

ITEM 6 – 17/00578/REM – LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

1. ECC Urban Design Comments

Have you considered a condition for a detailed landscape planting specification and landscape management plan?

2. RDC Strategic Housing

I'm happy with this mix. With regard to the four-bed, this is our lowest demand and we have some other sites which will produce 4-bedroom properties.

3. ECC Highways

I can confirm that the level of unallocated visitor parking proposed throughout the development is considered acceptable to the Highway Authority. This is being reflected in the additional provision of on plot parking for this proposal. The proposed development also offers good distribution of visitor parking spaces.

In relation to the access road from the industrial estate:-

- Prior to occupation of the development, the road junction at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres, as measured from and along the nearside edge of the carriageway in both directions. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management policies as adopted as County Council Supplementary Guidance in February 2011.

4. Officer Comments

Planning condition 21 attached to the approved outline application requires full landscaping details to be agreed. Therefore no landscaping condition is considered necessary for this application. The Strategic Housing Officer has confirmed acceptance to the change in the proposed four-bed affordable unit from affordable rent to intermediate. ECC Highways have confirmed in writing their acceptance of the visitor parking arrangements for the development. A further condition in relation to the industrial estate access has been

suggested. Whilst this is outside of the red lined boundary it is within the control of the applicant and such a visibility splay condition for this access was not within the approved outline application. On this basis, it is considered reasonable to impose such a condition. Such visibility splay could be achieved within the layout shown, including within the strategic landscaping.

Therefore, officers' recommendation remains one of approval, subject to the following conditions (full wording below and including the addition of the suggested Essex County Highways condition at condition 16):-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

Layout

- Red Lined Plan 7881/P09 date stamped 12 February 2018
- Site Plan 7881/P01 date stamped 18 January 2018
- Proposed Site Plan Layout 7881/P10 date stamped 12 February 2018
- Refuse Strategy 7881/P07 date stamped 18 January 2018
- Tenure Plan 7881/P08 date stamped 18 January 2018
- Visitor Parking Allocation 7881/P11 date stamped 20 February 2018

Elevation/Floor

- Apartment Block 7881/P03.1 Rev A date stamped 12 February 2018
- Apartment Block 7881/P03.2 Rev A date stamped 12 February 2018
- House Type FOG 1 AFF V1 7881/P04 date stamped 18 January 2018
- House Type 2.03 (FOG) V1 7881/P05 date stamped 18 January 2018
- House Type FOG 2 AFF V1 7881/P06 date stamped 18 January 2018
- House Type 2-Bed AFF V1 1953_331 P3 date stamped 9 June 2017
- House Type 2.02 V1 1953_310 P4 date stamped 9 June 2017
- House Type 2.02 V2 1953_311 P3 date stamped 9 June 2017
- House Type 2.02 Variant 2 1953_312 P3 date stamped 9 June 2017

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- House Type 3-Bed AFF V1 1953_332 P3 date stamped 9 June 2017
 - House Type 3.01 V1 1953_313 P3 date stamped 9 June 2017
 - House Type 3.01 V2 1953_314 P3 date stamped 9 June 2017
 - House Type 3.01 V3 1953_315 P3 date stamped 9 June 2017
 - House Type 3.07 V1 1953_316 P3 date stamped 9 June 2017
 - House Type 3.07 V2 1953_317 P3 date stamped 9 June 2017
 - House Type 3.08 V1 7881/P02 date stamped 18 January 2018
 - House Type 3.08 V2 1953_319 P3 date stamped 9 June 2017
 - House Type 4-Bed AFF V1 1953_333 P3 date stamped 9 June 2017
 - House Type 4.05 V1 1953_320 P3 date stamped 9 June 2017
 - House Type 4.05 V2 1953_321 P3 date stamped 9 June 2017
 - House Type 4.10 V1 1953_322 P4 date stamped 9 June 2017
 - House Type 4.10 V2 1953_323 P3 date stamped 9 June 2017
 - House Type 4.11 V1 1953_324 P3 date stamped 9 June 2017
 - House Type 4.12 V1 1953_325 P3 date stamped 9 June 2017
 - House Type 4.12 V2 1953_326 P3 date stamped 9 June 2017
 - House Type 5.01 V1 1953_327 P3 date stamped 9 June 2017
 - Single Garage 1953_335 P1 date stamped 9 June 2017
 - Car Barns 1953_337 P1 date stamped 9 June 2017
 - Double Garage 1953_336 P1 date stamped 9 June 2017
 - Substation 1953_338 P1 date stamped 9 June 2017

REASON: For the avoidance of doubt and to ensure that the development is completed in accordance with the details considered as part of the planning application.

- (3) External facing (including windows and doors) and roofing materials to be used in the development hereby permitted shall be those listed within the material schedule date stamped 9 June 2017 except for the apartment blocks to which details shall have been submitted to and agreed in writing by the Local Planning Authority prior to their first use. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the buildings, in the interests of amenity.

- (4) No development shall commence to erect the dwellings hereby approved before details of all ground surface finishes, including kerbs, channels, manhole covers and tree surrounds, have been submitted to and agreed in writing by the Local Planning Authority. Such details as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the development, in the interests of amenity.

- (5) All service intakes to dwellings and soil and waste plumbing shall be run internally, save for gas and electric boxes, whereby details of siting shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. Such details as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the development, in the interests of amenity.

- (6) Prior to works commencing to erect the dwellings hereby approved, details of security measures to the rear/side access ways within the development and incorporating 2m high security coded self-closing /lockable gates and lighting for access ways and a timetable for implementation of the access ways/gates and lighting shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, the details shall be implemented on site within the agreed timetable for works.

REASON: To ensure appropriate security is applied to the gates to reduce the potential for crime.

- (7) Prior to works commencing to erect the dwellings hereby approved details of secure and covered cycle storage for dwellings without garages/communal cycle stores shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, such cycle storage shall be implemented on site prior to the first occupation of each dwelling to which its agreed cycle storage relates.

REASON: To ensure adequate cycle storage for each dwelling in the interests of sustainable transport.

- (8) No doors or other feature to enclose shall be installed to any of the car barns across the development.

REASON: To promote use of the car barns for the parking of vehicles and prevent on road parking which would be to the detriment of visual amenity and highway safety. If the car barns were to be enclosed they would be considered garage spaces and would not adhere to the sizing criteria of 7m x 3m within the Council's adopted Parking Standards document.

- (9) Within 2 months of the completion of the visitor parking spaces at the site, the visitor parking spaces shall be clearly demarcated as such in accordance with details which shall have previously been submitted to and agreed in writing by the Local Planning Authority. The agreed demarcation shall remain in perpetuity.

REASON: To ensure that visitors to the development can be clear as to where they can park to reduce indiscriminate parking.

- (10) No unbound material shall be used in the surface treatment of any vehicular access within 6 metres of any highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

- (11) All independent paths shall be a minimum of 2 metres wide, with details of lighting and drainage to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that paths are constructed to an appropriate standard suitable for the passage of pedestrians in the interest of highway safety.

- (12) Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- (13) Visitor parking bay 29, as shown on drawing no. Proposed Site Plan Layout 7881/P10 date stamped 12 February 2018, shall be converted to a disabled bay prior to first use of bay 29.

REASON: To provide a disabled visitor parking bay within the development for disabled visitors to the site.

- (14) The roads shown to be used by a refuse vehicle on drawing no. Refuse Strategy 7881/P07 date stamped 18 January 2018 shall be constructed to take the 26 tonne weight of a refuse freighter in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure that adequate road engineering is installed so that waste and recycling can be adequately collected.

- (15) Refuse storage and collection shall be undertaken in accordance with drawing no. Refuse Strategy 7881/P07 date stamped 18 January 2018 or in accordance with details subsequently submitted to and agreed in writing with the Local Planning Authority. Once agreed, such details shall be implemented on site prior to the first occupation of each dwelling to which its agreed storage and collection relates.

REASON: To ensure that adequate refuse collection details are provided to ensure ease of waste and recycling collection.

- (16) Prior to occupation of the development, the road junction at its centre line (secondary road running west/east through the development and

connecting with the industrial estate road) shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres, as measured from and along the nearside edge of the carriageway in both directions. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and be retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety.

ITEM 7 - 17/01114/REM - LAND NORTH OF LONDON ROAD AND SOUTH OF RAWRETH LANE AND WEST OF RAWRETH INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH

1. Amendment to Report

It should be noted that on the first page of the report (page 7.1) where it states 'ZONING' the zoning description 'SER1' and 'METROPOLITAN GREEN BELT' is used. Whilst the outline application site is within such zoning, the utility infrastructure, which is the subject of this application, is not located within the Green Belt; it is only within the allocated site SER1. Therefore, the 'METROPOLITAN GREEN BELT' zoning description should be removed from this report.

Officer Comments

Officers' recommendation remains one of approval, subject to the following conditions (full wording below):-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

- Sub stations and PRI locations X186-SUB&PRI-01 Rev A date stamped 13 November 2017
- Freestanding Brick Built Sub station for Single Transformer EDS 07-0102.05 Version C date stamped 11 December 2017

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- Example Gas PRI Detail Drawing X186-G-PRI-01 Rev A date stamped 8 November 2017
 - 11kV Intake Substation Double RMU with Attached Substation X186-ISS-01 Rev H date stamped 13 November 2017
- (3) External facing (including windows and doors) and roofing materials to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority prior to their first use. Such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted and shall include pitched and hipped roof form for the sub stations and intake sub station and the Gas PRI unless, for the Gas PRI, this is not possible within the constraints of the utility company requirements.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the buildings, in the interests of amenity.

ITEM 9 - 17/01221/FUL - 42-46 EASTWOOD ROAD, RAYLEIGH

1. Neighbour Contributions

Additional contributions have been received from the following addresses:-

8 Nursery Close, 308 Eastwood Road, 14 Daws Heath Road, Heath House

Main Points:-

- Hazardous situation on a daily basis to pedestrians, including children, and all other road users.
- Numerous customers and staff entering and leaving the site throughout the day every day creating further congestion.
- Insufficient parking spaces for vehicles and therefore the space provided to park, reverse and turn around would be totally inadequate.
- The outside of the premises to the rear (the garden) runs alongside my garden which is in very close proximity to my property
- Noise disturbance and pollution.
- Operating hours are unsociable.

2. Letter From Applicant, Mr P Sutton

Main Point:

- I would like to mention that there is no connection with the previous applicant. This is solely another venture which I would like to put forward myself.