

<p>Item 6</p> <p>15/00599/FUL</p> <p>Pond Chase Nursery Folly Lane Hockley SS5 4SR</p>	<p>Contents</p> <ol style="list-style-type: none">1. Letter Received from Persimmon Homes Essex (11/01/16)2. Email Received from Persimmon Homes Essex (12/01/16)3. Letter from Neighbour at 5 The Astors (14/01/16)4. Officer Comments5. Recommendation <ol style="list-style-type: none">1. Letter Received from Persimmon Homes Essex (11/01/16)<p>This provided confirmation that the applicant is now prepared to provide the ECC Education contribution of £206,924 and the affordable housing tenure mix of 80:20 (affordable rent: intermediate) with a caveat permitting possible changes to the tenure mix, subject to viability and/or there is evidence to demonstrate that an alternative tenure mix better meets the affordable housing needs of the District.</p>2. Email Received from Persimmon Homes Essex (12/01/16)<p>Following email correspondence between officers and applicant in response to the letter dated 11 January refining the wording of the affordable housing head of term to the legal agreement, this email has confirmed acceptable wording by both parties.</p>3. Letter from Neighbour at 5 The Astors (14/01/16)<p>Comments can be summarised as follows:-</p><ul style="list-style-type: none">• May we kindly request a review of the landscaping, should the application be approved?• We have a daughter who has allergies to and associated with silver birch. We kindly request that, should the application be approved, due care be given to the landscaping whereby silver birch and birch family trees are not planted in the area.• I have recently moved into the new development on Church Road where the trees, as per planning, have now been planted but was extremely fortunate to have a developer who was
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exceptionally considerate to our situation. Whilst the silver birch has been directly linked to my daughter, the developer investigated further and noted the downey birch is very similar to the silver birch, being in the birch family, and have not planted either of these trees on this site.

4. Officer Comments

With an agreement now reached with regard to the ECC Education contribution and the affordable housing tenure mix the proposal is now supported by officers. The recommendation for refusal on the two grounds put forward (education contributions and housing tenure mix) cannot now be substantiated.

The additional resident consultation response relates to the species options used within the landscaping scheme (silver birch and other trees within the same species type) on the development site due to their child's health condition. The landscaping plan currently provided is indicative only with the himalayan birch annotated on the plan. It is considered that formal details agreed for soft landscaping can exclude the use of silver birch trees and trees within the birch family with adequate alternative tree planting possible.

5. Recommendation

That planning permission be approved, subject to the provisions of a legal agreement under section 106 covering the heads of terms, as outlined below, and the following heads of conditions:-

PLANNING OBLIGATIONS

The developer has agreed to enter into a section 106 legal agreement in order to secure compliance with the requirements of CLT1 of the Core Strategy and other contributions required directly in connection with the proposed development in order that the development be acceptable in planning terms. The heads of the legal agreement with contribution figures are:-

1. Affordable Housing Contribution - The development will include 35% Affordable Housing in total comprising 80% affordable rented and 20% intermediate tenure; any variation of this provision will only be considered through a full viability and/or

needs statement.

2. Education - £206,924 towards primary education capacity deficit.
3. Healthcare - £23,040 mitigation towards GP capacity deficit.
4. The following to be maintained by management company:-
 - a. Open space and play space
 - b. Sustainable urban drainage systems
 - c. Other soft landscaped edges within the development that would be outside of the control of individual homeowners
 - d. Home zone roadway (not adopted by ECC Highways)
 - e. Parking courts

PLANNING CONDITIONS

General

1. Time Limit.
2. Works to be undertaken in accordance with the approved plans.

Layout and Design

3. Materials to be agreed.
4. Soft and hard landscaping to be agreed.
5. Boundary treatment to be undertaken in accordance with plans.
6. Roads to take weight of refuse vehicles.
7. Re-design of on-street visitor parking spaces to be agreed.
8. Improved transitional points between road types to be agreed.

Residential Amenity

9. OBS windows.
10. Window insertion restrictions.
11. Balcony screen to be provided.

Highways and Parking

12. Visibility splays to be provided.
13. Means to prevent discharge of surface water onto highway to be agreed.
14. Estate roads and footways to be agreed.
15. Footpaths 2m wide, lighting and drainage of footpaths to be agreed.
16. Any tree planting in highway to be agreed.
17. No unbound material.
18. Parking spaces should measure 2.9m x 5.5m, single garages 7m x 3m
19. Cycle parking to be secure, convenient, covered and provided prior to occupation and retained.
20. Improvements to an existing bus stop in Alderman's Hill.
21. Residential travel information packs for sustainable transport to be provided.
22. Travel plan to be agreed.
23. Footway alterations to be agreed around the area for play and south-eastern side of square.
24. Construction Method Statement to be agreed.
25. No doors to be installed to any of the car ports across the development.
26. Demarcation of visitor parking spaces.

Ecology and Arboricultural

27. Need for an updated tree survey and plan due to; requirements for outdoor sport/youth facility and allotments in area where TPOs are present, lack of no-dig areas shown on the plans and need for further detail considered necessary to be agreed.
28. Tree protection required.

29. No works within Root Protection Areas.
30. Need for an updated phase 2 ecological assessment due to; requirements for outdoor sport/youth facility and allotments in area of nature conservation and further survey work relating to badgers to be agreed.
31. Ecological mitigation/enhancement to be undertaken in accordance with phase 2 report (including updated survey)

Land Contamination and Light Pollution

32. Model contaminated land conditions (except for phase 1 assessment requirement).
33. Lighting strategy to be agreed showing minimum lighting required.
34. Dust management scheme during site preparation and construction phases to be agreed.

Technical Housing Standards and Renewable Energy

35. Technical Housing Standards to be adhered to.
36. Water efficiency measures to be agreed.
37. Energy Performance measures to be agreed.
38. Three dwellings to be built to full wheelchair accessibility standards as per plans.
39. Details of 10% renewable energy to be agreed.

Flooding

40. Detailed surface water drainage scheme to be agreed.
41. Scheme to minimise off site flooding caused by surface water run off during construction works to be agreed.
42. Maintenance plan for surface water drainage scheme to be agreed.
43. Yearly logs of maintenance to be submitted.

Open Space

44. Area of play to be provided as shown on plans.

	<p>45. Open space area to be agreed measuring 5040m² and separate to the surface/foul water drainage scheme.</p> <p>46. Allotment space to be agreed measuring 2520m².</p> <p>47. Outdoor sport/youth facility to be agreed measuring 2520m².</p> <p>48. Provision of public art within open space to be agreed.</p>
<p>Item 7</p> <p>15/00641/FUL</p> <p>28-30 London Hill Rayleigh SS6 7HP</p>	<p>1. Neighbour Response (32 London Hill)</p> <p>This can be summarised as follows:-</p> <ul style="list-style-type: none"> • We have viewed the minor alterations proposed by the Flush Group and still object strongly to the proposed development. • Plots 1 and 3 have been slightly reduced in depth, but this does not resolve the major issues and the huge negative impact. • The now proposed 1.7m high screening to the sides of the balconies does not resolve the issue of privacy and overlooking. • The change to the garage roof style does little to help the fact that the proposed site of plot 1 is on our boundary and it does not address the issues raised by this. • We trust that these additional comments will be considered, along with our initial comments and that the planning application will be refused. <p>2. Officer Comments</p> <p>Officers consider that the development as proposed would not result in the proposal having a detrimental impact upon residential amenity as concluded within the officer report. The recommendation remains that of approval.</p>