



Rochford District Council

**SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY
PLANNING COMMITTEE 25th June 2002**

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and locals plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule is filed with representations received and consultation replies as a single case file.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford.

If you require a copy of this document in larger print, please contact the Planning Administration Section on 01702 – 318191.

PLANNING SERVICES COMMITTEE - 25th June 2002

HOCKLEY WEST

Cllr Mrs L Hungate

FOULNESS AND GREAT WAKERING

Cllr T E Goodwin

Cllr C G Seagers

Cllr Mrs B J Wilkins

GRANGE

Cllr C J Lumley

Cllr Mrs R J Lumley

ROCHFORD

Cllr R A Amner

Cllr Mrs L Barber

Cllr Mrs M S Vince

WHEATLEY

Cllr J M Pullen

Cllr Mrs M J Webster

WHITEHOUSE

Cllr S P Smith

Cllr P F A Webster

PLANNING COMMITTEE 25th June 2002

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SCHEDULE ITEMS

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7	02/00437/FUL Erect Part Two Storey Part Three Storey Public House and Restaurant Building with Ancillary Residential Flat (Demolish Existing Building) 26A Eastwood Road Rayleigh Essex	Kevin Steptoe	PAGE 25

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PLANNING SERVICES COMMITTEE - 25th June 2002 Item R1 Referred Item

TITLE : 02/00313/FUL
INSTALL TELECOMMUNICATIONS EQUIPMENT, NAMELY; 3
X 1.7M ANTENNAS, 2 X 0.6M DISHES AND EQUIPMENT
CABINET
WATER TOWER HIGH ROAD HOCKLEY

APPLICANT: HUTCHISON 3G UK LTD

ZONING: METROPOLITAN GREEN BELT

PARISH: HOCKLEY PARISH COUNCIL

WARD: HOCKLEY WEST

This application was included in Weekly List no. 626 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 4th June 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr J Thomass and Cllr C A Hungate.

The item which was referred is appended as it appeared in the Weekly List together with a plan.

- 1.1 **Hockley Parish Council** raise concern relative to the intensified use of the site that should be reviewed prior to further development.

NOTES

- 1.2 This is a planning application for the installation of telecommunications equipment to include 3 x 1.7m antennas, 2 x 0.6, dishes to be installed to the top of the Water Tower at High Road, Hockley. As with prior approval applications the applicant has submitted details of development confirming alternative sites considered and the compliance with electromagnetic field emissions from development.
- 1.3 The development site is a water tower to the South of High Road that has been surplus to water company requirements for some time. The site is a base for telecommunication operators and provides an ideal location for base stations and network equipment. To date, three previous operators have submitted and subsequently installed (one pending) equipment consisting of antennae and satellite dishes to the top of the tower, more recently as part of a network upgrading to meet forthcoming 3G licence requirements.
- 1.4 The current application includes 3 additional antennas and 2 0.6m dishes and associated equipment cabinet. This will form a total of four operators on the site, and a requirement for planning permission instead of a prior approval application.

PLANNING SERVICES COMMITTEE - 25th June 2002 Item R1 Referred Item

- 1.5 The applicant had identified other sites within the area that have been considered for installation, though the resounding factor leading to the current application is the need for coverage to Hockley Town Centre. Any alternative site identified, (Stevens Farm at Bull Lane, Devenish at Hambro Hill, Church at Mill Hill), will require a second installation within Hockley Town Centre and residential area to complete the coverage. Therefore the applicant seeks the current proposal is in line with PPG8 and adopted Local Plan Policies for mast share on available sites. Given the compliance certificate, health considerations are not an appropriate consideration for the Local Planning Authority.
- 1.6 Appearance and resultant form of development are essential to the determination of this application, the tower has been degraded by the original installations, which offered limited planning grounds for resistance. The current application will have a further impact on appearance of the Tower, but it considered overall this is not significant so as to justify a refusal on visual grounds.
- 1.7 **Essex County Council (Highways)** have no objection to this application.
- 1.8 Neighbour objections have been received from 38 residents from the immediate and surrounding location, predominantly from a circular objection letter. Objections are raised, in the main on ground of: the unsightliness of the current mobile phone installations being increased with the effect on the community that will result, adding to the already considerable unease felt within the community. Further comment is made with respect to the impact on the structure of the Water Tower and the need to follow government guidance to site installations away from residential locations. Also health impacts.

APPROVE

1 SC4 Time Limits Full - Standard

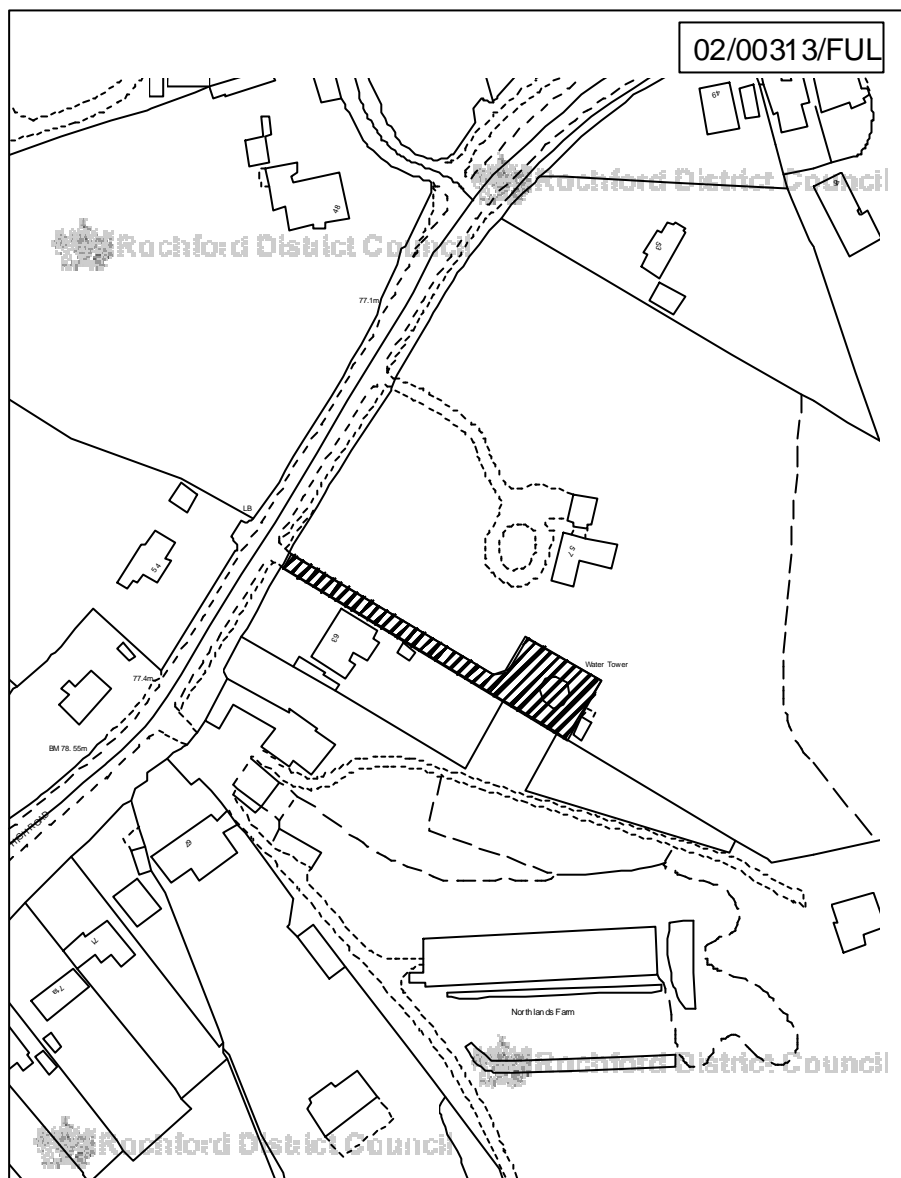
Relevant Development Plan Policies and Proposals:

PU1 of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact Christopher Board on (01702) 546366.



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PLANNING SERVICES COMMITTEE - 25th June 2002 Item R2 Referred Item

TITLE : 02/00218/COU
CHANGE OF USE OF EXISTING BUILDING TO DWELLING
34-36 HIGH STREET GREAT WAKERING

APPLICANT: BRYAN CRAWLEY

ZONING: RESIDENTIAL

PARISH: GREAT WAKERING PARISH COUNCIL

WARD: FOULNESS AND GREAT WAKERING

This application was included in Weekly List no. 626 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 4TH June 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr T E Goodwin.

The item which was referred is appended as it appeared in the Weekly List together with a plan.

NOTES

- 2.1 This application is for the change of use of existing building to a dwelling. The application has been revised to remove the Bay Window element due to poor design and appearance. The building subject of this application is the former Great Wakering Fire Station which, has subsequently been used for other purposes including industrial and retail uses. The site (34-36) is designated as residential and sited within the Great Wakering Conservation Area, as such the development must be considered against Urban Conservation policies and the interests of the Conservation Area.
- 2.2 The application site has been subject to enforcement investigation for unauthorised change of use and minor building works. This application seeks to make lawful the change of use to residential, in accordance with enforcement requirements.
- 2.3 The current proposal for change of use must be viewed as to the appropriateness of development and the resultant relationship achieved with the Conservation Area. A change of use to residential in this location is partly retrospective as the site is currently occupied; though in principle no objection can be raised given the surrounding residential location.

PLANNING SERVICES COMMITTEE - 25th June 2002 Item R2 Referred Item

- 2.4 The application building is of a block and modular form, square in appearance, representing many late art deco style design features. To reflect the buildings distinctive appearance, conditions are proposed to any approval granted to control alterations and achieve remedial works to improve building appearance and enhance the Conservation Area.
- 2.5 **Essex County Council (Highways)** have no objection to the proposal.
- 2.6 **Environment Agency** has no objection to the proposal.
- 2.7 **Anglian Water** has no objections, recommending conditions to be applied to any consent granted.
- 2.8 **Housing, Health & Community Care** has no adverse comments on this application.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 Details are to be submitted and agreed with the Local Planning Authority within 3 months of the date of this decision of remedial alterations to the existing blocked opening to the front building elevation marked 'A' on the approved plan.
Furthermore, the agreed remedial works shall be implemented within 5 months of the date of this decision in accordance the agreed scheme and thereafter be retained in that form.
- 3 Details are to be submitted and agreed with the Local Planning Authority within 3 months of the date of this decision of remedial alterations and works to the former main entrance/fire door area marked 'B' on the approved plan.
Furthermore, the agreed remedial works shall be implemented within 5 months of the date of this decision in accordance the agreed scheme and thereafter be retained in that form.

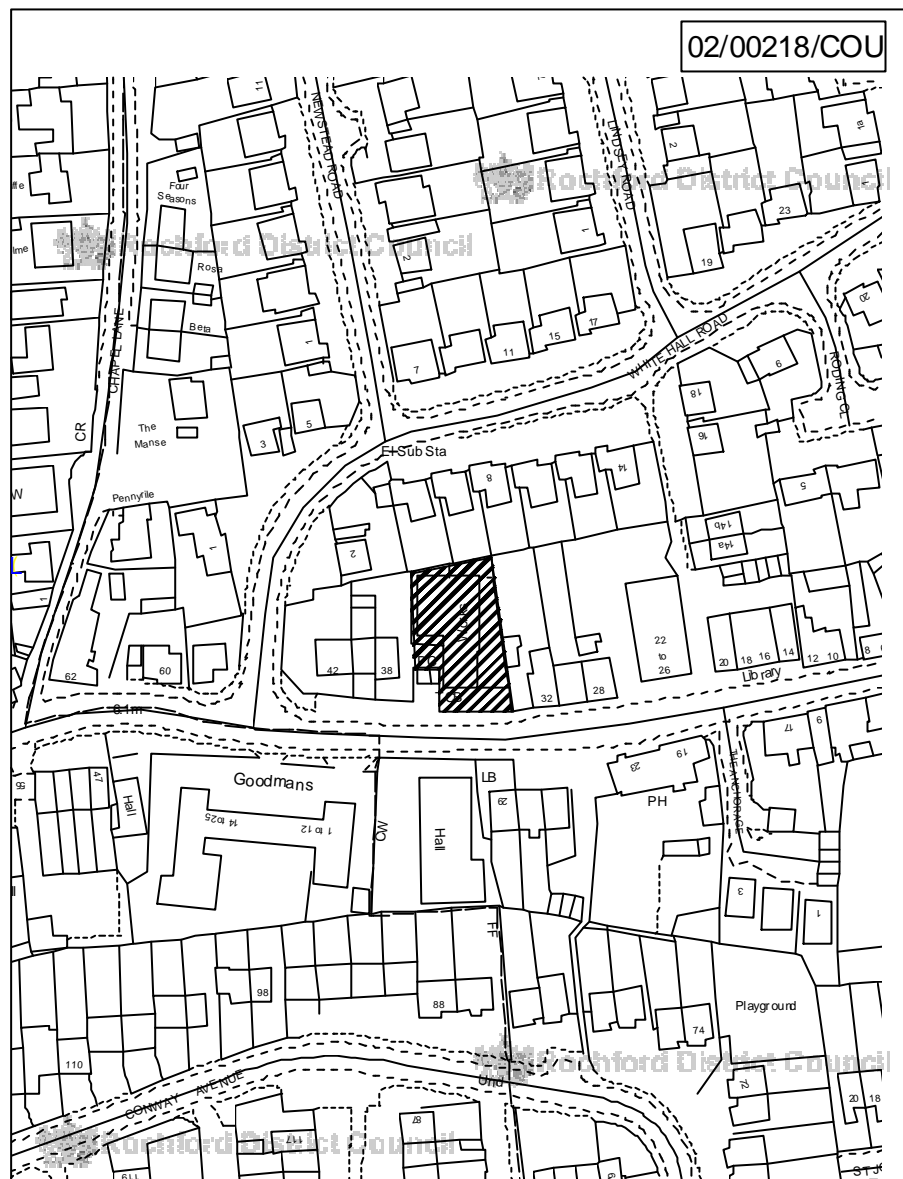
Relevant Development Plan Policies and Proposals:

UC1, UC3 of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

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PLANNING SERVICES COMMITTEE - 25th June 2002 Item R3 Referred Item

TITLE : **02/00307/ADV
DISPLAY ONE INTERNALLY ILLUMINATED AND TWO NON-
ILLUMINATED FASCIA SIGNS
69 HIGH STREET RAYLEIGH**

APPLICANT: **THE WOOLWICH PLC**

ZONING: **PRIMARY SHOPPING FRONTAGE**

PARISH: **RAYLEIGH TOWN COUNCIL**

WARD: **WHEATLEY**

This application was included in Weekly List no. 626 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 4th June 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr P F A Webster.

The item which was referred is appended as it appeared in the Weekly List together with a plan.

- 3.1 **Rayleigh Town Council-** Object to the application as the internally illuminated signage is contrary to the requirements of Rochford District Council Local Plan Appendix A. 7.6.4. and policy SAT 8 within the conservation area.

NOTES

- 3.2 The proposal is for three new signs for The Woolwich on Rayleigh, High Street, which is located in Rayleigh's Conservation Area. The side sign and sign to the rear will be non-illuminated and the sign to the front will be internally illuminated.
- 3.3 The proposed front sign is to be internally illuminated but with the text only illuminated. The panel would be 3m by 0.6 m with letters approximately 0.2 m in height. Similarly the existing fascia sign is text only illuminated.
- 3.4 The side and rear signs are similar to those they replace. The proposed letters would be 0.32 m in height and would be fitted to existing cage cover. The side panel would be 2.8 m by 0.5 m with writing 0.18 m in height.
- 3.5 Policy UC1 of the Local Planning Authority aims to improve the appearance of the conservation area. Internally illuminated signs are not encouraged by the local plans Policy SAT8. However, it is a modern building whose existing sign has internally illuminated letters. There are also a number of other premises in the high street which have internally illuminated letters.

PLANNING SERVICES COMMITTEE - 25th June 2002 Item R3 Referred Item

- 3.6 **Essex County Council (highways)** – Recommend that if permitted the maximum luminance for the internally illuminated sign should not exceed the standards laid down in the APLE Technical Report No. 5 (Second Edition) which in this case is 1600cd/m².
- 3.7 **Essex County Council (historic buildings and conservation advice)** – States that an internally-illuminated sign is inappropriate for the conservation area and recommends that the fascia sign should be flat in profile and have externally illuminated letters only.
- 3.8 Rayleigh Civic Society – State that the front sign which is to be internally illuminated will not meet the requirements of SAT8 in the Local Plan which requires such signs in the Conservation area to be externally illuminated.

APPROVE

- 1 SAC1 Advert Time Limit (5 Years)
- 2 SAC3 Advert - Standard Condition
- 3 The maximum luminance for the internally illuminated sign should not exceed the standards laid down in the APLE Technical Report No. 5 (second edition) which in this case is 1600cd/m².
- 4 SAC5 Illumination - Restricted

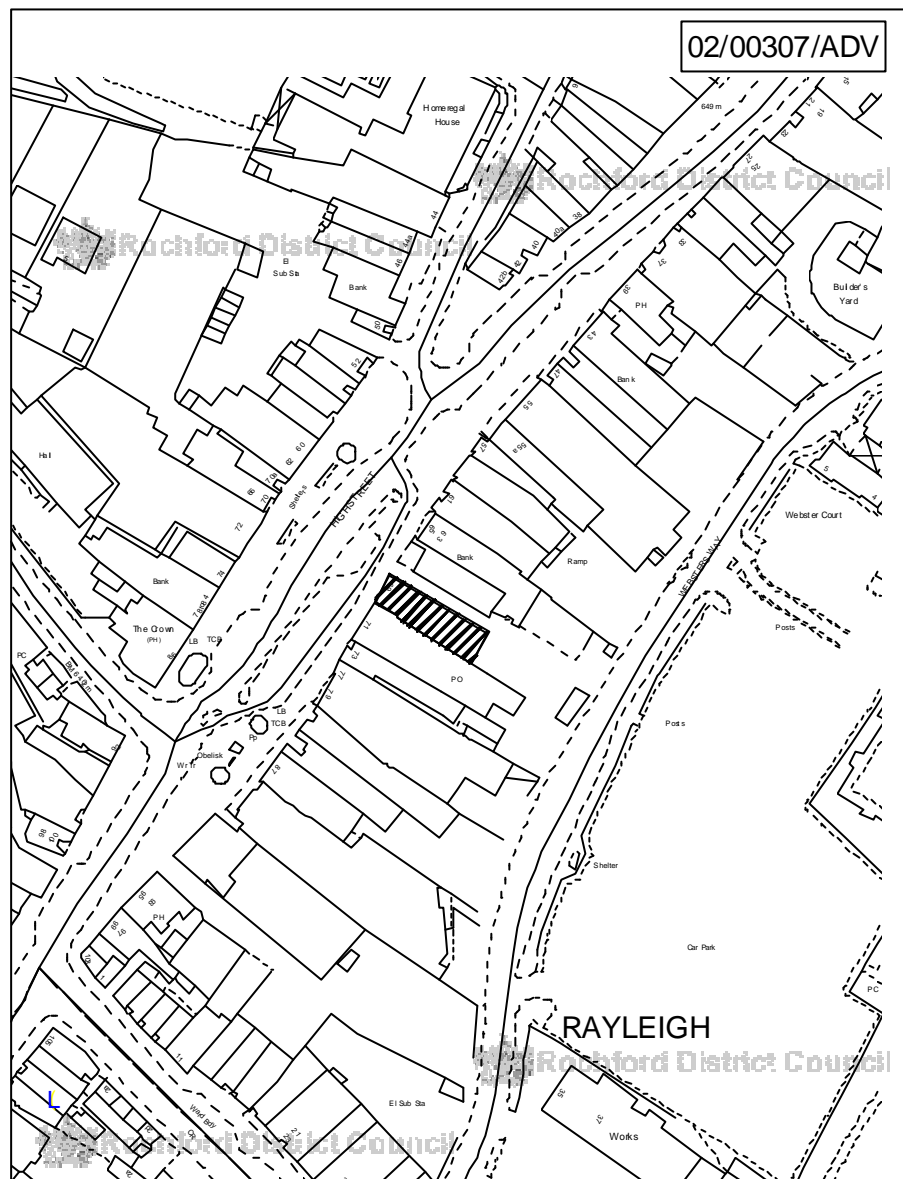
Relevant Development Plan Policies and Proposals:

UC1, SAT7, SAT8, SAT9, of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

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PLANNING SERVICES COMMITTEE - 25th June 2002 Item 4

TITLE : 02/00354/GD
DEMOLITION OF FORMER OPERATIONS TOWER.
LAND Z2 OPERATION TOWER, FOULNESS ISLAND.

APPLICANT : DEFENCE ESTATES EAST

ZONING : RURAL LOCATION OUTSIDE GREEN BELT

PARISH: FOULNESS PARISH COUNCIL

WARD: FOULNESS & GREAT WAKERING

PLANNING APPLICATION DETAILS

- 4.1 This application is for demolition of a former operations tower sited within the sea wall defence to the East of Foulness Island. The site is a remote location, removed from any publicly accessible/residential area, within a location where cause or reason is required to visit, other than it is located adjacent to the sea wall public footpath, which is available for use by appointment.
- 4.2 The site itself is an operation tower constructed circa 1920 prior to use as part of the defence network of WW2. The tower forms part of the sea wall construction in this location, with steps allowing access over the main wall.
- 4.3 The proposal seeks permission to demolish the tower, as it has become an unsafe structure. A larger replacement (known as Z2) was constructed in 1950 to the rear of the application site and remains the operational tower for this location.

RELEVANT PLANNING HISTORY

- 4.4 There is no relevant planning history relating to this site.

CONSULTATIONS AND REPRESENTATIONS

- 4.5 **Essex County Council (Historic Buildings Advisor)** advise that this application has been photographically recorded. The site being outside of any Conservation Area and not listed. No further comments are provided.

MATERIAL PLANNING CONSIDERATIONS

- 4.6 The tower has some architectural merit, being of a design and appearance that reflects its Modern appearance typical of much development from the 1920's and 30's with flat roofs and critall framed windows.

PLANNING SERVICES COMMITTEE - 25th June 2002 Item 4

- 4.7 In planning terms the issue of conservation & heritage has been addressed by Essex County Council who have documented and recorded the tower for central records. The site is a rural location outside the designated green belt within the recognised special landscape area (RC7).
- 4.8 The structure is not listed nor within a conservation area. The applicants central motivation for demolition relates to the potential impact on public safety the tower presents due to the structural condition, combined with the location of the public footpath on the sea wall.

CONCLUSION

- 4.9 The development is not accessible to the general public, though the structure has become a structural danger in need of demolition as a result of being surplus to requirements for the past 50 years. There will be no direct or significant loss to the appearance of the location following the removal of the tower, whilst the safety of users of the public footpath is reassured.

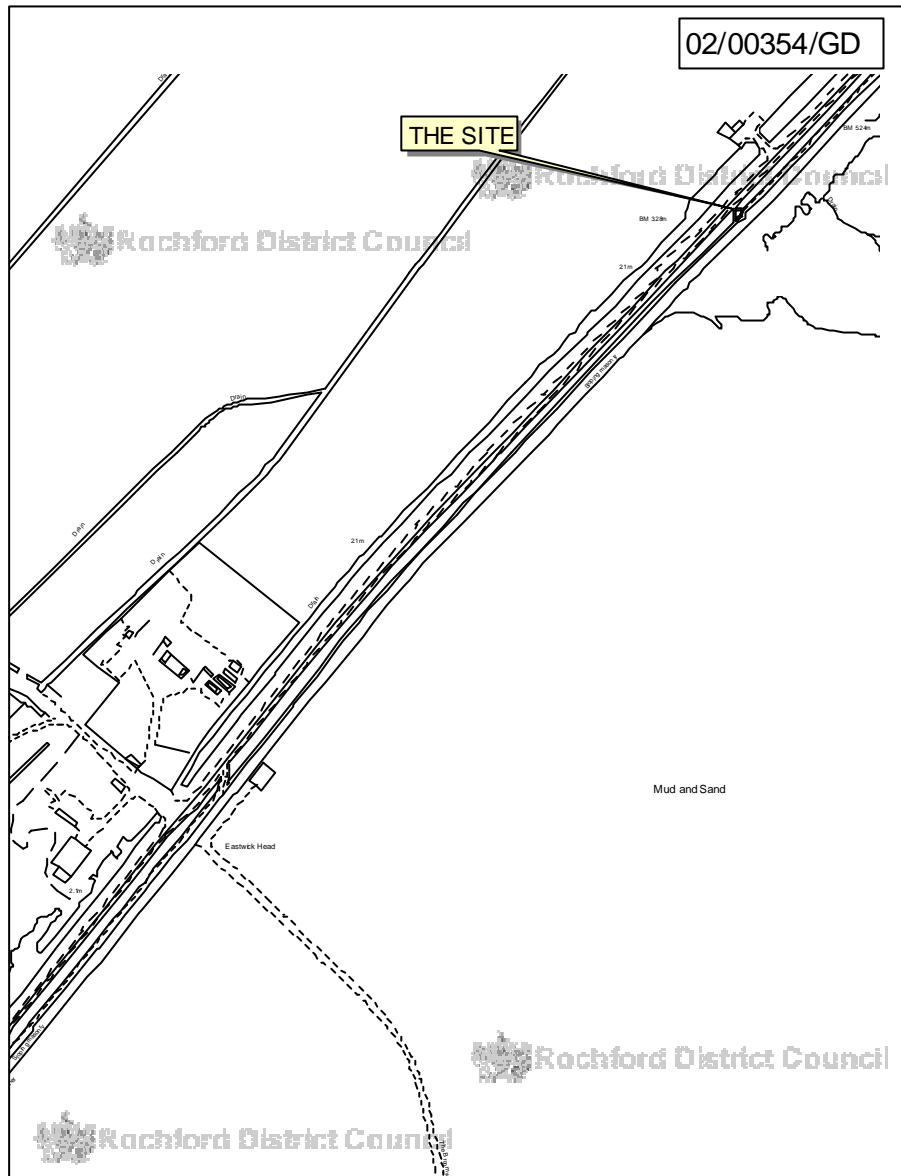
RECOMMENDATION

- 4.10 It is proposed that this Committee **RESOLVES** that this application be **APPROVED**



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PLANNING SERVICES COMMITTEE - 25th June 2002 Item 5

TITLE : **02/00086/CM**
CONSTRUCTION OF A DISABLED RAMP. INTERNAL
ALTERATIONS TO FORM A DISABLED TOILET
34 WEST STREET, ROCHFORD

APPLICANT : **ESSEX COUNTY COUNCIL**

ZONING : **CONSERVATION AREA/PRIMARY SHOPPING/LISTED**
BUILDING

PARISH: **ROCHFORD PARISH**

WARD: **ROCHFORD**

PLANNING APPLICATION DETAILS

- 5.1 Essex County Council seeks this Authority's views regarding revised plans for this site. This item was previously considered by Planning Services Committee at its March 2002 meeting. At that time the committee objected on the basis that other options had not been fully considered.
- 5.2 The revised plans delete reference to the removal (demolition) of the telephone kiosk (Grade II Listed Building), which will remain in situ. The ramp and associated railings also proposed are replaced by a re-designed arrangement that features a continuous boundary enclosure with the highway made up of railings set on a low brick wall. Set within the arrangement are two gated entrances that offer access, respectively, to the ramp (left hand side of front door as approached) and steps (right hand side of front door as approached).

RELEVANT PLANNING HISTORY

- 5.3 There is no applicable site history.

CONSULTATIONS AND REPRESENTATIONS

- 5.4 **County Planner (Historic Conservation)** - reported verbally that having visited and viewed the site he is of the opinion that rear access could be secured. Further, the revised proposal for a ramp to the front of the building would ruin the central focus of the door, its surround, and the 'stepped approach' which are an integral part of the building's importance, and form part of the list description for the building.

MATERIAL PLANNING CONSIDERATIONS

- 5.5 Duty is placed on the Authority by the Planning (Listed Buildings and Conservation Areas) Act 1990) to consider the implication of the proposal for the listed building (section 66) and conservation area (section 72). The Town and Country Planning Act 1990 places a duty on the Authority to consider the benefit the proposal would have for people with disabilities (section 76).
- 5.6 The proposal places railings across the front of the building, enclosing the ramped and stepped approaches set at 90 degree angles to the entrance door. The fixed railings run across the front entrance in to which are placed two gated accesses. The gate giving access to the ramp is located at the far end towards number 36. Access to the steps is just to the right of to the entrance door. The gates present themselves as continuous to the fixed railings - the difference is that the gates descend to pavement level, providing a break in the low wall's continuous progress across the front of the building. The wall, made up of several courses of red brick is proposed to match the listed building's elevation is to be capped with stone and measures from left to right (as approached) between 0.5 metre to 0.3 metre in height - surmounted by black painted steel railings measuring 1.2 metres. The actual overall height of the enclosure is between 1.7 and 1.5 metres.
- 5.7 The application site is a Grade II Listed Building. The List description dates the building to the 18th century (1700s). Its appearance is of an off centre entrance door with an imposing surround of doric columns, tri-glyph frieze, and dentilled soffits to pediment. The list description includes the 'step approach'. Number 34 represent a historic residence, one that demands a step up - and whether imposed at right angles to the door, or lost behind a continuous row of metal railings - its loss would have an impact on the character of the listed building. The façade with its steps having direct access on to the pavement and its imposing door surround make a positive and important contribution to the attractiveness and interest of the streetscene and acts as an important focus within the market square. Historically railings along the boundaries frontage are acceptable. The evidence of railings may be seen in situ. However, these same railings would have curved inwards to either side of the door, making a "statement" associated with the grand surround to the entrance and the step approach - an imposing and dominant gesture. It is this that the current proposal threatens to destroy.
- 5.8 The applicant claims to have exhausted the options for rear access described as 'not practical or possible'. Serious concern was raised regarding the loss of dignity for any disabled visitor to be directed to the rear of the building rather than provide reasonable access to the main entrance. The applicant's letter refers to the rear approach being via a timber gate at the side of the site in West Street. Within the site the paved yard area slopes steeply up towards the rear of the building. The applicant describes two possible points of access to the building at the rear. One is into the kitchen but there is a change of level of approximately 0.75 metres with, it is claimed, insufficient space to form a suitable ramp to replace the existing steps. The other door gives access to the building but there are internal steps which prevent access to the toilets that are to be adapted.

- 5.9 Clearly the applicant identifies problems with a rear access. Whether these are insurmountable remains still to be proven. The Council's Conservation advisor suggests that rear access can be achieved. Having considered the applicant's revised drawings and the supporting letter it appears to be quite likely that they have yet to adapt their thinking to the needs of the listed building and instead are pursuing an inflexible approach. Officer's are of the opinion that a more robust investigation towards a rear access with possible internal alterations and/ or changes to the layout which could be undertaken to resolve the issue of access and facilitate shared use with people with disabilities.
- 5.10 Planning Policy Guidance 15 (Planning and the Historic Environment) paragraph 3.28 in relation to disabled people states: It should normally be possible to plan suitable access for disabled people without compromising a building's special interest.
- 5.11 Alternative routes or re-organising the use of spaces may achieve the desired result without the need for damaging alterations.' Reference is made also to treating proposed change: 'as part of a flexible and pragmatic approach'.
- 5.12 Clearly the purpose of listing any building is to ensure care is taken when considering proposed changes. Such buildings represent a finite resource and can never be replaced and hence a sympathetic approach is required. A grade II listed building certainly lends itself towards possible modification and adaptation. A positive approach when taken towards rear access, with the requisite internal alterations to facilitate access, including a change of layout are likely to procure a desirable end result. Such an approach would preserve the building's intrinsic value in its step approach on its more sensitive façade facing Market Square. The proposal as stands erodes the listed building's character and undermines the appearance of the conservation area: being detrimental and having a harmful effect on the setting of the listed building, which has a major contribution to make to the market square.
- 5.13 The question of individual dignity is an important consideration to be weighted against the harmful impact on the listed building. This has still to be fully and comprehensively explored, while working with the listed building.
- 5.14 A further site meeting with the parties involved is arranged for July but in the mean time it is considered appropriate to respond to ECC based on the current revised plans.

CONCLUSION

- 5.15 The application proposes to insert a ramped access and steps at right angles to the front entrance door thereby undermining the relationship of features important to the character and appearance of the listed building and conservation area.
- 5.16 It is considered that the options for disabled access have yet to be fully and comprehensively explored and until such time that all options have been investigated support would not be forthcoming for the destruction of a noteworthy and important element of the listed building.

RECOMMENDATION

5.17 It is proposed that this Committee **RESOLVES** to **OBJECT** to the application for the following reasons.

- 1 The application propose the construction of a ramp and steps at 90 degree angles to the frontage of 34 West Street, Rochford, a Grade II Listed Building, in order to provide access to the building for disabled persons, in compliance with the Disability Discrimination Act 1995.
- 2 While the benefits of providing an access for disabled persons must be granted some weight, these benefits do not equate to the harm the proposal would cause. The proposal would result in the provision of a ramp that would remove the 'step approach' to 34 West Street; this 'step approach' up to the imposing front door is an integral and intrinsic part of the building's architectural character and interest. Moreover, the continuous railings proposed across the front elevation would only reinforce the loss of the 'step approach' which would itself be alien to the character and historical integrity of the building.
- 3 Other options to provide access to the building for disabled persons require further investigation. It is considered that alternative means of accessing the building might exist that do not involve the alterations to the frontage of the building.

Relevant Development Plan Policies and Proposals:

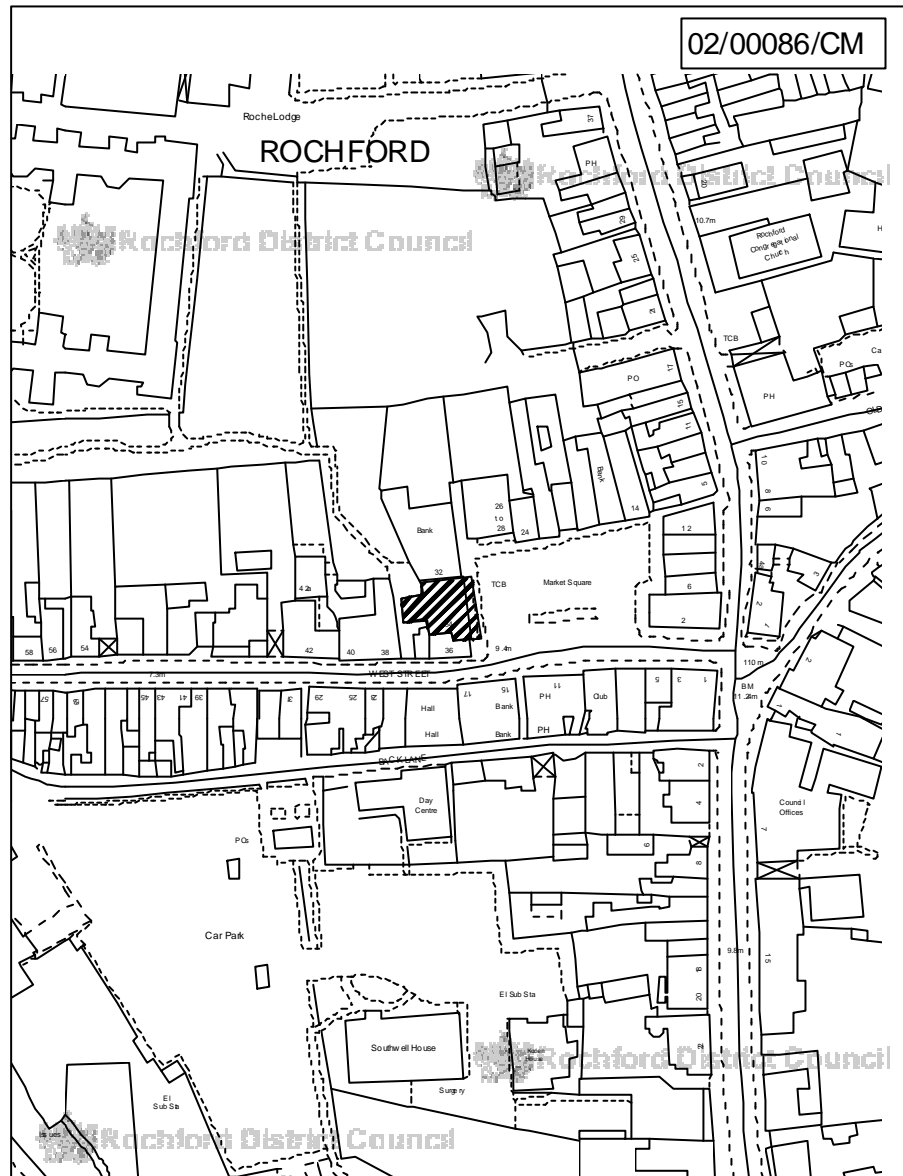
UC3, UC7 of the Rochford District Local Plan First Review

HC3, HC2 of the Essex and Southend-on-Sea Replacement Structure Plan



Shaun Scrutton
Head of Planning Services

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PLANNING SERVICES COMMITTEE - 25th June 2002 Item 6

TITLE : **02/00087/CM**
CONSTRUCTION OF A DISABLED RAMP. INTERNAL
ALTERATIONS TO FORM A DISABLED TOILET (LISTED
BUILDING CONSENT)
34 WEST STREET, ROCHFORD

APPLICANT : **ESSEX COUNTY COUNCIL**

ZONING : **PRIMARY SHOPPING FRONTAGE AREA; CONSERVATION**
AREA; LISTED BUILDING

PARISH: **ROCHFORD PARISH COUNCIL**

WARD: **ROCHFORD**

PLANNING APPLICATION DETAILS

- 6.1 This is the Listed Building application with the preceding planning application.
- 6.2 The report for that item also covers the Listed Building aspects, other than the internal changes required to form a disabled toilet. When considered at the March meeting of the Planning Committee these alterations were not considered to be controversial.

CONCLUSION

- 6.3 Accordingly, the conclusion and recommendation for this item is the same as for the preceding one.
- 6.4 The application proposes the provision of a ramped access to the front of a listed building. The proposal is considered unacceptable in listed building terms and would, in addition, have a detrimental effect upon the character and appearance of the conservation area.
- 6.5 It is considered that other options may exist that would allow for the provision of an access to the building for disabled persons, in compliance with the requirements of the Disability Discrimination Act 1995, without having a detrimental effect on the listed buildings, or the character of the conservation area. The County Council is urged to explore these options.

RECOMMENDATION

6.6 It is proposed that this Committee **RESOLVES** to **OBJECT** to the application for the following reason:

- 1 The application propose the construction of a ramp and steps at 90 degree angles to the frontage of 34 West Street, Rochford, a Grade II Listed Building, in order to provide access to the building for disabled persons, in compliance with the Disability Discrimination Act 1995.
- 2 While the benefits of providing an access for disabled persons must be granted some weight, these benefits do not equate to the harm the proposal would cause. The proposal would result in the provision of a ramp that would remove the 'step approach' to 34 West Street; this 'step approach' up to the imposing front door is an integral and intrinsic part of the building's architectural character and interest. Moreover, the continuous proposed across the front elevation would only reinforce the loss of the 'step approach' which would itself be alien to the character and historical integrity of the building.
- 3 Other options to provide access to the building for disabled persons require further investigation. It is considered that alternative means of accessing the building might exist that do not involve the alterations to the frontage of the building.

Relevant Development Plan Policies and Proposals:

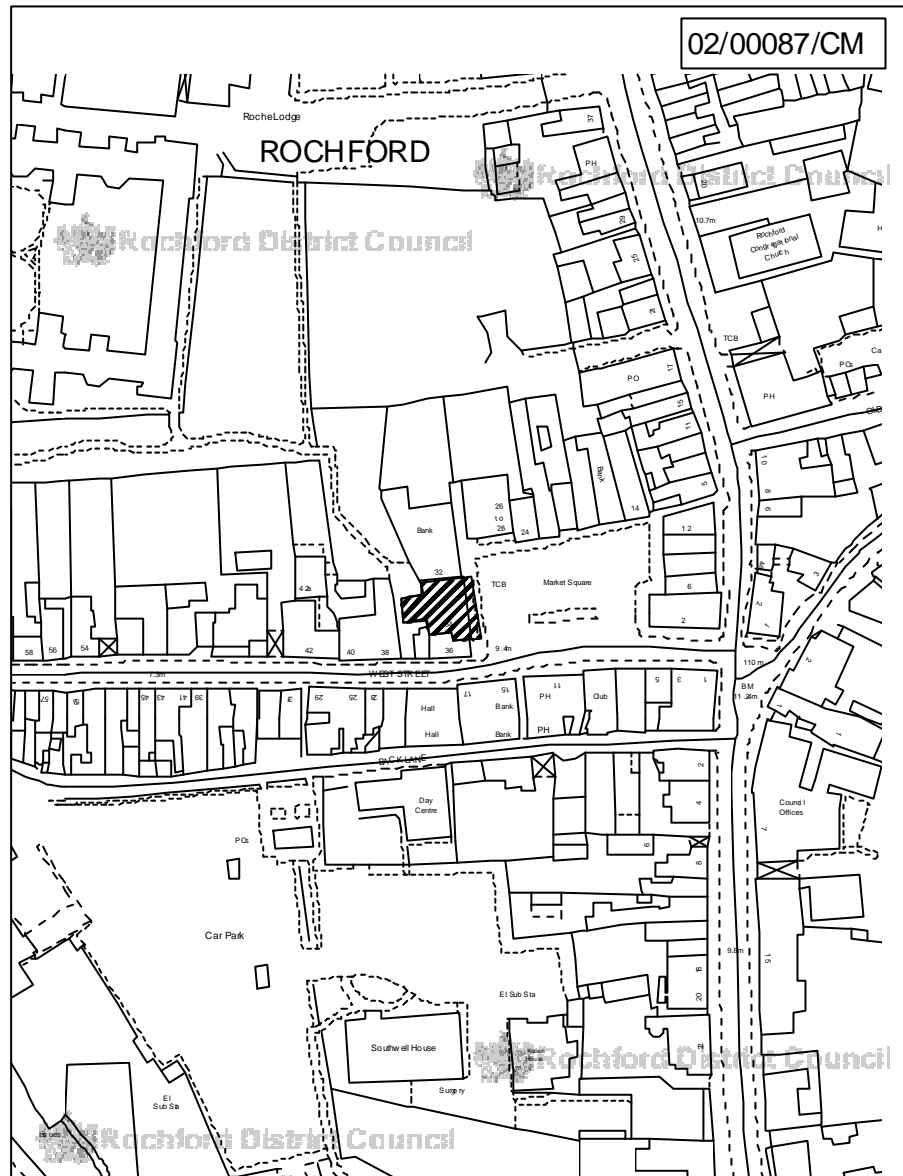
UC1, UC5, UC7 of the Rochford District Local Plan First Review

HC3, HC2, HC1 of the Essex and Southend-on-Sea Replacement Structure Plan



Shaun Scrutton
Head of Planning Services

For further information please contact Lee Walton on (01702) 546366.



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NTS



TITLE : **02/00437/FUL**
ERECT PART TWO STOREY PART THREE STOREY PUBLIC
HOUSE AND RESTAURANT BUILDING WITH ANCILLARY
RESIDENTIAL FLAT (DEMOLISH EXISTING BUILDING)
26 EASTWOOD ROAD, RAYLEIGH

APPLICANT : **QUILTERS LEISURE LTD**

ZONING : **SECONDARY SHOPPING ZONE**

PARISH: **RAYLEIGH TOWN COUNCIL AREA**

WARD: **WHITEHOUSE**

SITE FRONTAGE: **11.5m**

PLANNING APPLICATION DETAILS

- 7.1 This application was registered on 22 May. It is being reported to this committee meeting under the fast-track procedure whereby any proposal which is anticipated to result in the generation of 10+ new jobs is so reported to allow the early consideration of issues to be examined.
- 7.2 The proposal is for the development of a public house and restaurant on the site of the current property at 26 Eastwood Road. The property that is currently there is to be demolished to permit the development. In its place would be a part two, part three storey building.
- 7.3 The site has a frontage to Eastwood Road of approx 11.5m. The depth of the site is an average of 45m approx. The footprint of the new building would cover almost the entire area of the site. To the frontage, where no building as such is proposed, there is instead to be a raised open terrace area.
- 7.4 At ground floor there is to be a bar area, storage and service areas. The public floorspace will amount to some 280sqm. First floor will contain a bar and restaurant area, staff and public toilets and kitchens. The public floorspace here will be some 200sqm. The second floor (which is only proposed over the rear part of the building) will not comprise any public space. It will constitute what is described as a 'flat space' for use by a manager or staff.
- 7.5 Although the building is to be three storey for only part of its length, the ridge height is to remain the same throughout at average 9.3m (the site slopes down to the frontage leading to greater height here). The eaves line is to be at an average of 5.6m. As described, there is a open raised terrace to the front of some 50sqm. No car parking (for either staff or visitors) is to be provided at the site.

RELEVANT PLANNING HISTORY

- 7.6 Permission was granted in 1998 (ref OL/0645/97/ROC) in outline form for the construction of a two storey building which was to be used for medical and health care uses at ground floor and residential above. An illustrative layout showed the building to have a width and depth of 10m x 20m and 15 parking spaces were proposed.

CONSULTATIONS AND REPRESENTATIONS

- 7.7 After the registration of the application revised elevation drawings were almost immediately supplied. These were supplied sufficiently early that they could be substituted for the originals before inspection by members of the public. One such consultation has therefore taken place.
- 7.8 The revised drawings only provided minimal changes to design aspects of the proposals and therefore, where other consultees are likely to have some design interest, they have been consulted twice to allow comment on the revised drawings.
- 7.9 Details of the feedback to date is as follows (to be supplemented in the addendum paper):
- 7.10 Essex County Council **Highway Authority** has no objection subject to the reinstatement of the existing dropped kerb in Eastwood Road to the site frontage to full kerb height.
- 7.11 **Anglian Water** has no objections subject to conditions requiring the details of surface and foul water disposal and means to prevent food solids entering the drainage system.
- 7.12 The **Police Architectural Liaison Officer** (ALO) comments that he has no objection to the development as a building but indicates that local police officers may have issues in relation to additional licensed premises in the town and the potential for public disorder. The ALO strongly recommends that any development should not contribute to a potential rise in crime or anti social behaviour. He recommends the Secured by Design award and suggests that this be met if planning consent is granted. The use of CCTV is also referred to.
- 7.13 The ALO refers to s17 of the Crime and Disorder Act which requires the local authority to have regard to the effect of the carrying out of its functions on crime and disorder and to take steps to reduce any negative impact.
- 7.14 The ALO acknowledges the competing considerations which have to be taken into account but refers to the major dilemma for the police service in that it has too many demands and insufficient resources to meet these, especially when they can be affected by the built environment and its management which the local authority can control.

- 7.15 He notes that licensed premises are subject to higher incidence of crime and that they should not have a negative impact on the local community.
- 7.16 The **Highways and Buildings Maintenance Manager (Engineers)** has no objections but notes the presence of a public sewer adjacent to the western boundary of the site.
- 7.17 **Rayleigh Town Council** has no formal objection but makes observations in relation to the nature of the proposed use and the effect this may have on nearby residential properties for the elderly.
- 7.18 Rayleigh Civic Society indicates a concern in relation to the lack of car parking and the availability of nearby facilities. It is noted that the demolition of the existing wall adjacent to the site would be required and that articulated trucks and food home delivery vans use the Somerfield access. The development would tidy the area but would represent over-development leading to traffic congestion. It is noted that, at the top end of the High Street there have been significant problems with the late opening of takeaways.
- 7.19 14 letters have been received from nearby residents and the occupiers of commercial premises in objection to the proposals on the basis, in the main, of the following issues:
- there are sufficient pubs, bars, cafes in the town;
 - additional vehicles generated will exacerbate current problems of parking, and associated late night noise, in King George's Close and elsewhere, eg the church car park, particularly as no parking provision is to be made on site;
 - this use, associated with the other restaurant/ bar uses nearby will lead to a concentration of revellers;
 - additional noise and criminal activity to the detriment of residential amenity, particularly given the hours proposed;
 - deliveries will lead to additional road hazard in an already busy area;
 - design and scale of the building is out of scale and keeping with the area;
 - may infringe private rights with regard to the use of the Somerfield access road;
 - trees on site have been felled;
 - will attract skateboarders with consequent potential for accidents as they cross Eastwood Road;
 - premises should revert to retail use;
 - current problems in area with noise from existing commercial premises;

MATERIAL PLANNING CONSIDERATIONS

- 7.20 This is a fast track report and the purpose is to enable Members to raise the issues which they consider should be explored further in the consideration of the proposals.
- 7.21 At this stage it would appear that these should encompass:
- the principle of the use proposed;
 - the design of the building;
 - the potential for loss of amenity by virtue of noise, lack of on site car parking or for any other reason;
 - the potential for criminal or anti-social activity.

Principle

- 7.22 The application site is located in a secondary shopping frontage as identified in the Local Plan. The appropriate policy (SAT3) indicates that, in such areas, any non-retail uses must reinforce the retail function, be appropriate for a shopping area and normally be restricted to Class A2 or A3 uses. The proposed use falls into class A3.
- 7.23 The other sub clauses of the policy require that, where a non retail use is permitted there is to be a suitable window display and that conditions may be applied restricting the use of the premises.
- 7.24 Whilst not part of the policy, the supporting text in the plan indicates that it is considered that non retail uses including restaurants and wine bars may be permitted in these areas, if it is considered that they will reinforce the retail function. However it is also indicated that the Council will endeavour to retain at least half of secondary frontages in retail use and avoid an over concentration of non retail uses.
- 7.25 In Rayleigh town centre it is the case that the percentage of retail uses in the secondary areas has fallen below 50%. Although an over concentration of non retail uses is not described, in the string of properties between the site and the Evangelical Church there are a vet, two further A3 restaurant uses and a building equipment hire shop.
- 7.26 It is also significant that the site has not contributed towards retail use. It is currently vacant, previously used as part physiotherapist practice (vacated around 1995) and part residential (vacant since May 2001). As noted above, permission was granted in 1998 for a redevelopment with a similar mix of uses.
- 7.27 The Structure Plan indicates that development and investment should be directed towards existing centres. When considering those centres (which include Rayleigh) the planning authority is to support proposals which will strengthen and maintain its role. One way of doing this (it is indicated in policy TCR3) is to improve the quality and range of facilities, including leisure and entertainment.
- 7.28 The governments guidance for town centres and retailing is set out in PPG6. In that guidance it is set out that the planning system should provide a positive framework to encourage investment in, amongst other things, leisure uses. The planning authority is encouraged to diversify uses in the town centre. It is noted however that leisure uses may disturb nearby residents and the amenity of them should be fully considered. It is specifically noted that pubs are best located in central areas.

Building Design

- 7.29 The context of the building is established by the existing Somerfields building (to the west of the site) and the residential scale buildings (now occupied by commercial uses) to the east. The buildings to the east most compromise single storey premises, some with rooms in the roofspace. The proposed building will be higher than those adjacent buildings, probably by up to 3m at the closest adjacent point.

- 7.30 To the other side of the Somerfields access road is the Somerfields building. This has a greater scale again and appears as a large, single and high building, despite the alteration in the frontage line part way along the building. The closest part of the Somerfields building is probably some 1-2m above the height of the ridge line to the front of the proposed building. The height of the Somerfield building then steps up again.
- 7.31 In terms of depth, it is clear that this proposal is for the entirety of the site. The design is such that to the flank adjacent to the vets building, apart from the frontage, a vertical building of only 3m in height is proposed. Above this, the roof is to slope away, but there will be modest dormers and rooflights inserted. This design concept is an attempt to reduce to a minimum the dominance impact on the occupiers of the vets building.
- 7.32 Appearance wise, the architectural context for the building is provided by the Somerfields building, the residential style buildings adjacent, the commercial/residential uses across the road and, looking further afield, the King Georges Court. The appearance does not mimic any of these but presents hanging gable features, a rounded first floor element at the front and large areas of glazing to both front and side.

Impact on Amenity

- 7.33 Members will be aware of the comments set out above by members of the public, etc, who have responded to consultation. It is proposed to operate the premises between 11am and 11pm on Sunday to Thursday and 11am to 1am the following morning on Fridays and Saturdays. The development will generate additional noise and activity in the area. The judgement to be made is whether this either on its own, or in combination with other existing uses, will have an unacceptable impact.
- 7.34 To put this consideration in context, there are other existing restaurant premises in the area. It is acknowledged by most that Eastwood Road is busy with a continual stream of traffic, late into the evening. The premises are located in a central area. When dealing with an appeal in relation to the use of the premises at 10 Eastwood Road (at which noise and disturbance was an issue) a planning inspector noted that there is a relatively noisy environment in the area, with the supermarket and loading area. There are existing restaurant and bar uses in the area, the Inspector noted. The appeal was allowed.
- 7.35 It is not considered that the lack of car parking, or the likelihood that it may take place in other unsuitable locations is an argument which should weigh against these proposals. The enforcement of parking restrictions is a matter for other bodies and the site is adjacent one of the access points to the Castle Road pay and display car park. This authority has very recently granted permission for the development of a public house at 138 High Street, also with no parking provision.

Criminal Activity

- 7.36 Again, there is the potential for this to occur with any use which generates a large and concentrated public presence. The primary concern of the police service has usually been to ensure the rapid dispersal of patrons from the building at closing times. The concern is that concentrations of people on the street can lead to anti social behaviour and criminal damage. Elsewhere in the town the police have had a concern in relation to late night food establishments which have the effect of retaining crowds.
- 7.37 That is not the case here where patrons will either be within the building and, once left there will be little other attraction at the later hours (after the adjacent restaurants/ food outlets have closed) to cause them to remain. The applicants have indicated that CCTV is to be installed and the security staff are to be employed at the premises.

CONCLUSION

- 7.38 The issues raised above appear to be those most relevant given the consideration of the proposals and the assessment of the initial feedback from those consulted on the proposals. It is not the intention of this report to draw a conclusion from the issues at this stage but to lay them before Members for their comment and to invite that any further ones be identified.
- 7.39 The application will be brought back to members for determination in the normal way.

Relevant Development Plan Policies and Proposals:

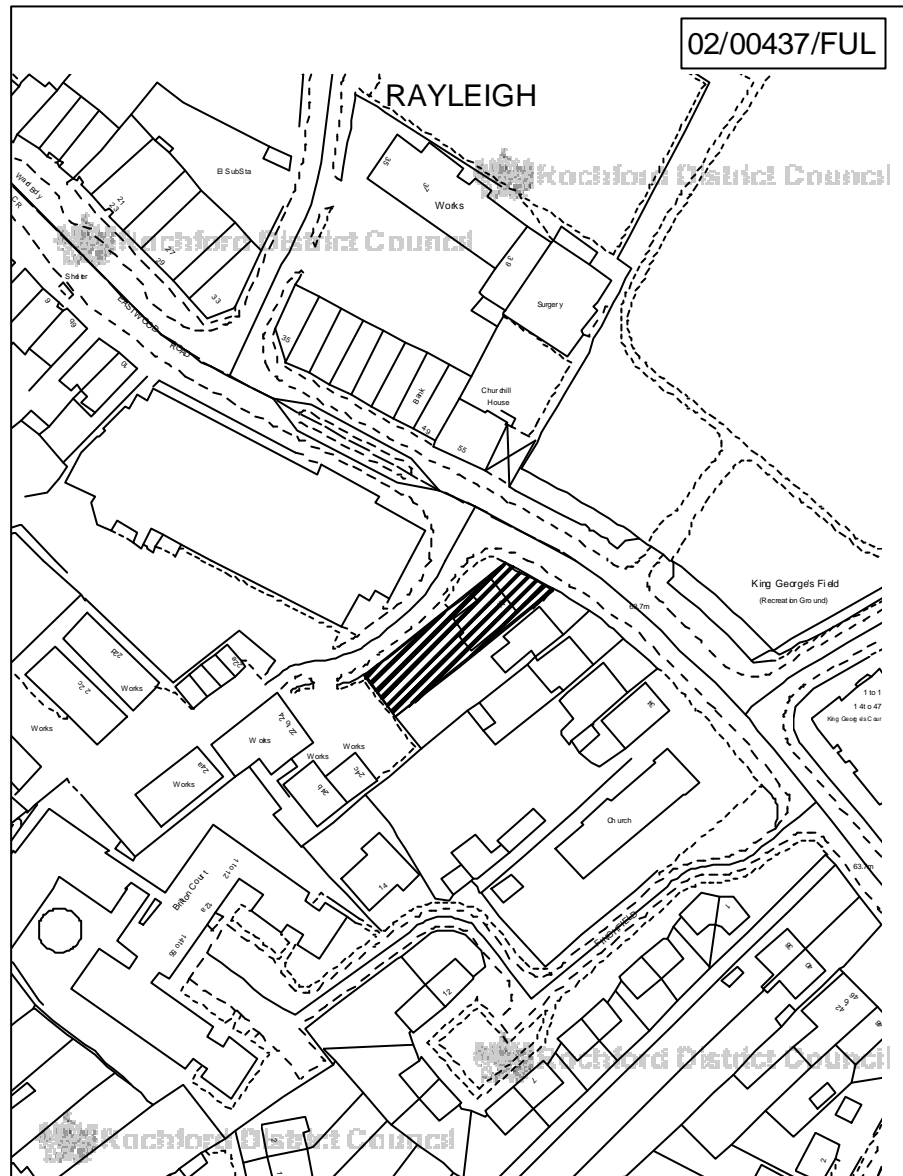
H24, TP15, SAT3 of the Rochford District Local Plan First Review

CS1, CS2, BE1, BE6, TCR2, TCR3 of the Essex and Southend on Sea Replacement Structure Plan



Shaun Scrutton
Head of Planning Services

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PLANNING SERVICES COMMITTEE - 25 July 2002 Item 8

TITLE : 02/00113/FUL
DEMOLITION OF BUNGALOW AND ERECTION OF TWO
DETACHED HOUSES
26 HIGH ROAD HOCKLEY

APPLICANT : F WITHRINGTON & SONS LTD

ZONING : RESIDENTIAL

PARISH: HOCKLEY PARISH COUNCIL

WARD: HOCKLEY WEST

SITE FRONTAGE: 23m

SITE AREA: 0.1771Ha

PLANNING APPLICATION DETAILS

- 8.1 The application proposes the demolition of the existing bungalow and the erection in its place of two detached dwelling houses, each having five bedrooms and a single integral garage.
- 8.2 During the passage of the application, several sets of revised plans have been received, taking on-board concerns raised with regard to parking/highway safety and the effect upon neighbouring occupiers.

RELEVANT PLANNING HISTORY

- 8.3 OL/0695/98 - outline application to erect two 3-bed bungalows with private drive access. The bungalows were to be sited to the rear of the site. The application was refused due to the backland nature of the scheme, noise and disturbance likely to be created by the use of the access drive and inadequate access, turning and parking facilities.

CONSULTATIONS AND REPRESENTATIONS

- 8.4 **Hockley Parish Council** - concern relative to increased traffic flow and two for one.
- 8.5 **Essex County Council (Highways)** objected to the original plans on the grounds that insufficient space was available to the front of the houses to allow vehicles to manoeuvre and turn, and so leave the site in forward gear, but indicated means by which this objection could be overcome. As indicated below, revised plans were subsequently received that sought to address this matter. ECC Highways now raise no objection, recommending the imposition of standard conditions on any permission granted.

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- 8.6 **Anglian Water** - raise no objection, subject to conditions requiring the Council's approval of the foul water drainage system, and preventing surface water discharge to the foul system.
- 8.7 **Environment Agency** - make advisory comments
- 8.8 **Woodland and Environmental Specialist** - no evidence of protected species living or foraging on the site. Roof of derelict bungalow could be inhabited by bats. A bat survey should be carried to establish whether this is the case; if it is, a mitigation strategy will be required regarding the removal/translocation of the bats.
- 8.9 Neighbouring occupiers have been formally notified of all three sets of plans received during the consideration of this application. At the time of writing this report, a total of four letters (two from the occupiers of no.24, adjoining the site to the west, and two from the occupiers of no.32, adjoining the site to the east) have been received in respect of two sets of plans but not the plans latterly received in respect of plot 2, the easternmost plot adjoining no.24 High Road. Any further representations will be noted in the Addendum.
- 8.10 The grounds for objection are broadly as follows:
- The proposals constitute an over development of the site
 - The scale of the dwellings will result in loss of light and overshadowing to the adjoining houses (nos.24 and 32), together with their gardens
 - The dwellings will result in a loss of privacy and view.
 - No datum levels are shown on the plans, although the land slopes. Therefore, the height of the properties relative to those adjoining them cannot be established.
 - The existing foul water sewers are already overloaded. The system is subject to blockages and sewage floods out.
 - Protected species forage and may live on the site. What precautions are being taken in their regard?
 - Noise generated by use of side door/passageway to plot 2 detrimental to the amenities of no.32
 - Potential loss of security to no.32 caused by side passageway to plot 2.

MATERIAL PLANNING CONSIDERATIONS

- 8.11 Local Plan Policies H11 and H19 are most relevant to the consideration of this application. In terms of material considerations, the main concerns may be summarised as follows:
1. Compatibility of the proposed dwellings in the street scene
 2. Effect of the proposed dwellings upon the amenities of the adjoining residential occupiers.
 3. Highway implications
 4. Drainage implications
 5. Possible effect on protected species using/living on the site

PLANNING SERVICES COMMITTEE - 25 July 2002 Item 8

Compatibility of Dwellings in the Street Scene

- 8.12 This part of Hockley Road is characterised by substantial properties, predominantly of two storeys. The properties either side of the application site are both large properties.
- 8.13 No.24, to the west of the site, is approximately 8.9m in height. No.32, to the east of the site, is approximately 8.8m in height. With the exception of several bungalows/chalets, properties of 8m - 9m+ in height prevail in this part of Hockley Road.
- 8.14 The proposed dwellings are, by comparison, 9.1m high. It is concluded, then, that the height of the properties would be consistent with those in the area.
- 8.15 It is noted, however, that the application site slopes down towards the north (rear of site). Thus, the height of the properties will depend on what ground level is taken when the properties are constructed. Clearly, it is critical to ensure that the height of the properties is consistent with those in the general area. This situation is commonly encountered, however, and is generally covered by the imposition of a planning condition requiring the Local Planning Authority's approval of the ground floor slab level prior to the commencement of the development.
- 8.16 In terms of siting, it is noted that this part of Hockley Road is characterised by frontage development, although no regimented building line exists per se. The siting of the properties is consistent with those adjoining the site.
- 8.17 The application site has a frontage to Hockley Road of 23m, giving each dwelling a plot width of some 11.5m. The minimum plot width normally accepted by the Local Planning Authority, having regard to Appendix 1 of the Local Plan, is 9.15m.
- 8.18 Whilst certain properties along this stretch of Hockley Road have broad frontages up to, perhaps, 25m, many properties have narrower frontages of 9-10m. In this context, the site frontages of 11.5m proposed in this application would not be out of character with the area.
- 8.19 It should also be noted that the layout indicates the standard 1m separation between the proposed dwellings, and flank boundaries of the site to ensure that a terracing effect does not occur.

Effect upon the amenities of the adjoining occupiers

- 8.20 The application as originally submitted illustrated that the proposed dwellings would have gabled roofs. These have subsequently been amended to hipped roofs. A single storey element to the rear of the eastern-most dwelling has also been deleted, due to Officer concern that this could have an overbearing effect upon the occupiers of no.32. Given this concern, it is recommended that the 'permitted development' rights of this property be removed, to allow the LPA to control the provision of extensions in the future.

PLANNING SERVICES COMMITTEE - 25 July 2002 Item 8

- 8.21 As indicated above, the height of the properties would be agreed via a planning condition. This would ensure the compatibility of the dwellings in street scene terms, and also ensure that their height was not excessive, and thereby detrimental to the adjoining residents.
- 8.22 The plans as revised comply with the LPA's adopted standards in terms of separation and rearward projection. (The rear of the easternmost unit does project beyond the rear elevation of no.32, but complies with the '45 degree rule' normally applied to extensions).
- 8.23 Loss of light to gardens has been cited as an objection in the representations. This would not normally constitute a reason for refusal in itself, and no grounds for refusal are perceived in respect of the proposals.
- 8.24 Representations have been received relating to light loss to flank facing windows. The windows in question serve, in the case of no.24, the hall and utility room. In the case of no.32, a side facing bay window does serve a reception room. However, the reception areas to this side of the property are also served by means of light to the front and rear elevations. The LPA would not normally seek to protect means of light to the flanks of properties. The relationship of existing to proposed properties is indistinguishable from countless other cases, and refusal could not be substantiated.

Highway Implications

- 8.25 Essex County Council (Highways) objected to the first set of plans, on the basis that insufficient land was shown to the front of the properties in which cars could manoeuvre, and so leave the site in forward gear. Revised plans were received which dealt with this issue. No objection is now raised by the highway authority, subject to the imposition of standard conditions.

Drainage Implications

- 8.26 Concern has been expressed by the neighbouring occupiers that the foul drainage system in the area is already subject to blockages and overflowing. Anglian Water raise no objection to the proposal, subject to the approval of the foul drainage arrangements and a prohibition upon surface water discharging into the foul drainage system. These requirements can be dealt with by standard conditions.

Possible effect on protected species

- 8.27 Concern has been expressed by the neighbouring occupiers that protected species forage, and possibly live, on the site and that the proposal may have consequences in their regard. The Council's Woodlands and Environmental Specialist has visited the site, but found no sign that badgers currently use the site. In the absence of such evidence, it would be unreasonable to impose restrictions on any permission granted. He did, however, consider that bats might roost in the roof of the existing bungalow, and recommends a bat survey and mitigation strategy be carried out prior to the demolition of the building. A condition is recommended to this end.

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Other matters

- 8.28 There is currently a substantial outbuilding towards the rear of the site, measuring some 22.5m x 6m x 4m in height. Besides being extremely large, the building is in poor repair and detracts from the outlook of neighbouring properties. The applicant has indicated that the building will be demolished as part of the redevelopment of the site, and a condition is recommended to this end.

CONCLUSION

- 8.29 The application proposes the demolition of an existing bungalow, and its replacement with two detached two storey dwellinghouses.
- 8.30 The site lies within an area characterised by dwellings of comparable scale and it is concluded that the dwellings would satisfactorily blend in with the existing street scene.
- 8.31 During consideration of the application, the plans have been amended to avoid causing a demonstrable loss of amenity to neighbouring occupiers. The current plans comply with the Local Planning Authority's normal standards in terms of separation

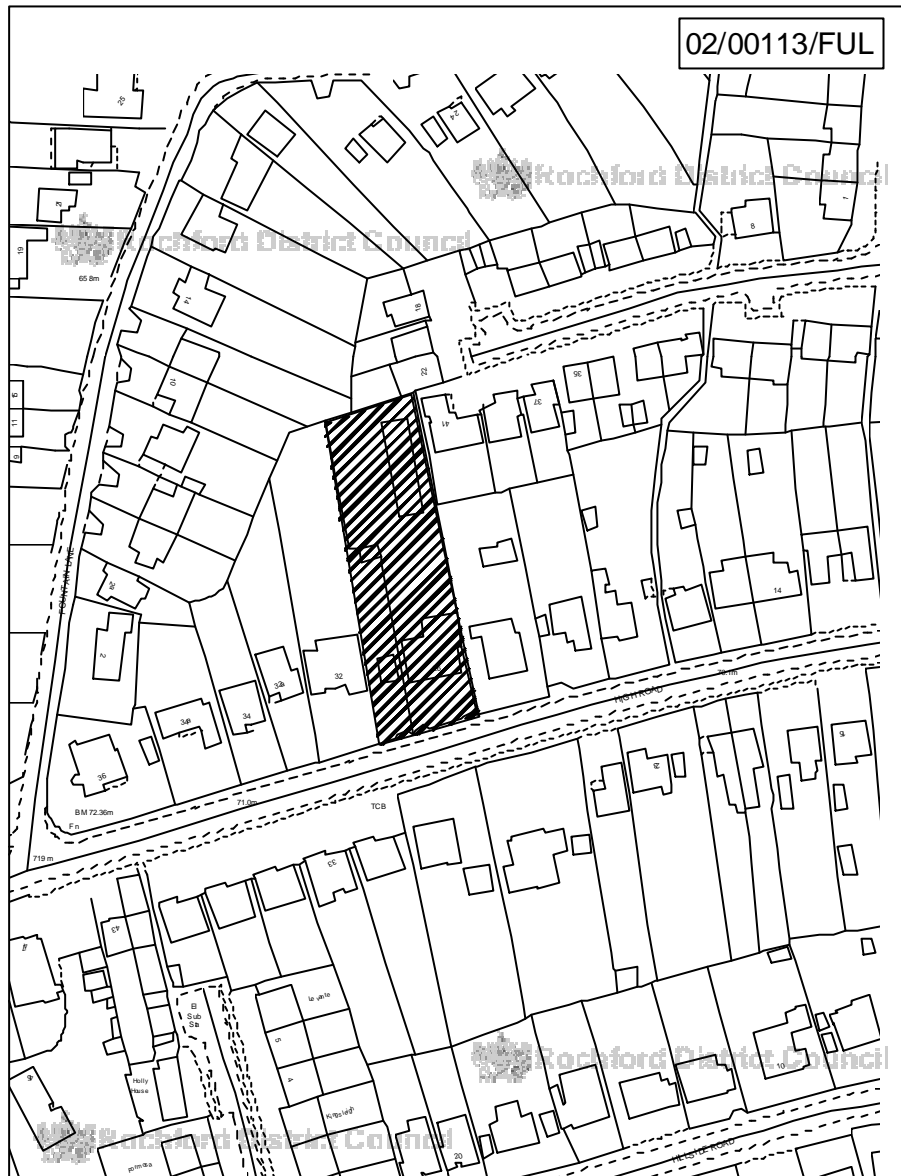
RECOMMENDATION

- 8.32 It is proposed that this Committee **RESOLVES** to **APPROVE** this application subject to the following conditions
- 1 SC4 Time Limits Full
 - 2 SC9 Removal of Building (Prior to Development)
 - 3 SC14 Materials to be Used (Externally)
 - 4 SC17 PD Restrictions - Extensions (Plot 2 only Class A)
 - 5 SC22A PD Restricted - Windows
 - 6 SC23 PD Restricted - Obscure Glazing
 - 7 SC50A Means of Enclosure - Full
 - 8 SC55 Hedgerow to be Maintained
 - 9 SC59 Landscape Design - Details
 - 10 SC84 Slab Level Specified
 - 11 SC90 Surface Water Drainage
 - 12 SC91 Foul Water Drainage
 - 13 SC74 Driveways - Surface Finish
 - 14 SC67 Pedestrian Visibility Splays
 - 15 SC75 Parking and Turning Space
 - 16 The garages indicated on the plans hereby approved shall be used solely for the parking of vehicles and shall not be converted to provide habitable accommodation, or be used for any other purpose that would impede their use for the parking of vehicles.
 - 17 The doors of the garages hereby permitted shall be positioned 12.5m from the highway boundary, as indicated on the plans hereby approved.

A handwritten signature in black ink, reading "Shaun Scrutton". The signature is written in a cursive style with a horizontal line extending from the end.

Shaun Scrutton
Head of Planning Services

For further information please contact Peter Whitehead on (01702) 546366.



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NTS



TITLE : **02/0425/CPO**
STATIONING OF DOUBLE RELOCATABLE CLASSROOM
FOR TEMPORARY PERIOD OF THREE YEARS, TOGETHER
WITH THREE ADDITIONAL PARKING SPACES
GLEBE COUNTY INFANTS SCHOOL, CRESWICK AVENUE,
RAYLEIGH

APPLICANT : **ESSEX COUNTY COUNCIL**

ZONING : **COMMUNITY**

PARISH: **RAYLEIGH TOWN COUNCIL**

WARD: **GRANGE**

PLANNING APPLICATION DETAILS

- 9.1 The application proposes temporary planning permission to site a re-locatable double classroom at the school in response to the forecast of a significant rise in the school role over the next few years. Three further car parking spaces are proposed to be created within the existing parking area located at the centre of the schools' site.

RELEVANT PLANNING HISTORY

- 9.2 Various planning permissions have been given at the site.

MATERIAL PLANNING CONSIDERATIONS

- 9.3 The proposed position of the re-locatable double classroom is to the south of the schools' site close to its boundary with adjoining residential properties. No problems arise from the relationship of the siting to the main school buildings. The school play ground lies immediately to the east of the site.
- 9.4 Several small trees are to be removed that would otherwise encroach on the site. Replacements should be considered.
- 9.5 The proposed classrooms' orientation prevents any overlooking of the adjacent dwelling, which itself faces away from the proposed classrooms. No additional overlooking of the properties along this boundary will result.

CONCLUSION

- 9.6 The proposal is supported by a forecast increase in the school role. The proposed siting fits well with the school buildings and does not have a detrimental effect on the adjoining residential properties.

RECOMMENDATION

- 9.7 It is proposed that this Committee **RESOLVES** to **SUPPORT** the application.

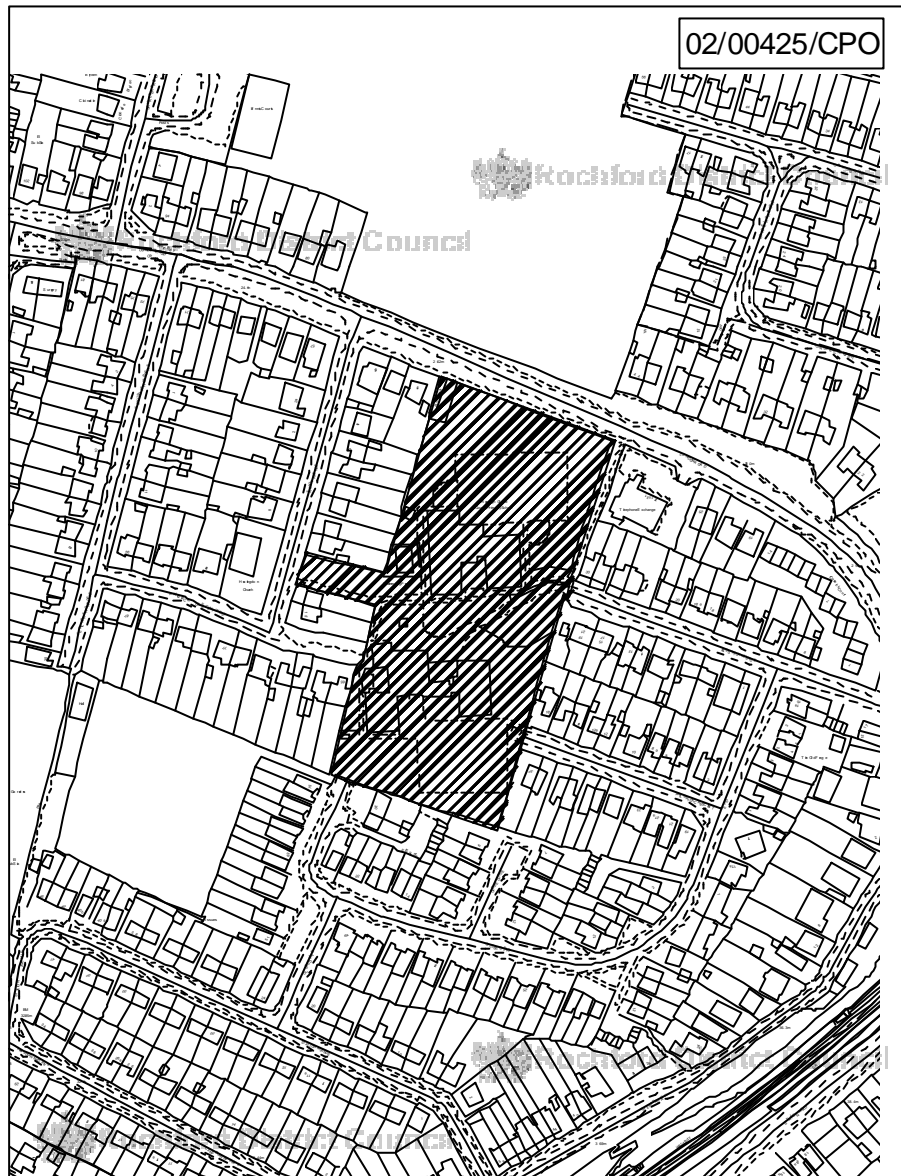
Relevant Development Plan Policies and Proposals:

PU4 of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

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PLANNING SERVICES COMMITTEE - 25th June 2002 Item 10

TITLE : 02/00002/CM
VARIATION OF CONDITION 3 OF PERMISSION CM/288/98
(ESS34/98) TO ALLOW CONTINUATION OF BRICEARTH
IMPORTS FROM CHERRY ORCHARD UNTIL 31 DEC 2004
AND DELETION OF CONDITION 14 (HIGHWAY
IMPROVEMENTS AT STAR LANE JUNCTION)
STAR LANE BRICKWORKS, STAR LANE, GREAT
WAKERING

APPLICANT : HANSON BRICKS LTD

ZONING : EXISTING INDUSTRIAL/METROPOLITAN GREEN BELT

PARISH: GREAT WAKERING PARISH COUNCIL

WARD: FOULNESS AND GREAT WAKERING

PURPOSE OF THIS REPORT

- 10.1 This is a County Matter application as it relates to minerals, and will be determined by the County Council as minerals Planning Authority. The views of this council have been requested as a consultee. Members may recall that details of this application were reported to an earlier meeting of this Committee. At that time the proposal was that imports shall continue to this site until the end of 2006 (now amended to 2004) and that there should be no alteration to the access conditions. The application is reported again now because of the revisions that have been made to it.

PLANNING APPLICATION DETAILS

- 10.2 The background relates to the closure of the Cherry Orchard Brickworks due to a significant fall in demand following the early nineties recession. At this time it was seen to be appropriate to close the Cherry Orchard works and utilise remaining mineral deposits for bricks via Imports to the Star Lane works, with an expected expiry of source material being before December 2001.
- 10.3 During the permitted timescale for extraction, the applicants have worked the site on one occasion, importing the brickearth to Star Lane. The mineral extraction was proposed in three phases, though extraction has not been carried out on this basis. To date the applicants have extracted approximately 50% of the available resource, that is phase 1 and part of phase 2; therefore any future extraction could be possible in a single phase.
- 10.4 The extraction is dependant on the demand for the required material, hence the current application to extend the extraction timescale. Although Members will note that this has now been pulled back from end of 2006 to 2004.

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- 10.5 The condition which relates to access arrangements required that there should be no imports from the Cherry Orchard site unless improvements (in terms of kerbing and the reduction of hedges) had taken place. The access referred to is that to the south end of the site. The applicants propose that this condition be deleted as they indicate they will use an alternative access to the north and keep the southerly one locked shut. This access, they state has good visibility and in any event they anticipate importation to be over a period of 30 days.

CONSULTATIONS AND REPRESENTATIONS

- 10.6 Re-consultation has taken place on the basis of the revisions to the proposals but no feedback had been received at the date of compiling this report. The re-consultation period has yet to fully expire.

MATERIAL PLANNING CONSIDERATIONS

- 10.7 When this matter was originally reported consideration was given to the implications of extending the time limit for importation operations to the site. It was concluded that there had been no significant problems and it was resolved that no objection be raised to the continuation of those imports until the end of 2006. It is considered that, on the basis of that decision, it would not now be appropriate to raise any objection to the reduced period until end of 2004.
- 10.8 The alteration to the access is a new matter to be considered. The current access to the south of the site is poor in terms of its construction and alignment on the ground. Given that the northerly access is already in place and that no additional traffic will be generated whether two accesses are in place or just one, it would also not seem necessary to raise objection on this point.

CONCLUSION

- 10.9 The current proposals reduce the timescales for imports to the site and propose the use of an access which is already in place without increasing traffic movements.

RECOMMENDATION

- 10.10 Subject to the completion of the necessary consultation period, it is proposed that this Committee **RESOLVES** that the County Council be informed that **NO OBJECTION** be raised to this application, in its revised form, subject to the following:
- 1 The other conditions of permission CM/0288/98/ROC (ESS/34/98) continue to apply and the importation of brickearth be via the northern access with the southern vehicular access locked shut

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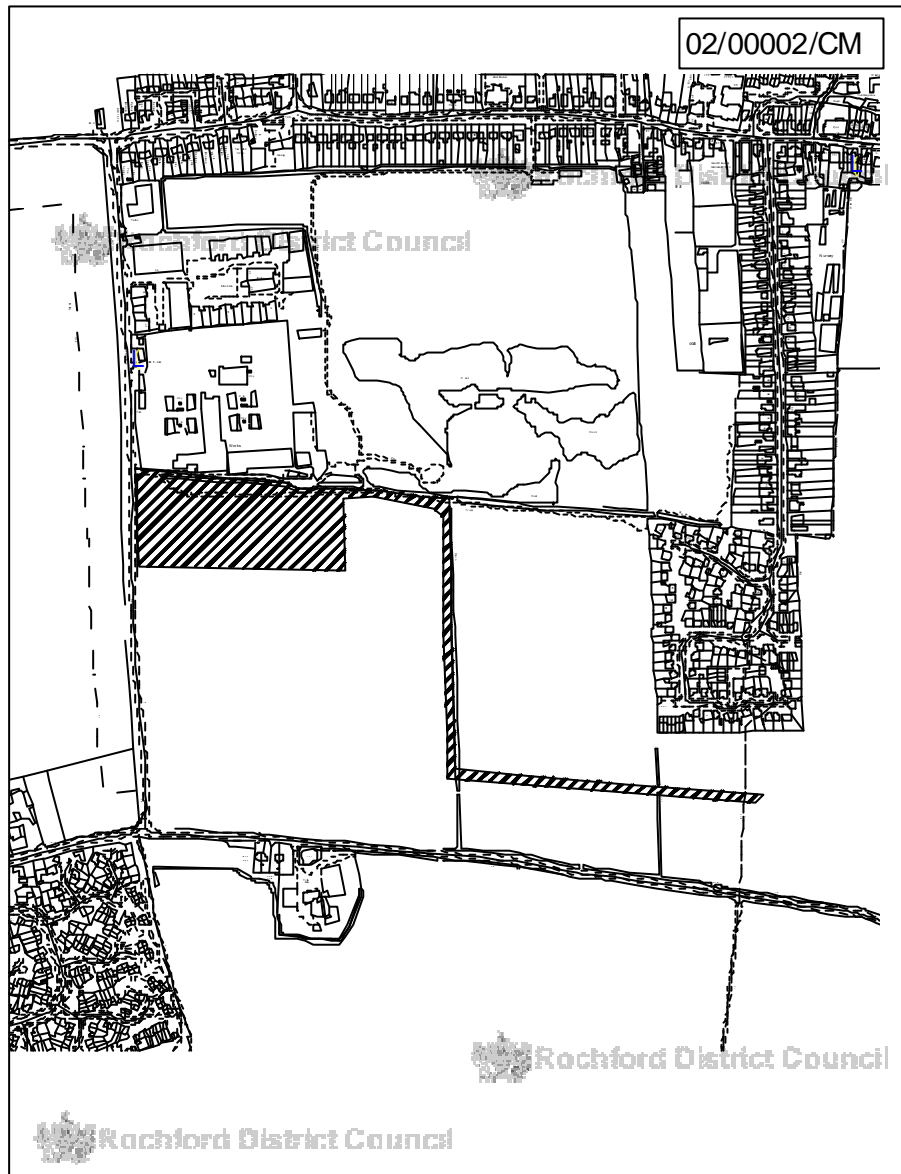
Relevant Development Plan Policies and Proposals:

MIN1, MIN2, MIN4, MIN6, MIN7 of the Essex and Southend-on-Sea Replacement Structure Plan.



Shaun Scrutton
Head of Planning Services

For further information please contact Kevin Steptoe on (01702) 546366.



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NTS



PLANNING SERVICES COMMITTEE - 25th June 2002 Item 11

TITLE : 02/00482/CPO
ERECT 1.6M BLUE ALUMINIUM FENCE TO FRONTAGE
(REPLACE EXISTING FENCE)
RAYLEIGH COUNTY JUNIOR & INFANT SCHOOL, LOVE
LANE RAYLEIGH.

APPLICANT : ESSEX COUNTY COUNCIL

ZONING : SCHOOL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: WHEATLEY

PLANNING APPLICATION DETAILS

- 11.1 This application concerns a consultation from Essex County Council for the erection of a new fence to the boundary of Love Lane school.
- 11.2 The proposal seeks to replace the existing black painted railing fence with a near identical style blue painted fence to the boundary with Love Lane. The new fence being constructed to uniform height of 1.6 metres, with revised and additional openings formed to meet current standards.

RELEVANT PLANNING HISTORY

- 11.3 Application number 01/00562/CM from 2001 was for the erection and extension of the school to form additional space. Again a county matter for consideration, though favourable comments were provided by Rochford Members.

CONSULTATIONS AND REPRESENTATIONS

- 11.4 This application is at an early stage of consultation with one response being received at the time of report preparation; any additional responses received will be reported to Members within the addendum.
- 11.5 Members are advised that County Council conduct independent consultations, including the posting of a site notice, to obtain opinions with respect to the development.
- 11.6 **Essex County Council (Highways)** advise that this matter will be dealt with direct with the County Council.

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MATERIAL PLANNING CONSIDERATIONS

- 11.7 The application concerns the provision of a replacement fence, the existing fence being of some age and requiring attention, having been constructed at a variety of heights from 0.95m to 1.54m. The new fence will prevent any possibility of stepping over of the boundary, adding to the security available to the school.
- 11.8 Installation of the new fence allows for the upgrading of existing openings and the formation of additional ones, to improve access for vehicles and disabled persons.

CONCLUSION

- 11.9 The development has no significant detrimental impact for the location, offering an improvement in the visual relationship to Love Lane with improved security and access for pupils and users of the school.
- 11.10 Though this application is at an early stage, it is clear from the submitted evidence that no significant objections are anticipated to the proposal.

RECOMMENDATION

- 11.11 It is proposed that this Committee **RESOLVES** that **NO OBJECTION** be raised to the application subject to receipt of full consultation responses.



Shaun Scrutton
Head of Planning Services

For further information please contact Christopher Board on (01702) 546366.

