

Item 2 08/00887/FUL Lords Golf and Country Club, Rayleigh	<p>One further letter has been received in response to the neighbour notification and which makes the following comments and objections:-</p> <ul style="list-style-type: none">• Understood that similar plans had already been rejected but evidently the golf club has taken no notice. <p>Rayleigh Town Council</p> <p>The Town Council has no objection, providing the material is suitable and the total height of bund and netting does not exceed previous height.</p> <p>Hullbridge Parish Council</p> <p>There is concern that the bunds in question may contain contaminated soil.</p> <p>Essex County Council Highways and Transportation</p> <p>Confirm that the Highway Authority does not wish to raise an objection.</p> <p>Essex County Council Minerals and Waste Planning</p> <p>Advise that the Waste Planning Authority has no comment to make on this application.</p> <p>One further letter has been received from the applicant and which makes the following points of clarification concerning the bund fill material:-</p> <ul style="list-style-type: none">• The specification for the bund make up has not altered from that outlined in the application for the major re-profiling of the course.• The imported material is inert.• The imported material relates primarily to soils and sub soils with some brick and stone that has arisen from digging out soil footings from foundations on new development projects.• In percentage terms the imported material relates to approximately 85% soil and stones from construction and 15 % screened top soil.• The 85% soil and stones was used to form the central core of the bund and the 15% screened top soil was used to over top the central core as a planting medium upon which grass seed was sown and has now almost fully taken.• By way of clarification the imported material did not include any household, commercial or industrial waste, nor did it include any perishable or biodegradable materials.
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Item 3 09/00010/CPO Land at North End of Wallasea Island, Rochford	<p>On further examination of the application officers feel the need to address for Members' consideration the aspect of ground modelling in the context of Green Belt Policy.</p> <p>Members will recall that in the consideration of a large scale application to remodel Lords Golf Club considered last year there was concern at the effect of the remodelling upon the openness of that part of the Metropolitan Green Belt. In that application officers concluded that application to be harmful, the resultant landform had harm by definition of being inappropriate as it did not maintain openness as well as other harm from the point of view of the outlook into the Golf Course landscape and the loss of amenity that resulted from the highest excesses of land forming up to 5m from the existing ground level, particularly on the driving range area of the site.</p> <p>In this current application the change in level involves some excavation down by -1.4m AODN to an increase in land level of up to + 5 to 6m AODN. However, in this case the remodelling is less a development for its own sake but rather a fundamental of this scheme to create particular habitats and eco - systems. It also represents an opportunity to greatly enhance the appearance of the landscape and other environmental benefits as well as improved flood defence. Officers do not consider this remodelling will impact on the openness of the Green Belt given the height of the sea wall hereabouts and therefore the proposal is not inappropriate development and complies with Policy R1 to the Council's adopted Local Plan (2006).</p> <p>In addition to the recommendation as reported officers suggest the inclusion of conditions limiting the transport of fill material to be carried by sea and not by the local road network and that the County Council ensures that any river sediment imported onto the site does not result in local eco-systems including the rivers being polluted.</p> <p>The REVISED RECOMMENDATION is therefore that the Head of Environmental Planning be advised that this Council SUPPORTS THE PROPOSAL, subject to the following heads of conditions:-</p> <ol style="list-style-type: none">1. The imported material to be used for the reforming of the land in this application shall be transported to the site by sea and shall not at any time be transported by means of the local road network within the Rochford District.2. Any river sediment imported onto the site does not result in the pollution of local eco-systems including the rivers.
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Item 4 08/00894/FUL 74-78 West Street, Rochford	<p>Essex County Council Highways and Transportation</p> <p>Refer to the planning history of the site and previous Unilateral Undertakings for firstly £60,000 (to the application approved in May 2007 and then £15,000 to the application Refused in May 2008) for junction improvements.</p> <p>Recall at a meeting with Ward Members the reluctant acceptance of the lower figure which would be used for junction improvements and state there is still some concern about commuters trying to get to the new store by crossing West Street without using the existing crossing, but this cannot be addressed by the reduced sum.</p> <p>Advise that a request for a contribution had previously been overlooked in the earlier response to this particular application because it had been assumed that the Unilateral Undertaking to the previous application still applied. As this appears not to be the case further recommend the following additional condition to be added to the recommendation already received:-</p> <p>“Prior to occupation of the site the applicant shall make a contribution of £15,000 towards the betterment of the area which shall mean highway improvements to the junction of West Street and Bradley Way.”</p> <p>Officer Comment</p> <p>To date, the matter of a financial contribution has been raised a number of times with the applicant during the determination of this current application but no offer is included.</p> <p>Officers understand from the applicant, that due to economic considerations and constraints to developing the site, including detailed design issues, no offer is made as part of this current application.</p>
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