 10 9 The main consideration is the relevance of the proposal to the current development plan, Rochford District Local Plan (First Review) 1995.
- 10.10 The site is designated as within an area of Primary Shopping Frontage and within the relevant chapter of the local plan is policy SAT2 This policy is aimed at maintaining the attractiveness of the town centres to shoppers and to ensure that within the primary shopping frontages these are safeguarded from the break up of non-continuous retail frontages.
- 10.11 The policy states:
1. Within the ground floor of primary shopping frontage areas as defined on the town centre inset maps, planning applications which would result in an undue dominance of uses other than those within class A1 will normally be refused.
 - 2 Any non-retail uses permitted must reinforce the retail function; be uses it is appropriate to provide in a shopping area, and will normally be restricted to class A2 or Class A3
 3. Applications that would result in an over-concentration of non-retail uses in a primary shopping frontage of no-retail uses in a primary shopping frontage will normally be refused.
- 10.12 The preamble to the policy states 'as a general rule' that within the Primary Shopping Areas, the Local Planning Authority will seek to retain at least 75% frontage in Class A1 and ensure that not more than 15m Of non-retail frontage will occur as a continuous run. Since the unit is located on the corner of the block front and adjacent to an A1 use the proposal would not result in a continuous run of non-retail frontage.
- 10.13 If permitted, however, the proposal would bring the threshold to a borderline mark of 75% That said there is one existing permission and a further resolution to approve another application subject to Legal Agreement for non-retail uses elsewhere in the Primary Shopping Frontage However, only one of these could be implemented as they are linked via a Section 106 Agreement requiring the revocation of the earlier permission if the latter is implemented. If these cases above were to be implemented (and there is no confirmation that either of these is to be implemented) then the threshold drop below the borderline mark
- 10 14 It should be noted that these figures are only to be used as a guideline and are not the only consideration to be taken into account.
- 10.15 With regard to the proposed change of use within the Listed Building, policy UC9 states,
- 'Where in the Local Planning Authorities opinion it is necessary to secure the retention of a listed building, a conversion or change of use may be exceptionally be permitted notwithstanding the existence of other planning policies to the contrary.

- 10.16 This policy is mainly designed to potentially allow exceptional uses within a Listed Building where other more acceptable uses have failed. Clearly an A2 use would not be unsuitable within this Listed Building, and may even go some way to securing the retention of the Listed Building.

Conclusion

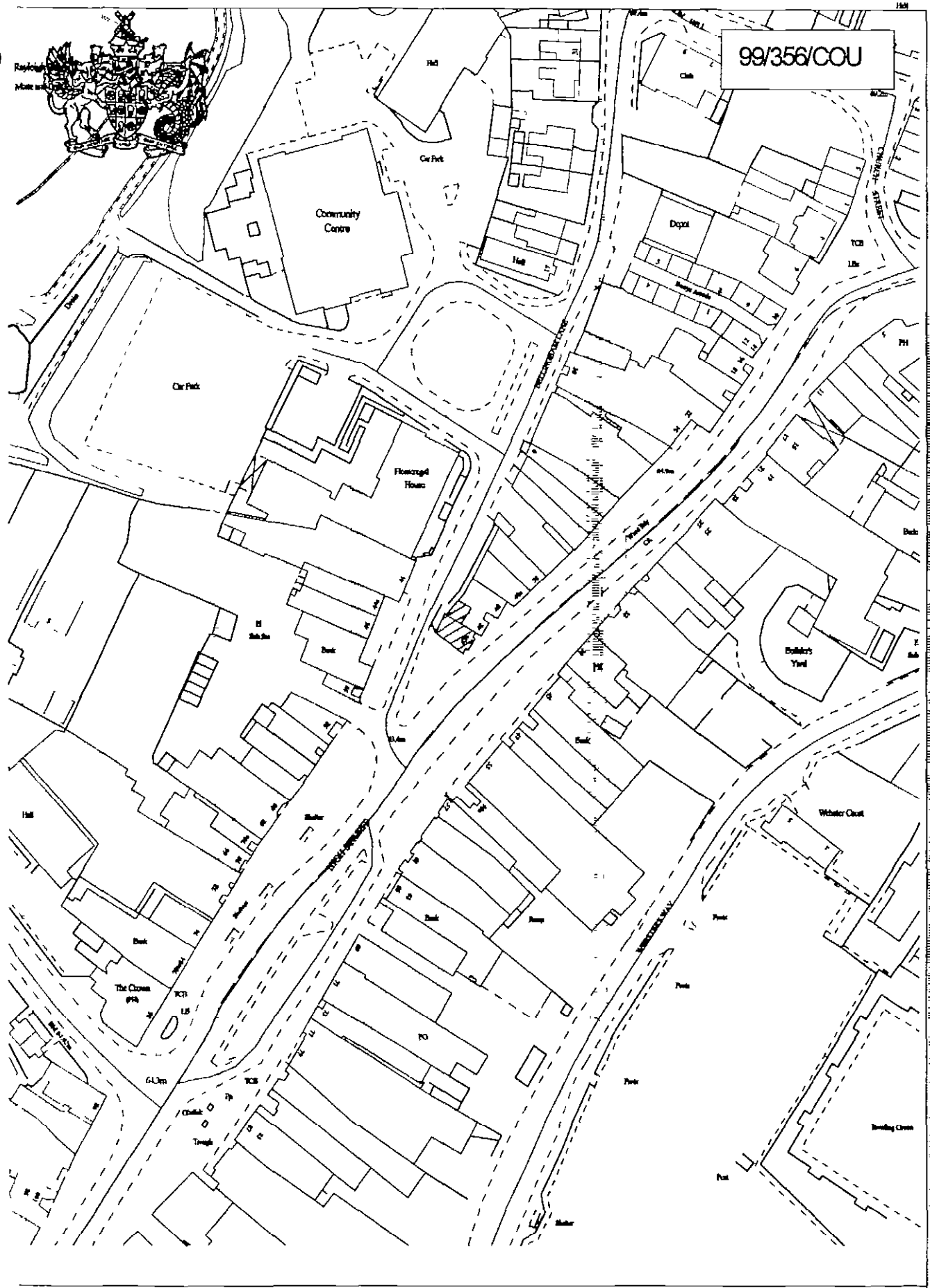
- 10.17 The Planning Policy Guidance Note 6, Town Centres and Retail Developments advises that the Local Planning Authority should encourage diversification, whilst recognising and supporting the shopping function of the primary shopping area. With regard to changes of use, the flexibility in the use of floorspace goes some way to sustaining the vitality of town centres.
- 10.18 The information from the applicant is that the unit (42B) has been vacant since October 1997, despite attempts made to market the unit for A1 purposes. The applicants also advise that there is a specific end user in mind, which has prompted the application.
- 10.19 Having assessed the proposal it is considered that there would not be an over concentration of A2 and A3 uses within the Primary Shopping Frontage, nor within this part of the High Street. Additionally, the proposal will ensure the retention of the Listed Building with a suitable use.

Recommendation that this Committee resolves:

- 10.20 That the Corporate Director (Law, Planning and Administration) recommends that this application should be **APPROVED** subject to the following conditions:

- 1 SC4 Time limits full - std

R.V.



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Committee Report Referred Item

R11



Rochford District Council

To the meeting of: **PLANNING SERVICES COMMITTEE**

On : **30TH SEPTEMBER 1999**

Report of . **CORPORATE DIRECTOR (LAW, PLANNING & ADMINISTRATION)**

Title : **FORMER SHELLFISH PACKING STATION, STAMBRIDGE ROAD,
ROCHFORD
CHANGE USE OF FORMER SHELLFISH PACKING STATION INTO
BOATYARD FOR THE STORAGE, REPAIR, SERVICING AND SALE
OF BOATS AND EQUIPMENT - 99/00339/COU**

Author : **John Whitlock**

The Chairman to decide whether to admit the following item on grounds of urgency

This application was included in Weekly List 490 requiring notification of referrals to the Corporate Director (Law, Planning and Administration) by 100pm on Wednesday 29th September 1999, with any applications being referred to this Meeting of the Committee. The item was referred by Councillor Mrs H. L. A. Glynn.

The item which was referred is appended as it appeared in the Weekly List together with a plan.

AGH.

Application No : 99/00339/COU

Zoning . Metropolitan Green Belt, Coast Nature
Conservation Zone, Special Landscape
Area, Coastal Protection Belt

Ashington Parish Council

Location : Former Shellfish Packing Station Fambridge Road Rochford

Proposal : Change Use of Former Shellfish Packing Station into a Boatyard for the
Storage, Repair, Servicing & Sale of Boats & Equipment.

Ashington Parish Council – no objection provided access way leading to site is kept clear and car parking is contained on the site.

NOTES

Members will recall this item was withdrawn from Weekly List No. 487 for further consultations. The Crouch Harbour Authority informally raise no concerns and an informative will be added to the decision notice advising that the applicant should notify the Harbour Authority prior to the landing/lifting of boats in and out of the River Crouch.

In all other respects the item is represented as before.

The application proposes the change of use of a former shellfish packing station to a boatyard for the storage, repair and servicing of boats, together with the ancillary sale of boats and related equipment.

Whilst there are a number of buildings on the site, the current application only proposes the re-use of one of them, an asbestos-clad building with a low pitched roof. The building measures some 24m x 9m. The building would be used for the majority of boat repairs, and would also serve as a showroom and chandlery. The building is not particularly attractive, or is it constructed from vernacular materials. In this regard, the proposal does not comply with the Local Plan policy regarding the re-use of rural buildings (Policy GB4). However, this policy was produced before the publication of the latest government guidance on this issue, which recommends a more flexible approach. It is considered that the proposal complies with the tone of this guidance and that, in this case, the government guidance should be awarded due weight. Furthermore, from advice of the County Planner's Specialist Archaeological Advisor (see below), it can be concluded that the buildings on this site are of merit and historical interest, being of a type now rare, and having once provided a major source of employment within the South Fambridge area.

It is proposed that the original yard area be used for boat storage and car parking. The site lies adjacent to the sea wall abutting the Crouch. Whilst open storage is not normally considered to be an appropriate use on sites within the Green Belt, the yard in question has clearly been used for the parking of vehicles and for other activities associated with the site's former use. Furthermore given the site's location adjacent to the Crouch, and the fact that the masts of boats are visible the other side of the flood defences, it is not considered that the storage of boats will appear incongruous. Accordingly, the open storage element is considered acceptable in this case.

Notwithstanding the site's location next to the Crouch, the Applicant states that launching boats would only be carried out on odd occasions. In such cases, a large mobile crane would be hired. Such a crane would not be stored on the premises. No jetty or similar facility is proposed. Should such a facility be required by the Applicant in the future, such an application would be considered in the light of the Council's restricted policies. A small mobile crane would be kept on the premises to assist in the lifting/movement of boats within the site.

With regard to the question of noise and disturbance, it is noted that the nearest dwelling is some 130m away from the building to be used for boat servicing/repairs. It is also noted that the **Head of Housing, Health & Community Care** raises no objection to the use (see below), subject to conditions.

The **Head of Housing, Health & Community Care** has no adverse comments, subject to conditions requiring that the details of any externally sited plant be agreed and deliveries to the site be restricted to between the hours of 08.00 and 18.00. An restriction upon the siting of a spray booth is also recommended.

The **County Surveyor** recommends that conditions be applied to any permission requiring the widening and resurfacing of the access road and the provision of adequate on-site parking.

The **County Planner Specialist Archaeological Adviser** notes that the site is associated with the former shellfish industry in Essex and remarks that although the buildings are of relatively recent date, there are only a handful of such examples still remaining. He notes that such sites were of enormous significance from the post-Medieval period onwards, but that it has only been in recent years with the contraction of the industry that a serious attempt has been made to both identify and record the physical remains. He adds that the site may have been used in earlier periods and is likely to have been a major employer in South Fambridge. Following a visit to the site, he further notes that the most interesting aspects of the buildings are the tanks, which will not be affected by the current proposal. He recommends a 'watching brief' condition, to allow a photographer to access the site and record it in its present condition.

English Nature originally objected to the proposal on the grounds that the outfall from the septic tank could lead to contamination of the adjacent borrow dyke, which forms part of the Crouch and Roach Estuaries SSSI and Ramsar site. However, upon learning that the septic tank already exists, the objection was withdrawn, on the basis that the proposed use will result in less usage of the tank than when the site was used for its former purpose.

Maldon District Council raises no objection.

Anglian Water raises no objection.

The **Environment Agency** notes that any buildings to be erected within 9m of the flood defences and any discharge of sewage into the Crouch would require the Agency's consent. The Agency notes that a landfill site lies close to the site, and raises various cautions in this regard.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 Prior to the commencement of the development hereby approved, plans defining the areas of the building to be used for retail display purposes and stock room (if applicable) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no products for retail sale shall be kept or stored outside the designated areas at any time. Furthermore, no items (including boats) shall be displayed for sale outside any building at any time.

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- 3 Prior to the commencement of the development hereby approved, details shall be submitted to and be approved by the Local Planning Authority illustrating the widening of the current access driveway throughout its length to a width of 5m and its surfacing with a bound type of surface material. Such a scheme as is agreed shall be completed in accordance with the approved details, prior to the first use of the site for the purposes hereby approved.
- 4 The areas of the site annotated as a visitors car park and turning head on the submitted drawing hereby approved, shall be made available for such purposes upon commencement of the development hereby approved. Thereafter, these areas shall be permanently retained free of any impediment to their designated uses for the parking and turning of vehicles.
- 5 This planning permission does not relate to any of the buildings on the site hatched black on the plan returned herewith, for which no permission was sought and which were indicated as "redundant buildings" on the plans submitted by the applicant.
- 6 Notwithstanding the provisions of Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development) Order 1995, no wall, fence, gate or other means of enclosure shall be erected to the site's boundaries, or anywhere within the site, without the prior written consent of the Local Planning Authority.
- 7 SC34 Floodlights - Prohibited
- 8 Full details of the small mobile crane to be stored on the site shall be submitted to and agreed in writing by the Local Planning Authority. No crane shall be brought onto or stored on the site until such approval has been given by the Local Planning Authority.
- 9 With the exception of the storage boats and such a small mobile crane as might be approved pursuant to Condition 8 above, no external storage of any items, goods, plant, machinery, articles or other materials shall take place anywhere on the site without the prior written consent of the Local Planning Authority.
- 10 No plant or machinery (including power tools) shall operate within the site and no deliveries shall be received at, or be dispatched from the site, outside the hours of 08.00 - 19.00 Monday to Saturday and at no time on Sundays or Public Holidays.
- 11 SC94 Provision of Booth Area
- 12 SC97 Archaeology - Site Access



River Crouch

Dry Channel, Co. Essex, CZ 8, 80 84

CO. 8

99/00339/COU

Longpole Reach

South Farnbridge

South Farnbridge

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DELEGATED PLANNING DECISIONS – 30 SEPTEMBER 1999

I have decided the following applications in accordance with the policy of delegation.

Application No : 98/00051/ADV Decision : **Grant** **Advertisement**
Consent

Location : 24-26 Brook Road Rayleigh Essex
Proposal : Erect One 6.09m x 1.21m Correx Banner, One 1.82m x 2.43m Single
Signboard and One 1.21m x 1.82m Single Signboard
Applicant : Hillier Parker

Application No : 98/00743/ADV Decision : **Refuse** **Advertisement**
Consent

Location : 301 Ferry Road Hullbridge Hockley
Proposal : Internally Illuminated Fascia Sign
Applicant : Mr Abdul

Application No : 99/00041/FUL Decision : **Application Permitted**
Location : Rose Cottage Durham Road Rochford
Proposal : Demolish Existing Bungalow and Attached Garage. Erect Replacement
Bungalow and Garage.
Applicant : Mr D Swanson

Application No : 99/00089/FUL Decision : **Application Permitted**
Location : 20 Southend Road Hockley Essex
Proposal : Two Storey Side and Rear Extension & Erect Detached Garage
Applicant : Mr S Dade

Application No : 99/00097/REM Decision : **Application Permitted**
Location : Leyland Farm Lower Road Hockley
Proposal : Erect Agricultural Managers Dwelling (Approval of Reserved Matters
Pursuant to OL/0446/97/ROC)
Applicant : Mr & Mrs Patching

Application No : 99/00136/FUL Decision : **Application Permitted**
Location : The Croft Tenders Avenue Rayleigh
Proposal : Erect Two Stables With Store, Cart Lodge and Tack Room Served by
New Driveway and Courtyard
Applicant : Mr G Marlow

Application No : 99/00140/FUL Decision : **Application Permitted**
Location : 1 Shakespeare Avenue Rayleigh Essex
Proposal : Construction of a 'Dwarf' Wall as a Variation to Condition No 7 of
Planning Permission Ref RAY/233/68
Applicant : Mr R Hodey

RPV

Application No : 99/00184/FUL Decision : **Refuse Planning Permission**
Location : 15 Cheapside West Rayleigh Essex
Proposal : Erect Two Storey Front Extension
Applicant : Mr D Figg

- 1 The extension, by reason of its visual bulk, height, forward projection and siting, would constitute an imposing and alien element, out of character with the property and those in the immediate environs and, thereby, detrimental to the character and visual amenities of the area.
- 2 The extension, by reason of its siting, would give rise to the loss of space currently available for the parking of vehicles associated with the property. In the opinion of the Local Planning Authority, insufficient space would remain on the frontage of the site to provide alternative, and satisfactory, parking facilities in accordance with the Council's adopted parking standards. Accordingly, in the opinion of the Local Planning Authority, the proposal would give rise to the parking of a vehicle, or vehicles, in the highway, to the detriment of the safety and convenience of other road users and the visual amenities of the area.

Application No : 99/00191/FUL Decision : **Application Permitted**
Location : 15 Western Road Rayleigh Essex
Proposal : Demolish Existing Dwelling and Garage and Erect Detached Four Bedroomed House with Double Integral Garage.
Applicant : Histonwood Limited

Application No : 99/00194/FUL Decision : **Application Permitted**
Location : 51 Station Crescent Rayleigh Essex
Proposal : Ground Floor Side and Rear Extension
Applicant : Ms C Payne

Application No : 99/00222/FUL Decision : **Application Permitted**
Location : Land Adj Recreation Ground Rawreth Lane Rayleigh
Proposal : Erection of a Single Storey Wooden Clubhouse (Incorporating Changing Rooms, Toilets, Kitchens Storage Area and Lounge Bar) Amended Scheme
Applicant : Rayleigh Cricket Club

Application No : 99/00224/FUL Decision : **Application Permitted**
Location : 7 London Road Rayleigh Essex
Proposal : Single Storey Rear Extension
Applicant : Mr Ken Chong

Application No : 99/00230/FUL Decision : **Application Permitted**
Location : Site Of Oaklands Folly Chase Hookley
Proposal : Erect Detached 4-Bed House with Integral Garage (Plot 1)
Applicant : G Bradford

AGH

Application No : 99/00240/LBC Decision : **Grant Listed Building
Consent**

Location 1 The Chaseway The Chase Paglesham
Proposal : Renew Rendering to Front Elevation
Applicant Mr C A Humphreys

Application No : 99/00251/FUL Decision : **Refuse Planning Permission**

Location 9 Ashingdon Road Rochford Essex
Proposal : Creation of Room in Roofspace Involving Dormer Extension to Rear,
Rooflight to Front and Raising Height of Chimney.
Applicant . Mr L P Day

- 1 The application proposes the enlargement of the house to provide a fourth bedroom. The Council's adopted parking standard requires that a house of this size has three parking spaces within the curtilage of the site. The frontage of the site is of insufficient size to accommodate more than one car clear of the footway and no additional space is available within the site to provide further parking provision. Therefore, in the opinion of the Local Planning Authority, the property as extended would likely give rise to a greater demand for car parking than can be accommodated on this restricted site and would, as a result, likely lead to parking in the highway, to the detriment of the safety and convenience of all highway users.

Application No 99/00258/FUL Decision **Application Permitted**
Location . 33 Macintyres Walk Rochford Essex
Proposal . First Floor (Single Storey) Extension Over Existing Garage With Pitched
Roof
Applicant S Parker

Application No . 99/00266/FUL Decision . **Application Permitted**
Location . 19 Cordelia Crescent Rayleigh Essex
Proposal ; Enlargement of Existing Front and Rear Dormer Windows and Provision
of Single Storey Rear Extension
Applicant Mr & Mrs Ramsey

Application No . 99/00267/COU Decision . **Application Permitted**
Location 139/141 High Street Rayleigh Essex
Proposal : Change of Use From Use Class A1 (Shop) to Use Class A3 (Food &
Drink)
Applicant . Overpier Ltd

Application No . 99/00288/FUL Decision . **Refuse Planning Permission**
Location . 3 Ashingdon Road Rochford Essex
Proposal : Two Storey Extension at Side and Rear, Provision of New Roof
(Including Raising Height of Ridge) and Rear Dormers (2nd Floor Level)
Applicant . I Greenfield

- 1 In the opinion of the Local Planning Authority, the property as extended would, by reason of its size, scale, mass, height and depth, constitute a cramped and overbearing form of development, out of scale and context with the built development in the area. It is therefore considered that the proposal, if permitted, would be detrimental to the character of the street scene and the Rochford Conservation Area in which the property is situated.
- 2 The proposal, if permitted, would lead to the loss of turning facilities within the site and thus result in vehicles reversing onto Ashingdon Road at a point close to the busy junction of Ashingdon Road with Hall Road and West Street, thereby creating conditions of danger and obstruction to other road users, to the detriment of general highway safety

Application No . 99/00302/FUL Decision . **Application Permitted**
Location . Sunnybank Ellesmere Road Rochford
Proposal . Alterations to Roof Including Enlargement of Existing Rear Dormer
Applicant : Mr Arnell

Application No 99/00304/FUL Decision . **Application Permitted**
Location : Land Adj Helmsley Old London Road Rawreth
Proposal : Provision of New Access Onto A129
Applicant : Mr Victor Rawlings

Application No : 99/00305/FUL Decision . **Application Permitted**
Location : 45 Lower Road Hullbridge Hockley
Proposal : Alterations to Roof Including Provision of Gable Wall and Front and Rear Dormers
Applicant : Mr & Mrs W Weller

Application No : 99/00306/FUL Decision : **Application Permitted**
Location : Grangefield St. Peters Road Hockley
Proposal : Extension to Existing Building to House Agricultural/Horticultural Equipment
Applicant Mr C Jeffrey

Application No . 99/00309/FUL Decision **Application Permitted**
Location 4 The Drive Hullbridge Hockley
Proposal : Demolition of Existing Garage and the Erection of a Garage and Dining Room Extension at the Side and a Canopy at the Front
Applicant : Mr & Mrs Sutton

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Application No . 99/00316/FUL Decision . **Application Permitted**
Location 6 Leamington Road Hockley Essex
Proposal . Erect Canopy and Bay Window to Front, Rear Kitchen Extension and
Conversion of Existing Integral Garage into Living Accommodation
Applicant . Mr & Mrs M Nind

Application No . 99/00333/FUL Decision . **Application Permitted**
Location . 30 Belchamps Way Hockley Essex
Proposal : Addition to Roof Including Provision of Two Pitched Roof Dormers to
Front and One Flat Roof Dormer to Rear and Raise Gable End to Create
Additional Rooms.
Applicant : Mr & Mrs A M Belton

Application No . 99/00335/FUL Decision : **Application Permitted**
Location . 27 Avondale Road Rayleigh Essex
Proposal : First Floor Extension to Side and Rear with Pitched Roof
Applicant : G Derrick

Application No : 99/00344/FUL Decision . **Application Permitted**
Location . York House Westview Drive Rayleigh
Proposal : Extension to Front of Garage, First Floor Extension Over Garage with
Pitched Roof, Link to House with First Floor Over and Conservatory to
Rear.
Applicant . Mr & Mrs S Gilson

Application No : 99/00350/FUL Decision . **Application Permitted**
Location : Land Between 59 & 63 Stanley Road Rochford
Proposal : Erect Detached 3-Bed House with Attached Garage
Applicant . Mr D I Massink

Application No 99/00351/FUL Decision : **Application Permitted**
Location . 31 Victoria Avenue Rayleigh Essex
Proposal : Erect Rear Dormer at Second Floor Level
Applicant . Mr & Mrs Owen

Application No 99/00355/FUL Decision : **Application Permitted**
Location : 16 Lodge Close Rayleigh Essex
Proposal : Two Storey Extension at Side.
Applicant : David McDonald

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Application No : 99/00365/FUL Decision : **Application Permitted**
Location : Rozal Church Road Rochford
Proposal : Front and Rear Dormers
Applicant : Mr Edwin Bailey

Application No : 99/00366/FUL Decision : **Application Permitted**
Location : 9 Sycamore Close Rayleigh Essex
Proposal : Erection of a Front Boundary Wall (Maximum Height One Metre)
Applicant : Mr G White

Application No : 99/00372/FUL Decision : **Application Permitted**
Location : 44 Leslie Road Rayleigh Essex
Proposal : Erect Ground Floor Side Extension with Pitched Roof Over
Applicant : Mrs S Moggeridge

Application No : 99/00373/FUL Decision : **Refuse Planning Permission**
Location : The Chichester Hotel Old London Road Rawreth
Proposal : Extension to Existing Hotel to provide Office Accommodation and Covered Link
Applicant : Ranom Ltd

1 RFR9 Green Belt -Standard Reason

Application No : 99/00374/FUL Decision : **Application Permitted**
Location : 58 Shoebury Road Great Wakering Southend-On-Sea
Proposal : Continue use as Dwelling Without Compliance with Condition 3 of ROC/157/64 (Agricultural Occupancy Condition)
Applicant : Mrs G M Milbourne

Application No : 99/00376/FUL Decision : **Application Permitted**
Location : Land Between 60 & 62 Langham Drive Rayleigh
Proposal : Erection of a 2-Bed Detached House
Applicant : PJ & LS Reed

Application No : 99/00377/FUL Decision : **Application Permitted**
Location : 46A Woodlands Road Hockley Essex
Proposal : Demolish Existing Semi-Detached Bungalow and Erect New Detached Bungalow with Integral Garage
Applicant : Jordan Properties Ltd

Application No :	99/00378/FUL	Decision :	Application Permitted
Location :	38 Nevern Road Rayleigh Essex		
Proposal :	Erect Single Garage with Flat Roof		
Applicant :	Pankaj Patel		
Application No :	99/00381/FUL	Decision :	Application Permitted
Location :	Highfield Lodge Church Road Hockley		
Proposal :	Two Storey Extension at the Rear and Alterations to an Existing Rear Dormer		
Applicant :	Mr & Mrs T Connolly		
Application No :	99/00382/FUL	Decision :	Application Permitted
Location :	17 Goose Cottages Chelmsford Road Rawreth		
Proposal :	Single Storey Pitch Roof Extension at Rear		
Applicant :	Mr & Mrs G Watson		
Application No :	99/00383/FUL	Decision :	Application Permitted
Location :	42 Clarence Road Rayleigh Essex		
Proposal :	Erect Single Storey Front and Rear Extensions, Demolish Existing Garage and Replace with Attached Garage.		
Applicant :	Mr & Mrs B Barrow		
Application No :	99/00387/FUL	Decision :	Application Permitted
Location :	23 Windsor Gardens Hockley Essex		
Proposal :	Erect Ground Floor Side Extension and Rear Conservatory		
Applicant :	Mr West		
Application No :	99/00391/REM	Decision :	Application Permitted
Location :	2 West Avenue Hullbridge Hockley		
Proposal :	Erection of 4-Bed Detached House (Plot 2)		
Applicant :	B Cox		
Application No :	99/00392/FUL	Decision :	Application Permitted
Location :	4 Hillview Road Rayleigh Essex		
Proposal :	Remove Condition 01 Applied to Permission F/0343/97/ROC Requiring the Installation and Retention of Veranda Screen.		
Applicant :	A Mills		
Application No :	99/00393/FUL	Decision :	Application Permitted
Location :	18 Waxwell Road Hullbridge Hockley		
Proposal :	Front and Rear Dormers		
Applicant :	Mr & Mrs D Hillard		

Application No : 99/00395/FUL Decision : **Application Permitted**
Location : The Greensward School Greensward Lane Hockley
Proposal : Replacement of Existing Temporary Classroom Block with Permanent Building
Applicant : The Governors Of Greensward School

Application No : 99/00397/FUL Decision : **Application Permitted**
Location : 2 Jubilee Cottages Paglesham Road Paglesham
Proposal : Erection of a Two Storey Rear Extension
Applicant : M Scott

Application No : 99/00398/FUL Decision : **Application Permitted**
Location : 11A Victoria Road Rayleigh Essex
Proposal : Erect First Floor Side Extension Over Existing Garage
Applicant : M Croft

Application No : 99/00400/FUL Decision : **Application Permitted**
Location : 26 Tudor Way Hockley Essex
Proposal : Two Storey Rear Extension
Applicant : Trevor Bysouth

Application No : 99/00403/FUL Decision : **Application Permitted**
Location : 21 Thorpe Road Hockley Essex
Proposal : Convert Existing Hipped Roof to Gable, Insert Two Dormers to Front and Single Dormer to Rear To Create Rooms in Roofspace.
Applicant : Mr & Mrs Jagers

Application No : 99/00406/FUL Decision : **Application Permitted**
Location : 8 Read Close Hockley Essex
Proposal : Insert New Window in Dormer Extension (Permission Requiring by Virtue of Condition 05 Attached to F/0532/94)
Applicant : Mr & Mrs J Dallaway

Application No : 99/00407/FUL Decision : **Application Permitted**
Location : 1 Sutton Road Rochford Essex
Proposal : Extend Existing Vehicle Crossover
Applicant : R G Rose

Application No : 99/00417/OUT Decision : **Refuse Planning Permission**
Location : Land Adj To 34 Barling Road Southend-On-Sea
Proposal : Erection of One Detached 3 Bed Dwelling
Applicant : L G Belcham And The Belcham Fisher Smith Trust

Application No : 99/00418/FUL Decision : **Application Permitted**
Location : 62 High Road Rayleigh Essex
Proposal : Proposed Tennis Court for Private Use to Rear
Applicant : Mr Mark Bortola

Application No : 99/00419/FUL Decision : **Application Permitted**
Location : Fitzwimarc Secondary School Hockley Road Rayleigh
Proposal : Erect Extension to Existing Store Room
Applicant : Fitzwimarc Secondary School

Application No : 99/00426/FUL Decision : **Application Permitted**
Location : 19 Avondale Road Rayleigh Essex
Proposal : Erect Extension to Rear Part Single Storey with Flat Roof and Part Two Storey
Applicant : Mr & Mrs S Gomez

Application No : 99/00427/FUL Decision : **Application Permitted**
Location : 48 Daws Heath Road Rayleigh Essex
Proposal : Erect Single Storey Rear Extension
Applicant : Mr K Sims

Application No : 99/00431/FUL Decision : **Application Permitted**
Location : 32 Leicester Avenue Rochford Essex
Proposal : Installation of Dormer Window to Rear
Applicant : R Farmer

Application No : 99/00433/FUL Decision : **Application Permitted**
Location : 23 Willow Drive Rayleigh Essex
Proposal : Two Storey Side Extension Including Extensions to the Existing Dormer Windows at the Front and Rear
Applicant : J P Rose

Application No : 99/00435/FUL Decision : **Application Permitted**
Location : 12 Kilnwood Avenue Hockley Essex
Proposal : Erect Two Storey Rear Extension
Applicant : Mr & Mrs B Gadsden

Application No : 99/00439/FUL Decision : **Application Permitted**
Location : 10 North Street Great Wakering Southend-On-Sea
Proposal : Single Storey Front Extension
Applicant : Mr & Mrs Dobson

Application No . 99/00440/FUL Decision . **Application Permitted**
Location 138 Alexandra Road Great Wakering Southend-On-Sea
Proposal . Erection of 1.8m Wooden Fence to Rear Property Boundary
Applicant . Mr N J Marchant

Application No . 99/00446/FUL Decision . **Application Permitted**
Location . 35 Highfield Crescent Rayleigh Essex
Proposal : Single Storey Rear Extension Incorporating Conservatory
Applicant . Mr D Maddison

Application No : 99/00452/FUL Decision . **Application Permitted**
Location . 50 Park Gardens Hockley Essex
Proposal . Proposed Rear Extension to Existing Bungalow
Applicant . Mr & Mrs R Stafford

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DELEGATED BUILDING REGULATIONS DECISIONS

APPROVALS

30th September 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/73A	Somerfield Stores 12-24, Eastwood Road Rayleigh	Refurbishment & Provision of New Refridgeration Plant
BR 99/398	42, Pearsons Avenue Rayleigh	Demolition of Chalet and Construction Of New Detached Bungalow on Pile and Beam Foundation
BR 99/431	48, Daws Heath Road Rayleigh	Single Storey Rear Extension and Internal Alterations
BR 99/367	42, Clarence Road Rayleigh	Single Storey Rear/Front Extensions & Replacement Garage
BR 99/379	60, Chestnut Close Hockley	Side Extension
BR 99/99A	195, Eastwood Road Rayleigh	Rear & Side Extensions, Internal Alterations & Replace Roof
BR 99/319A	Church Road Nurseries, Church Road Hockley	Proposed Outbuilding to Replace Building Being Demolished
BR 99/455	4, Becket Close Rochford	Single Storey Rear Extension
BR 99/432	Prosperity Cranleigh Gardens Hullbridge	Replacement Bungalow
BR 99/440	30, Kings Road Rayleigh	Extension
BR 99/434	1, Orchard Avenue Rayleigh	Extension
BR 99/395	5, Spring Gardens Rayleigh	Single Storey Rear Extension
BR 99/391	8, High Road Rayleigh	Garage and Extension to Front Porch
BR 99/410	255, Ferry Road Hullbridge	Minor Internal Alterations to Form Restaurant
BR 99/425	35, Langdon Road Rayleigh	Loft Conversion

DELEGATED BUILDING REGULATIONS DECISIONS

APPROVALS

30th September 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/436	43, Lascelles Gardens Rochford	Single Storey Rear Extension
BR 99/190A	83, Grasmere Avenue Hullbridge	Rear Extension & Window to Flank
BR 99/444	Seetec, Mam Road Hockley	Internal Alterations to Convert Commissioning to Server Room & Store
BR 99/344A	58, Clifton Road Rochford	Extension & Alterations
BR 99/343A	108, Ferry Road Hullbridge	Single Storey Rear Extension
BR 99/217A	Benson Lund Aviation Way Southend	Erection of Mezzanine Floor
BR 99/236A	11, Alexandra Road Rayleigh	Two Detached Houses with Garages
BR 99/435	74, High Street Great Wakering	Conversion of Shop to Living Accommodation
BR 99/450	97, High Street Rayleigh	Refit and Refurbish of Existing Property to Include New Fire Alarm & Air Conditioning
BR 99/423	HeavyLift Aircraft Engineering Southend Airport	Addition of New Partitions to Convert Part of Stores Area to New Offices
BR 99/380	3, Highfield Crescent Rayleigh	Loft Conversion

DELEGATED BUILDING REGULATIONS DECISIONS

REJECTIONS

30th September 1999

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 99/370	Moons Farm Canewdon Road Rochford	Room In Roof
BR 99/371	Greenacres Park Gardens Hockley	New House and Garage
BR 99/377	4, Grove Close Rayleigh	Single Storey Side Extension
BR 99/405	75, Oxford Road Rochford	Room in Roof
BR 99/400	105, Weir Gardens Rayleigh	Loft Conversion
BR 99/397	Crowstone Preparatory School Shopland Road Rochford	Replacement of Demountable Classroom

chairman:



date: 24th October 99.