

PLANNING SERVICES COMMITTEE MEETING
Thursday 20 May 2004
ADDENDUM

Item 2	<p>THIRD ROUND CONSULTATIONS - Further responses. Environment Agency and Essex Police - No further comment.</p> <p>A Local Resident objects on similar grounds to those raised by other residents and set out on page 21 of the report.</p> <p>Public Meeting - The Parish Council called two meetings. The first on 1 December 2003, attended by the Developer, his Architect and the Head of Planning Services welcomed 150+ residents and business people. Most of the issues discussed are covered elsewhere in the main report, additional relevant aspects raised include:</p> <ul style="list-style-type: none">• The proposed supermarket will be ten times the size of the Spar.• The run down sites in West Street.• Pressure on Healthcare.• Extent of planning gain.• Anti-social behaviour. <p>The second meeting was an informal meeting held at the Parish Council Rooms.</p> <p>SUPERMARKET CAR PARKING - 4 of the 70 car parking spaces will need to be laid out for disabled use close to the lift well. This results in the level of provision in Block A available for other uses being reduced by 2 spaces. Overall level of provision in Block A falls to 88 spaces, with the shortfall for this block therefore increased to 25 spaces.</p> <p>The RECOMMENDATION as set out in the report be supplemented with the following:</p> <ul style="list-style-type: none">• Clarification of the first head of legal agreement to include prior agreement by the LPA of the means of enclosure, surface treatment and lighting of the pedestrian links to Market Square and where it crosses the vehicular access to the Natwest Bank.
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	<p>Additional heads of level agreement:</p> <ul style="list-style-type: none">• The developer to actively publish the key stages of the work programme to ensure local residents are informed.• "Street" lighting for all public spaces, pedestrian / vehicular access routes in accordance with details to be agreed by the LPA.• Details to be agreed with the LPA of all the finished hard surfaces throughout the application site.• Hours of construction work and construction deliveries to be restricted to 7.30 am to 6.00 pm Monday to Friday, 7.30 am to 1.00 pm Saturdays and no working/deliveries on Sundays or Bank Holidays. <p>Condition 11 to be amended to require the detailed air quality assessment to be carried out within six months of the opening of the supermarket, rather than prior to commencement.</p>
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