

<p><b>Item 1</b> <b>08/00013/FUL</b> The Yard, Trenders Avenue, Rayleigh</p>	<p><b>Ten</b> further letters have been received and which make the following comments in support of the application:-</p> <ul style="list-style-type: none"><li>• Fully support the new application and consider it a great improvement over the existing development.</li><li>• Fully endorse application to build four barn style houses.</li><li>• Barn style buildings are in keeping with the surroundings.</li><li>• The existing yard is an eyesore.</li><li>• The road will be improved at end of the project.</li><li>• Ultimately less traffic will use Trenders Avenue from limited residential build rather than commercial use.</li><li>• Will keep more within the style of properties in the road and would be a welcome sight.</li><li>• Fit in extremely well with the area.</li><li>• More in keeping with the surroundings than the bungalows granted.</li><li>• Will make the area more appealing to live in.</li><li>• Great enhancement to this very run down area.</li><li>• Fully endorse officers' recommendation for approval as this scheme would be more attractive and in keeping with the countryside scene thus benefitting and enhancing the overall appearance and setting to our area.</li></ul> <p>Condition 2 to the recommendation seeks provision of the surface improvements to Trenders Avenue. It would be more precise if the reference to the word "development " in the first line to the condition can be substituted for the word "dwellings" to ensure the provision of the road surface prior to construction of the dwellings. It is also necessary to correct the drawing reference and in the tenth line to refer to condition "6". A revised condition 2 is set out below with these changes set in bold type.</p> <p><b>REVISED CONDITION 2 OF RECOMMENDATION</b></p> <p>2) No development requisite for the construction of the <b>dwellings</b> hereby approved shall commence before the applicant or developer has constructed to the standard of type 5 minor access way that area of Trenders Avenue shown hatched on the plan on <b>drawing No. DMG / 08 / 400 / 5 as received on 13 January 2009</b>. Such construction shall provide the vehicle carriageway to Trenders Avenue to a standard width of 4.8m. Where the road cannot be widened to this width then the carriageway shall be maintained with a minimum width of 3.7m. Such works shall include the upgrading of the existing street light luminaries to the requirements of the County Highway Authority, as required by</p>
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	<p>condition <b>6</b> of this permission and as further described in the application particulars and detailed on drawing No. DMG/07/316/1, as received on 2 April 2007 and forming part of this permission.</p> <p>In the report the requirements of condition 9 are merged and confused with condition 10 to the recommendation. Whilst no change to the wording is necessary, for clarity the conditions are reproduced as should be read and as follows:-</p> <p><b>CONDITION 9</b></p> <p>9) Prior to the commencement of the development the applicant or developer shall submit details for the protection and retention of the existing oak tree marked "EXISTING OAK" on the block plan on drawing DMG / 08 / 400 / 1, as received on 13 January 2009. Such measures shall include:-</p> <ol style="list-style-type: none"><li>1) Designation of a protected area using criteria from BS 5837 (2005) sections 9 and 11. Within this area there shall be no storage of plant or materials or movement of plant and equipment and no change to the existing ground level.</li><li>2) Submission of a scaled plan showing protection limits and area for storage of materials and contractors' parking.</li><li>3) A method statement for the construction of the tree protection measures.</li></ol> <p>The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority and shall be for the duration of the construction period until the dwellings approved are first occupied.</p> <p><b>CONDITION 10</b></p> <p>10) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no extensions or additions shall be erected on any elevations of the dwelling hereby permitted.</p> <p>The <b>REVISED RECOMMENDATION</b> is therefore <b>APPROVAL</b>, as set out in the report .</p>
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