

**PLANNING SERVICES COMMITTEE MEETING**  
**Thursday 19th February 2004**  
**ADDENDUM**

<b>Schedule Item 1 03/01115/FUL</b>	<p>The <b>Agent</b> advises that the applicant should be able to modify their supply arrangements in the future, so that any 'non imported by sea goods' ordered by their clients are collected on the outbound delivery journey and so would not pass through the yard; although, he points out that there is no such restriction on the method of importation of goods on the 1967 or 1968 Permissions (timber) nor on the 2001 LDC (steel).</p> <p>The <b>Applicant</b> has submitted a statement to accompany the application that highlights that the vast majority of the stock connected with the use is imported using the Wharf. The stock imported over the Wharf in 2003 was 5,000 tonnes.</p> <p>Following the Members' site visit and in answer to one Councillor's queries, the Agent has confirmed that less than 1% of the total material imported/stored at the site has been imported to the site by road.</p> <p><b>Officer's comments:</b></p> <p>In addition, it is recommended that the suggested planning condition relating to the height of the stored material shall be reduced from 4.5m to 3.6m. This revised height equates with the height of four stacked pallets, as seen on site and the applicant has confirmed that they could satisfactorily operate within such a constraint.</p> <p><b>English Nature</b> advise that development should not affect the SSSI and that if protected species are known to be on the site, then an ecological statement/survey must be completed.</p> <p><b>Essex County Council Highways</b> raise no objections.</p> <p><b>Recommended that in Condition 1, 4.5m be deleted and replaced by 3.6m.</b></p>
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<p><b>Schedule Item 3 03/01112/FUL</b></p>	<p>As mentioned at 3.12 in the report, the following Condition is <b>Recommended as well as a Condition limiting the office activity to that proposed by the applicant and, as requested by the Head of Housing, Health &amp; Community Care.</b></p> <p><b>"10. No development shall commence, before details for the control over vehicular access discipline, e.g. bollards or railings, between the neighbouring properties, identified A to B on the approved plan, and the applicant's site have been submitted and agreed in writing by the Local Planning Authority. Such details as may be agreed shall be put in place prior to residential units first being occupied and thereafter the agreed scheme shall be retained."</b></p> <p><b>"11. The office accommodation identified in the approved plans shall only be used by the Housing Association who manage these premises for the purposes of administering and managing the said premises and tenants."</b></p> <p><b>"12. Prior to development commencing a scheme of measures for the control and suppression of dust emissions generated during the construction of the proposed development shall be submitted to and agreed in writing by the Local Planning Authority. Such agreed works shall be implemented in the approved form prior to the commencement of the proposed development and shall be maintained in the approved form for the duration of the construction of the proposed development"</b></p> <p><b>"13. There shall be no burning of waste materials, during construction, on any part of the site containing the development hereby permitted."</b></p> <p>The neighbourhood office is required by Swan Housing Association to manage their property portfolio in the area. An appropriate condition is proposed.</p> <p>A further <b>two householder notification letters received</b> concerned about:</p> <ul style="list-style-type: none"> <li>• Loss of view</li> <li>• Drainage</li> <li>• Width of access</li> <li>• Noise from parking area</li> <li>• Overlooking/ loss of privacy</li> </ul> <p><b>Head of Housing, Health and Community Care</b> – advises a scheme of measures for the control and suppression of dust emissions generated during the construction works; No burning of waste materials; standard Informative SI16 (Control of Nuisances).</p>
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<p><b>Schedule Item 3 03/0112/FUL (Cont'd..)</b></p>	<p><b>The Occupier of 19 Tendring Avenue</b> - the houses in Tendring Avenue have 'Rights of Light' . Further comments are made about the consequences for this if the 'rights to light' are breached.</p>
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<p><b>Schedule Item 4 03/01119/FUL</b></p>	<p>Following a recent public meeting the <b>Agent</b> for the applicant would like to make the following points:-</p> <ul style="list-style-type: none"> <li>• Percolation tests under building regulations would be undertaken for proposed soakaways in order to the scheme would not give rise to localised flooding through surface water</li> <li>• There is no prior knowledge of protected species on the site; however, an ecological survey can be carried out at the appropriate time.</li> </ul> <p>A revised drawing has been submitted identifying one additional parking space. This reduces part of the amenity area to the front of the proposed development, without impacting on any previous considerations. An additional parking space brings the total parking to 5 spaces, which accords with parking policy.</p> <p><b>Head of Housing, Health and Community Care</b> – advises a scheme of measures for the control and suppression of dust emissions generated during the construction works; No burning of waste materials; standard Informative SI16 (Control of Nuisances)</p> <p>Proposed additional planning conditions</p> <p><b>"10. Prior to the commencement of development a scheme of measures for the control and suppression of dust emissions generated during the construction of the proposed development shall be submitted to and agreed in writing by the Local Planning Authority. Such agreed works shall be implemented in the approved form prior to the commencement of the proposed development and shall be maintained in the approved formed for the duration of the construction of the proposed development."</b></p> <p><b>"11. There shall be no burning of waste materials, during construction, on any part of the site containing the development hereby permitted."</b></p> <p><b>"12. The revised drawing date stamped 19<sup>th</sup> February 2004 shows the lay out of the parking area and supersedes any earlier drawings."</b></p> <p><b>"Standard Informative SI16 (Control of Nuisances)</b> – Hours of work restricted outside the hours of 7am and 6pm Monday to Friday and 7am to 2pm Saturdays. No work on Sundays and Bank holidays."</p>
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<p><b>Schedule Item 7 03/01116/FUL</b></p>	<p>The <b>Head of Housing, Health &amp; Community Care</b> has no adverse comments, subject to the imposition of the Standard Informative (Control of Nuisances).</p> <p>The <b>Woodlands &amp; Environmental Specialist</b> is concerned that the tree to the rear of the plot is protected during the construction and also comments on the potential conflict with the roof and the crown spread of the tree.</p> <p><b>Essex County Council's Archaeologist Section</b> advises there are no known archaeological comments to make.</p> <p><b>Rochford Parish Council</b> raises no objections.</p> <p>A letter of objection has been received from the occupier of 37a Warwick Drive who objects on the grounds that it is a small parcel of land and will encroach on outlook from neighbouring properties; overlooks garden, loss of privacy, loss of light, end users not known, parking problems may lead to indiscriminate on-street car parking.</p> <p><b>Officer's comments:</b> Given the location of the building and in relation to the tree on the far side of Prittle Brook, there is no material impact between the tree and the development.</p> <p>Revised elevations have been received that has re-located one of the first floor flank windows onto the rear elevation. This rear elevation looks directly down the plot and over the surrounding countryside and, therefore, reduces the potential for overlooking into neighbouring plots/properties.</p> <p><b>Recommended that a further Condition be imposed confirming the re-siting of a window onto the rear elevation, as shown on the revised elevation.</b></p>
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<p><b>Schedule Item 8 03/01117/FUL</b></p>	<p>The <b>Head of Housing, Health &amp; Community Care</b> has no adverse comments, subject to the imposition of the Standard Informative (Control of Nuisances).</p> <p>The <b>Woodlands &amp; Environmental Specialist</b> advises that the tree on the site is not worthy of retention.</p> <p><b>Essex County Council's Highways Officer</b> considers the revised layout de-minimis.</p> <p><b>Buildings and Technical Support</b> raise no objections.</p> <p><b>Rayleigh Civic Society</b> has no comments on the revised layout.</p> <p><b>Anglian Water</b> has no comments to make.</p> <p><b>Rayleigh Town Council</b> raises no objections.</p> <p><b>Residents at Nos. 14 and 19 Hambro Close</b> - Object to the scheme on the following grounds:-</p> <p>size of the flats is too large, creating an alleyway on both sides, residents would feel vulnerable when using these alleyways;  loss of parking;  emergency services access given the congestion in the area;  block natural light to neighbouring plots;  dominate the close;  cramped feel shutting off the openness of the original layout;  nowhere for the children to play in safety;  disruption to existing residents during the build programme;  the tenant will not be congenial to the occupiers of the existing family homes in the area;  the Council as caretakers of this land should look after the land having regard to the peace and harmony of the existing residents.</p>
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<p><b>Schedule Item 9 03/01089/FUL</b></p>	<p>Para 9.25 of the report appears in error and should be deleted.</p> <p><b>English Nature</b> advise that development should not affect the SSSI and that if protected species are known to be on the site, then an ecological statement/survey must be completed.</p> <p><b>Essex County Council's Highways Officer</b> objects on the grounds that the site is located in a remote position away from both shops and public transport links (over 700m). The Structure Plan recommends that a suitable distance is 400m. In addition, the plan proposes parking within the public highway which is not permissible.</p> <p><b>Officer's comments:</b> It is considered that, given the properties location within the defined residential area of the District, then a refusal based on the accessibility could not be substantiated.</p> <p>Revised drawings have been received that demonstrate that all of the parking connected to the scheme has been removed from the public highway. The number of spaces proposed remains the same.</p> <p><b>Officer's comments on revised layout:</b> The amended layout has removed the parking from the public highway and therefore has overcome the potential problems of blocking and impeding the public highway which, in turn, would overcome the problems of highway and pedestrian safety issues.</p>
<p><b>Schedule Item 10 03/01024/FUL</b></p>	<p><b>Essex County Council Highways</b> - Requested a financial contribution to go towards the provision of 'Community Transport' due to the distance of the site from local facilities.</p> <p>Further comments upon the design and layout of highway features.</p> <p><b>Officer's comments:- (Financial contribution)</b> - The Agent for the application has confirmed that his client Swan Housing Association will have a management function for providing this service within the management of the home. Given this commitment, it is considered that in this instance there is no need to secure the funding asked for by the County, as the facility will be provided.</p> <p>Further Conditions are recommended that deal with the visibility splay and the construction details as required by ECC.</p> <p>The <b>Woodlands &amp; Environmental Specialist</b> advises that the ecological report that accompanies the application addresses all possible areas of concern for the site.</p>

