



Rochford District Council

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY PLANNING SERVICES COMMITTEE 24th November 2005

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.



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PLANNING SERVICES COMMITTEE – 24 November 2005

Ward Members for Committee Items

DOWNHALL AND RAWRETH

Cllr C I Black

Cllr R A Oatham

FOULNESS & GREAT WAKERING

Cllr T E Goodwin

Cllr C G Seagers

Cllr Mrs B J Wilkins

ROCHFORD

Cllr K J Gordon

Cllr Mrs S A Harper

Cllr Mrs M S Vince

WHITEHOUSE

Cllr S P Smith

Cllr P F A Webster



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PLANNING SERVICES COMMITTEE 24th November 2005

REFERRED ITEM

R1	05/00746/FUL 2 Bed Detached Bungalow with 1 Parking Space. Rear of 8 Woodlands Close and Fronting onto Richmond Drive Land Rear Of 8 Woodlands Close Rayleigh	Monica Palmer	PAGE 5
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SCHEDULE ITEMS

2	05/00665/FUL Reprovision of Mental Health Services Comprising Single Storey and Two Storey Buildings and Extensions and Refurbishment of Existing Buildings, Car Parking and Landscaping Rochford Hospital Union Lane Rochford	Mr Mike Stranks	PAGE 11
3	05/0664/LBC Conversion of Former Chapel Building to Staff Dining Facility New Link to Connect Building to Neighbouring Rochford Building Rochford Hospital Union Lane Rochford	Mr Mike Stranks	PAGE 26
4	05/00663/CON Part Demolition of Wallasea and Rochford Buildings to Facilitate Proposed Extensions and Conversion of Chapel to Staff Dining Area. Rochford Hospital Union Lane Rochford	Mr Mike Stranks	PAGE 32
5	05/00844/GD Replacement Explosive Waste Incinerator. In Accordance with Defence Estates Circular 18/84 Consultation. MOD, Bridge Road Foulness	Mr Leigh Palmer	PAGE 37
6	05/00832/COU Enclosure of Land to Form Part of Private Residential Garden of 2 Wedds Way Great Wakering 2 Wedds Way Great Wakering	Miss Catherine Blow	PAGE 40



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05/00599/REM

Mr Mike Stranks

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Details Of Retail Foodstore And Part Two Storey Part
Three Storey Building Comprising 4No. A1 (Retail)
Units And 1No. Cafe/Restaurant To Ground Floor,
3.No D1 (Non Residential Institutions) Units At First
Floor And 8No. Two Bedroomed Flats At First And
Second Floor With Access And Car Parking Layout.
Park School Rawreth Lane Rayleigh



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PLANNING SERVICES COMMITTEE - 24 November 2005 Item R1 Referred Item

TITLE : 05/00746/FUL
2 BED DETACHED BUNGALOW WITH 1 PARKING SPACE.
REAR OF 8 WOODLANDS CLOSE AND FRONTING ONTO
RICHMOND DRIVE
LAND REAR OF 8 WOODLANDS CLOSE RAYLEIGH

APPLICANT : MR AND MRS T BRIGSTOCK

ZONING : RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: WHITEHOUSE

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no 801 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 1 November 2005, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr S P Smith and Cllr P F A Webster.

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

1.1 Rayleigh Town Council - Objects as garden is less than 100 sq m.

NOTES

The Current Proposal:

- 1.2 The current application seeks full planning permission for the construction of a 2-bed detached bungalow with 1 parking space at the rear of 8 Woodlands Close and fronting onto Richmond Drive.
- 1.3 The application has been revised following previous refusal under 04/00943/FUL and dismissal under Appeal no. APP/B1550/A/05/1177220.
- 1.4 The footprint is now slightly smaller and the dwelling has been reduced from a two-storey property to a bungalow.



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- 1.5 The application would accord with spatial standards for infill development, with vehicle parking standards and with rear garden area for the proposal site.
- 1.6 The distance between the facing rear elevations of no. 8 Woodlands and the proposed bungalow is 15.2m. This is less than the 25m suggested in the Essex Design Guide, but as the proposal is now only single storey and the boundary fence will be 1.8m. high; it is now considered to be acceptable.
- 1.7 The rear garden size of the existing property, 8 Woodlands Close, will be reduced to approx. 80 square metres; this was not considered an issue in previous applications, nor was it considered an issue by the Inspector on Appeal, so is considered to be acceptable.
- 1.8 The Inspector's main reason for dismissing the appeal was the impact on no. 9 Woodlands Close, which is now no longer an issue due to the proposed dwelling being single storey.
- 1.9 The Woodlands Section have recommended a 'no-dig' driveway/access to protect the TPO tree adjacent to but overhanging the site; this can be dealt with by condition. Also, to protect the amenity of neighbouring properties through control over direct overlooking, a condition preventing rooms in the roof (including roof lights/dormer windows) will be attached.
- 1.10 Nos 3 and 5 Richmond Drive are both properties built in the rear gardens of Woodlands Close properties and the new dwelling would not look out of place in the street scene.
- 1.11 History - 04/00598/OUT - Erect Detached 2 Storey Dwelling House and Garage, Fronting onto Richmond Drive. This application was refused due to lack of information re siting and means of access; plot size; maintenance of trees on site and could result in an unacceptable, inappropriate and unneighbourly form of development.
- 1.12 04/00943/FUL - 3 bedroom detached house and garage at rear of 8 Woodlands Close and fronting onto Richmond Drive. This application was refused due to:



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The siting of a residential unit in this location is considered inappropriate and would result in a cramped development within the street scene of this locality. This arises by reason of the application site having a substandard plot depth that would result in a substandard amenity area and inappropriate 'back to back' relationships between the new and existing properties creating an awkward layout that would result in development contrary to the Council's adopted spatial standards and Policies H11 and H19 of the Rochford District Local Plan First Review and HP6 of the Rochford Replacement Local Plan Second Deposit Draft that may result in an unacceptable, inappropriate and un neighbourly form of development that would fail to maintain the character and amenity of the site and surrounding area.

- 1.13 **Buildings/Technical Support** - no objection - existing private foul sewer needs to be checked for capacity.
- 1.14 **Rayleigh Civic Society:** Apart from same objections applying as previous application, the bungalow would be out of place in a road of predominantly 2 storey dwellings. Rear garden is only 66sqm. Which gives cramped appearance.
- 1.15 **Environment Agency:** No objections.
- 1.16 **County Surveyor (Highways):** De minimis - suggested highway conditions.
- 1.18 **Southend Airport:** No objections.
- 1.19 **Woodlands Section:** 1. The vehicular access and parking space would effectively remove 50% of the root plate of a protected Ash tree TPO no. 27/83. This would lead to severe health problems and mechanical weaknesses. I would insist on a no-dig constructed driveway with permeable materials, to be agreed with RDC.
2. There should be no work undertaken to the protected Ash tree without RDC permission.
- 1.20 There have been seven neighbour representations received with the main points being:
- It would upset the general look of the road and not fit in with what is already built;
 - The bungalow can be converted into a house;
 - The plot is too small for another house;
 - The back to back dimension is too short at 14.8m;
 - A garden size of 100 sq m would not be achieved;
 - There will be a change to the skyline;
 - The proposal will create parking problems;
 - There will be an increase in domestic and other noise;
 - Damage to TPO trees;



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- No other bungalows on Richmond Drive;
- Set a precedent;
- There is a question over ownership of the land;
- Trees have been cut down;
- Loss of light and view to adjacent dwellings;
- Impact on neighbour amenity and wildlife habitat.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC14 Materials to be Used (Externally)
- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B and/or Class C, of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no dormers, rooflights or any other opening shall be inserted, or otherwise erected, within the roof area (including roof void) on any elevation of the dwelling hereby permitted.
Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class E of the
- 4 Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no outbuildings shall be erected, or otherwise provided, on any part of the site.
Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the
- 5 Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification) no **** shall be erected on any elevations of the dwelling hereby permitted.
- 6 No development shall commence, before plans and particulars showing precise details of any gates, fences, walls or other means of screening or enclosure, to be erected on the side and rear boundaries have been submitted to and agreed in writing by the Local Planning Authority. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority, shall be erected prior to the property to which they relate first being occupied and thereafter maintained in the approved form, notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification).
- 7 SC59 Landscape Design - Details (Full)
- 8 SC66 Pedestrian Visibility Splays (Single)
- 9 Notwithstanding the details shown on the plans hereby approved, the proposed driveway shall be constructed using a 'no-dig' construction technique as outlined with BS 5837.



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PLANNING SERVICES COMMITTEE - 24 November 2005 Item R1 Referred Item

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity such as to justify refusing the application; nor to surrounding occupiers in Woodlands Close and Richmond Drive.

Relevant Development Plan Policies and Proposals

H11, H19, H24, TP15, of the Rochford District Council Local Plan First Review

HP6, HP18, TP9 of the Second Deposit Draft Rochford District Replacement Local Plan



Shaun Scrutton
Head of Planning Services

For further information please contact Monica Palmer on (01702) 546366.



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Rochford District Council, licence No.LA079138



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PLANNING SERVICES COMMITTEE - 24th November 2005 Item 2

TITLE : 05/00665/FUL
REPROVISION OF MENTAL HEALTH SERVICES
COMPRISING SINGLE STOREY AND TWO STOREY
BUILDINGS AND EXTENSIONS AND REFURBISHMENT OF
EXISTING BUILDINGS, CAR PARKING AND LANDSCAPING
ROCHFORD HOSPITAL, UNION LANE, ROCHFORD

APPLICANT : SOUTH ESSEX PARTNERSHIP NHS TRUST

ZONING : HOSPITAL

PARISH: ROCHFORD PARISH COUNCIL

WARD: ROCHFORD

PLANNING APPLICATION DETAILS

- 2.1 This application relates to the site of Rochford Hospital, which is located behind the built up frontage of Ashingdon Road and West Street. Land to the rear of the market square adjoins the site to the east. Access to the site is by a road adjacent Rochford Primary School leading to Ashingdon Road and to West Street via Union Lane. The site has an area of 3.49ha (8.62 acres).
- 2.2 A number of buildings have been demolished to the north western and south eastern parts of the site (under the previous permissions). These parts of the site are clear and level but for retention of some crushed material in piles. The site is currently vacant.
- 2.3 The retained buildings comprise Ashingdon Ward, a pump house and older buildings to the eastern part of the site. Each of these are built in yellow brickwork with various detailing and the use of slates or manufactured tiles to the roofs. The Wallasea and 'Donut' buildings are more modern and comprise a red/orange brick to the lower part of the walls with smooth render between timber stained windows and doors. The roofs are tiled with a brown concrete modern tile.
- 2.4 The site is within the Rochford Conservation Area.
- 2.5 This application should be read in conjunction with application 05/00663/CON seeking conservation area consent for the part demolition of Wallasea and Rochford Buildings to facilitate the proposed extensions and conversion of Chapel to Staff Dining Area and application 05/00664/LBC to convert former Chapel building to staff dining facility, together with a new link to connect to the neighbouring Rochford Building.



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The Proposal

- 2.6 The previous scheme approved a 144 bedded inpatient mental health facility. The current application is part of a reduced scheme to provide a 111 bedded inpatient mental health facility. The range of Mental Health Services provided on the site until recently included 148 inpatient beds and 90 day hospital places, outpatient services and specialised facilities including drug and alcohol services. The existing buildings fell below an acceptable standard and the inpatient services, have been temporarily relocated to Runwell Hospital.
- 2.7 The proposal represents a reduced scheme to that previously approved and does not include works this time to Community House, HEC building, crèche building and Gowing House.
- 2.8 The proposal represents part of an investment of £21m to provide a facility where people suffering with depression and other mental health problems can receive the care they need. The main clinical services would provide:
- an Assessment suite,
 - Adult in patients with mental Health Needs 2No. 24 bedded wards,
 - Adult in patients with rehabilitation care needs 1No. 15 bedded ward,
 - Older people in patients with Organic Mental Health Assessment Needs 1No. 24 bed ward,
 - Older people inpatients with functional mental health needs 1No. 24 bedded ward
- 2.9 Total No. of bed spaces = 111
- 2.10 The current proposal excludes previous proposals to use existing buildings for administration and a new building for adult special needs assessment. In all other respects the current proposal is similar to that previously approved.

Crescent Building

- 2.11 To the north west part of the site the proposal is to construct a two storey crescent shaped building with two storey rear projections. This building would be finished in orange/red and yellow facing brick on blue engineering brick plinth courses with rendered and cedar boarding details. The windows and doors and rainwater goods would be finished in powder coated aluminium and finished in a Dove Grey colour. The window sills would be reconstituted stone and the roof would be finished in reconstituted slates. The building would have an overall height of 9.4m to the main ridge line but with the skylight details to an overall height of 10.5m.
- 2.12 This building would contain an Adult Acute admissions ward on the ground floor with 24 bedrooms each with en-suite facilities, and an Adult Rehabilitation ward of 15 bedrooms each with en-suite facilities on the first floor.



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- 2.13 Each floor would in addition accommodate offices, assisted bathrooms, laundry rooms interview and staff rooms, treatment rooms, T.V room and dining area.
- 2.14 The building would front onto a circular landscaped parking area providing 37 car parking spaces and 6 disabled car parking spaces. The layout to this part of the site also includes provision for 5 No. motorcycle parking spaces and 20 No. cycle hoops.

Wallasea Building

- 2.15 The existing Wallasea centre building is to be refurbished and extended by two single storey extensions in finishes similar to the proposed crescent building. The northern extension would provide 11 bedrooms each with en-suite facilities. A number of supporting rooms are also proposed. The eastern extension to this building would provide for a further 10 bedrooms again with en-suite facilities.
- 2.16 The extensions would have an overall height of 5.9m slightly higher than the existing building by 0.1m.
- 2.17 The proposal includes the provision of an external canopy across the front of the existing building and the extension which would be finished in treated hardwood timber.

Rochford Clinic and Chapel

- 2.18 The existing Rochford Clinic building would be refurbished to provide a catering and food management building. The proposal includes a single storey pitched roofed extension to the eastern side finished in red/orange brick on blue engineering brick plinth with reconstituted slate to the roof. This extension would have a height of 5.2m. The main Rochford Clinic building has various heights of between 3.75m - 8.4m.
- 2.19 As part of the provision of staff catering facilities it is proposed to convert the existing Chapel into a staff dining area and provide a sloped roofed connecting link. The Chapel is listed and the works would attach the link and form a door opening where there currently exists a window, block up an existing window to front onto the attached link and form an opening to provide a servery where there currently exists a window. The connecting link would provide a lobby and servery and toilets between the proposed dining and kitchen areas.

Tug/General Refuse Compound

- 2.20 To the east of the site the proposal is also to provide a detached building of pitched roofed design to provide a garage for the site tugs and a waste compound storage. This building would have an overall height of 5m and depth of 7m and width of 7.6m. The building would be finished in timber dark stain boarding with reconstituted slate to the roof. The aluminium roller shutter door would be finished in Dove Grey powder coating.



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- 2.21 The waste compound would adjoin the tug garage and would be enclosed by dark stained close boarded fencing to a height of 2.5m.

Layout details

- 2.22 The area to the front of Community House which currently provides some 31 car parking spaces would be remodelled to provide a location for a standby generator and 6 staff car parking spaces, including 3 disabled spaces.
- 2.23 The remainder of the eastern part of the site has been the subject of demolition of existing buildings. This part of the site is proposed to be laid out to provide 151 staff car parking spaces with in addition a further 10 motorcycle parking spaces. The layout of this part of the proposal includes the provision of a circulation access road connecting to Union Lane.
- 2.24 The application is accompanied by a detailed landscaping scheme retaining many of the existing trees on the site but proposing the removal of 3No. Sycamore, 1No. Cherry, 1No. Horse Chestnut, and 1No. Walnut trees.

RELEVANT PLANNING HISTORY

- 2.25 02/00102/CON
Demolition of 3 No. Buildings
Permission granted 9th April 2002
- 2.26 02/193/CON
Demolition of Laundry Building
Permission Granted 30th April 2002
- 2.27 Application No. 02/01114/FUL
Re-provision of Mental Health Services comprising erection of single and two storey buildings, extension/conversion of existing building , together with car parking and associated facilities.
Permission granted 29th April 2003
- 2.28 Application 02/01115/CON
Demolition of existing administration block and part of Gowing House
Permission granted 22nd April 2003
- 2.29 Application 02/1116/LBC
Conversion of Chapel to staff dining room together with link to connect Chapel to neighbouring Rochford Building.
Permission granted 22nd April 3



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CONSULTATIONS AND REPRESENTATIONS

- 2.30 **Rochford Parish Council** - No Objections.
- 2.31 **Essex County Council Highways and Transportation** - Recommend the following heads of conditions:
- 1) Provision of a footway 1.8m wide on the west side of union lane entrance for a distance of 20m to join up with access roads and walkways within the site and to tie in with existing footway in Union Lane.
 - 2) Both main accessways to be laid out and constructed in permanent material, for the first 15m
 - 3) Space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site
 - 4) To prepare, implement and monitor a Travel Plan
- 2.32 **Essex County Council Listed Buildings and Conservation Area Specialist Advice** - Advise that in Listed building terms the application is to convert the former Chapel and to connect it by a link to the Rochford building.
- 2.33 The only discernable difference between the scheme proposed and that approved is the design of the glazed link. This link was the subject of much negotiation in the previous scheme and was accepted because it was behind the building frontage. In the present application the roof link cuts across the elevation in a clumsy and unacceptable way and can not be seen as an improvement over the permitted proposal. Advise further that the use of aluminium is not appropriate in the context of a Listed Building of this character and recommends this be made of timber.
- 2.34 **Essex County Council Principal Urban Designer** - Generally satisfied with the design. Only concern is the link building between the existing Chapel and Rochford Clinic. Believe the new link was more satisfactorily resolved in the previous application where the façade of the link was set back. Similarly the flat roof which showed the new link as a separate element was more satisfactory than the current slanted roof.
- 2.35 **Essex Police Architectural Liaison Officer** - have no objections but asks that the development is subject to Secured by Design.
- 2.36 **London Southend Airport** - no objections.
- 2.37 **Environment Agency** - Advise that the site is within Zone 1 and is considered to be within the little to no risk flood zone described in table 1 of PPG 25.



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2.38 Whilst there is little risk of flooding from fluvial or tidal sources, the size of the proposed development means that significant volumes of surface water could be generated. The proposal therefore requires a Flood Risk Assessment in the absence of which the agency object to the proposal on the grounds of insufficient flood risk information as prescribed in PPG 25 and Local Plan Policy NR10.

2.39 **Site Drainage**

The Agency object unless the following Conditions are appended to any consent granted;

2.40 Condition:

Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed before occupancy of any part of the proposed development.

Reason: To ensure a satisfactory method of foul water drainage and to comply with Policy UT1 of the Rochford District Replacement Local Plan.

2.41 Condition:

Prior to the commencement of the development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason: To ensure a satisfactory method of pollution control and to comply with Policy PN1 & PN3 of the Rochford District Replacement Local Plan

2.42 Advise that all foul sewage or trade effluent including cooling water and chemical additives or vehicle washing water shall be discharged to the foul sewer.

2.43 **Oil Storage**

Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls.

2.44 Environment Agency revised advice following officers concerns that the principle of development is established.

2.45 Accept that the previous permission has established the principle of development on this site. However PPG25 sets out the need for a Flood Risk Assessment to not only demonstrate that the proposed development is suitable in the location but also to advise adequate mitigation to prevent an increase in flood risk. Therefore maintain objection on the grounds of insufficient flood risk information.



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2.46 If the Council are minded to grant permission without an FRA recommend the surface water condition previously recommended be amended as follows:

2.47 Condition

Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Environment Agency. The scheme shall give priority to Sustainable Drainage Systems (SuDS). Conventional drainage shall only be used where SuDS are shown not to function. The scheme shall be constructed and completed before occupancy of any part of the proposed development.

Reason: To ensure a satisfactory method of surface water drainage and to comply with Policy NR10 of the Rochford District Replacement Local Plan.

2.48 The Agency further recommend the applicant to still undertake an FRA to ascertain the surface water run – off that will be generated by the development and advise further that a sustainable method of disposal can be incorporated into landscaping and amenity areas presenting also opportunities to improve biodiversity.

2.49 One letter has been received from the following address:

Pollards Close: 67

and which makes the following comments and objections;

- Do not object to the provision of Mental Health services but as my house backs directly onto the internal road that joins Union Lane ASKS THE Council to consider imposing restrictions on the use of the internal roads outside reasonable hours
- Do not expect this restriction to apply to medical vehicles
- Would expect it to comply with commercial vehicles so that they do not use the road between 21:00 hrs and 07:00 each day

MATERIAL PLANNING CONSIDERATIONS

2.50 The proposed use accords with the Hospital allocation to the Council's Adopted Local Plan (1995) and use for Health Care specified at Policy UT5 of the emerging Local Plan (2004).

2.51 The proposed buildings would generally provide modern and upgraded replacement facilities to previous buildings now demolished. The variation in siting and layout in comparison to the functional design of the former layout would not detract from the character and appearance of this part of the Conservation Area contrary to Policy UC1 to the adopted Local Plan (1995).



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Design matters**Crescent Building**

- 2.52 The previously approved building was of predominantly two storey form to an overall height of 8.5m to the main ridge and 9.1m to the rooflight detail. The proposed building is slightly higher by 1.1m to the main ridge and 1.4m to the rooflight detail. The current building is however of more interesting form with improved window detailing and ridge line of more interest. The overall mass of the building would enjoy its own setting onto the circular parking area and would be of common design to the Wallasea building extensions. The proposed Crescent building would not conflict with Policy UC3 to the Adopted Local Plan (1995) OR policy BC1 to the emerging Local Plan (2004).

Wallasea Building

- 2.53 The proposed refurbishment and extensions to the Wallasea building both feature powder coated aluminium windows and doors. The proposed extensions would be finished in red/orange brick which is common to the lower parts of the existing building walls. The proposed extensions do not however repeat the rendered finish to the upper parts of the walls to the existing Wallasea building. The previous approved buildings featured use of powder coated aluminium windows and doors and the use of reconstituted slate to the roofs. These materials are repeated in the current application.
- 2.54 The extensions to the Wallasea building would be of an acceptable design and form repeating the shallow pitched roofed design. Notwithstanding the absence of render to the walls, the proposed design form of the extensions would not conflict with the character of this part of the Conservation Area or conflict with Policy UC3 to the Adopted Local Plan or BC1 to the Council's emerging Local Plan.

Rochford Clinic/Chapel conversion

- 2.55 The proposed extension to the Rochford Clinic to form catering and food management facilities would be smaller than the extension previously approved. The addition now proposed would have a width of 9.8m and length of 25.6m with an overall ridge height of 5.1m. The previously approved addition had a width of 15m but a length of 24 metres with a ridge line 6.5m in height. The external finishes show the proposed red/orange brick common to all the additions but in this part of the site there is only yellow brick common to all the remaining buildings. It is considered that whilst the proposal is of an acceptable design, this particular building should be finished in yellow brick to more closely match the adjoining buildings to which it would relate. This matter can be achieved by a specific condition to any consent that might be given.



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- 2.56 The existing Chapel is Grade II Listed. It is desirable to retain this building within the new uses proposed. There is no objection to the principle of the conversion to a dining room. The issue remains as to the choice of materials and proportions of the link between the Chapel and Rochford Clinic. As proposed the proposal conflicts with specialist advice and Policy UC9 to the Council's Adopted Local Plan (1995) and Policy BC3 to the Council's emerging Local Plan (2004).
- 2.57 The applicants are aware of this issue and are attempting to revise this detail to overcome the objections raised by the Principal Urban Designer and Listed Buildings Adviser. Subject to satisfactory receipt of revised plans overcoming objections raised, there can be no objection to the proposal in terms of Policies UC9 and BC3.

Tug garage

- 2.58 The proposed tug garage and refuse compound would stand within the car parking area to the east of the catering and food management buildings. This building would not detract from the setting of adjoining buildings nor detract from the character of this part of the Conservation Area.

Impact upon neighbouring development

- 2.59 The development is proposed to the northern parts of the site. The proposed Crescent Building backing onto Heritage Way, Chelsea Court, St. Lukes Place would be located 8m at single storey and 6m at two storey from the northern boundary. The previous scheme was 4m – 4.5m from the same boundary line and a wider elevation. The current application would be sited deeper into the site and further from existing dwellings fronting Heritage Way. The current proposal features a part two storey projection immediately to the rear of properties in Heritage Way whereas this particular element of the previously approved building was single storey. The two storey element would be 15.5m from the rear boundary with No.15 Heritage way which has a garden depth of 19m.
- 2.60 The garden depth to the rear of Chelsea Court and St Lukes Place is some 20m in depth.
- 2.61 The proposed extension to the Wallasea building would be single storey to an overall ridge height of 5.9m and comparable to the existing building. This extension would be 5m from the boundary of the site with an area of land seemingly outside the site but undeveloped and grassed over at the current time. The proposal would be 59m from the nearest dwelling off Pollards Close and 52m from the flats at St. Lukes Place.



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- 2.62 The connecting link between the former Chapel and Rochford Clinic Building would be contained within the Envelope of buildings with no significant effect to the site boundaries. The extension of the Food Management building would be 4.5m from the site boundary with No. 49 Pollards Close and which has a garden depth of 14m. The current proposal is a smaller addition to that previously approved.
- 2.63 The Tug garage has been re-sited in the current application away from dwellings in Pollards close and would be located adjoining the staff car park 8m west of the boundary with the Rochford supermarket site.
- 2.64 The relative separation between the existing and proposed buildings would achieve significant separation such that the buildings would not unreasonably dominate the outlook of properties adjoining the site.
- 2.65 The circulation road running along the northern boundary will be retained. The visitor car parking area will be enclosed by the Crescent Building and Wallasea extensions. The dwellings fronting Ashingdon Road have garden depths of some 30m but for a terrace of dwellings Nos. 10 –10c accessed of the site entrance and which are located 2-3m from the site boundary.
- 2.66 The proposed visitor car parking has already functioned as an access prior to closure this year. The approved layout provided a larger visitor parking area with spaces 10m from this group of dwellings. The current proposal is marginally better for these dwellings in that the spaces are 11m distance and without the pedestrian footway at the back of the space. The landscaped strip will therefore be wider to the current scheme and the extent of hard surface is reduced in favour of landscaping. On balance the current proposal represents a marginal improvement to the resultant environment of this group of dwellings.
- 2.67 The Staff car parking area to the south east corner of the site would be reduced in comparison to the previous scheme and would retain a landscaped area 25m wide as opposed to the previous width of 17m adjoining Clements Mews.
- 2.68 The reduced scheme would have less impact in intensity and site coverage of parking and circulation areas than the previously approved scheme and is considered to have no significant adverse effect over and above the previous use and previously approved scheme.



Drainage issues

- 2.69 The applicant advises there are existing surface water and foul water drainage systems on the site with outfalls at Union Lane and Rochford Primary School entrances to the site. The site has a sewage pumping station which collects and discharges both foul and surface water for part of the Hospital and the housing area to the north of the site. The applicant advises that a preliminary assessment indicates that there will be no need to increase the outfall flow rates from the site but this will need to be verified.
- 2.70 The applicant proposes to design a new surface water collection system for the new build areas, roofs and hard standing. The systems will collect and discharge into a new underground surface water infrastructure to connect to the existing mains and outfalls.
- 2.71 The applicant proposes to design a new foul water drainage system for the new build parts of the site to connect to the existing mains at a suitable location utilising the existing outfalls at Union Lane and Ashingdon Road entrances.
- 2.72 The Environment Agency recommends a condition requiring the submission of such details and to include consideration of sustainable drainage systems. This matter can be the subject of a condition to any approval that might be given.

Parking and highway issues

- 2.73 The proposal provides for a visitor parking area of 37No. spaces with 6 No. disabled spaces, 5 motorcycle spaces and 20 No. cycle hoops off the site entrance from Ashingdon Road adjoining Rochford Primary School. Staff parking is shown accessed from Union Lane with provision of 154 spaces and 3 disabled spaces. 116 spaces to the south eastern corner of the site and with a further staff parking area of 35 spaces located to the north eastern corner of the site adjoining the catering and food management building.
- 2.74 The applicant advises that they have previously consulted on and agreed with Essex County Council the car parking provision and impact of traffic movement around the site. As the current proposal is a reduced scheme to that previously approved no Traffic Impact Assessment has been submitted.
- 2.75 There is no material objection raised by Essex County Council on the provision of parking and subject to the condition requested by the County Highways and Transportation Manager being included to any consent given.
- 2.76 The car parking areas are screened and landscaped and would be separated by a landscaped strip of 5m width to the adjoining dwelling at 49 Pollards Close and 1.5m wide to the eastern boundary with the adjoining supermarket.



INVESTORS IN PEOPLE

- 2.77 The footway requested from Union Lane to the internal footway within the site by the County Council is shown in the current application.
- 2.78 Unlike the previous scheme the proposal does not include any gated barriers to the staff car parking areas.

Protected Species

- 2.79 The applicants have previously addressed the issue concerning the presence of Pipestral Bats about the site and obtained a licence for the demolition of buildings so far.
- 2.80 The current application is an alternative to the previously considered scheme and as such it is considered necessary to condition any further approval that might be given to undertake the mitigation and recommendations as contained in the October 2004 Method Statement by consultants Faber Maunsell.

CONCLUSION

- 2.81 The proposal represents an alternative reduced scheme to that previously approved on 29th April 2003 under application reference 02/01114/FUL. The proposal accords with the local plan allocation for the site and the new buildings and extensions now proposed would be of a satisfactory design and would enjoy a satisfactory relationship to adjoining development.
- 2.82 Subject to resolution of the issue concerning the design of the link to connect the former Chapel and Rochford Clinic buildings that are proposed to become staff dining and food management areas, no material objection is raised to the application in Planning terms.

RECOMMENDATION

- 2.83 It is proposed that this Committee **RESOLVES** to **DELEGATE** to the Head of Planning Services to determine, subject to the receipt of revised plans overcoming officers concerns at the treatment of the proposed connecting link between the Listed former Chapel and Rochford Clinic building and to the following conditions:
- 1 SC4 Time Limits Full – standard
 - 2 SC14 Materials to be used externally
 - 3 No deliveries by commercial vehicles shall be taken at or dispatched from the site outside the hours of 0700hrs to 1800hrs Monday to Friday and 0800 hrs to 1300hrs on Saturdays nor at any time on Sundays or Bank Holidays or Public Holidays.



INVESTORS IN PEOPLE

PLANNING SERVICES COMMITTEE - 24th November 2005 Item 2

- 4 Prior to the first occupation of the development plans and particulars showing precise details of any gates, fences, walls or other means of enclosure to be erected to the site boundaries, have been submitted to and agreed in writing by the Local Planning Authority. Such details as may be agreed shall be constructed and thereafter maintained in the approved form.
- 5 The site accesses off Union Lane and Ashingdon Road shall be laid out and constructed in permanent material for the first 15m from the highway boundary, details of which shall be submitted to and agreed in writing by the Local Planning Authority
- 6 None of the buildings hereby permitted shall be occupied before provision has been made within the site for the parking and turning of vehicles in accordance with drawing No. 3345/D/002/ revision B thereafter such areas off the site shall be retained and maintained in the approved form and used for no other purpose which would impede the parking or turning of vehicles
- 7 A travel plan tailored to this site shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall promote sustainable transport methods whilst seeking to minimise car travel, including measures to encourage cycling, walking, car sharing and the use of public transport. Such a travel plan as may be approved shall be implemented on commencement of the use of any of the buildings hereby permitted and shall thereafter continue to be implemented and managed throughout the lifetime of the development.
- 8 Before the development is commenced, a detailed contaminated land assessment shall be carried out and submitted to the Local Planning Authority. The method and extent of assessment shall be approved in writing with the Local Planning Authority prior to the commencement of works. A scheme to remedy any contamination shall identified by the assessment shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented and completed in accordance with the approved scheme of remediation. On completion of the remediation the developer shall submit a written report to the Local Planning Authority detailing the works carried out and the results of any validation sampling
- 9 The development shall not be occupied before details of any mechanical extract, ventilation or other external plant, equipment or flues to be installed in or on any of the buildings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Thereafter such plant/equipment shall be retained and shall only be operated as approved in writing by the Local Planning Authority.
- 10 Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Environment Agency. The scheme shall give priority to Sustainable Drainage Systems (SuDS). Conventional drainage shall only be used where SuDS are shown not to function. The scheme shall be constructed and completed before occupancy of any part of the proposed development.



INVESTORS IN PEOPLE

PLANNING SERVICES COMMITTEE - 24th November 2005 Item 2

- 11 Prior to the commencement of the development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 12 SC91 Foul Water Drainage
- 13 Notwithstanding the submitted plans the external brick finish to the extension of the Rochford Clinic building to form the catering and food management building shall be finished in yellow coloured brickwork, details and samples of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the extension to the Rochford Clinic hereby approved.
- 14 The applicant shall carry out the advice, recommendations and mitigation measures concerning the presence of Bats on the site as described in the Method Statement dated October 2004 by consultants Faber Maunsell.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals

Rochford District Local Plan First Review (1995)
UC1, UC2, UC3

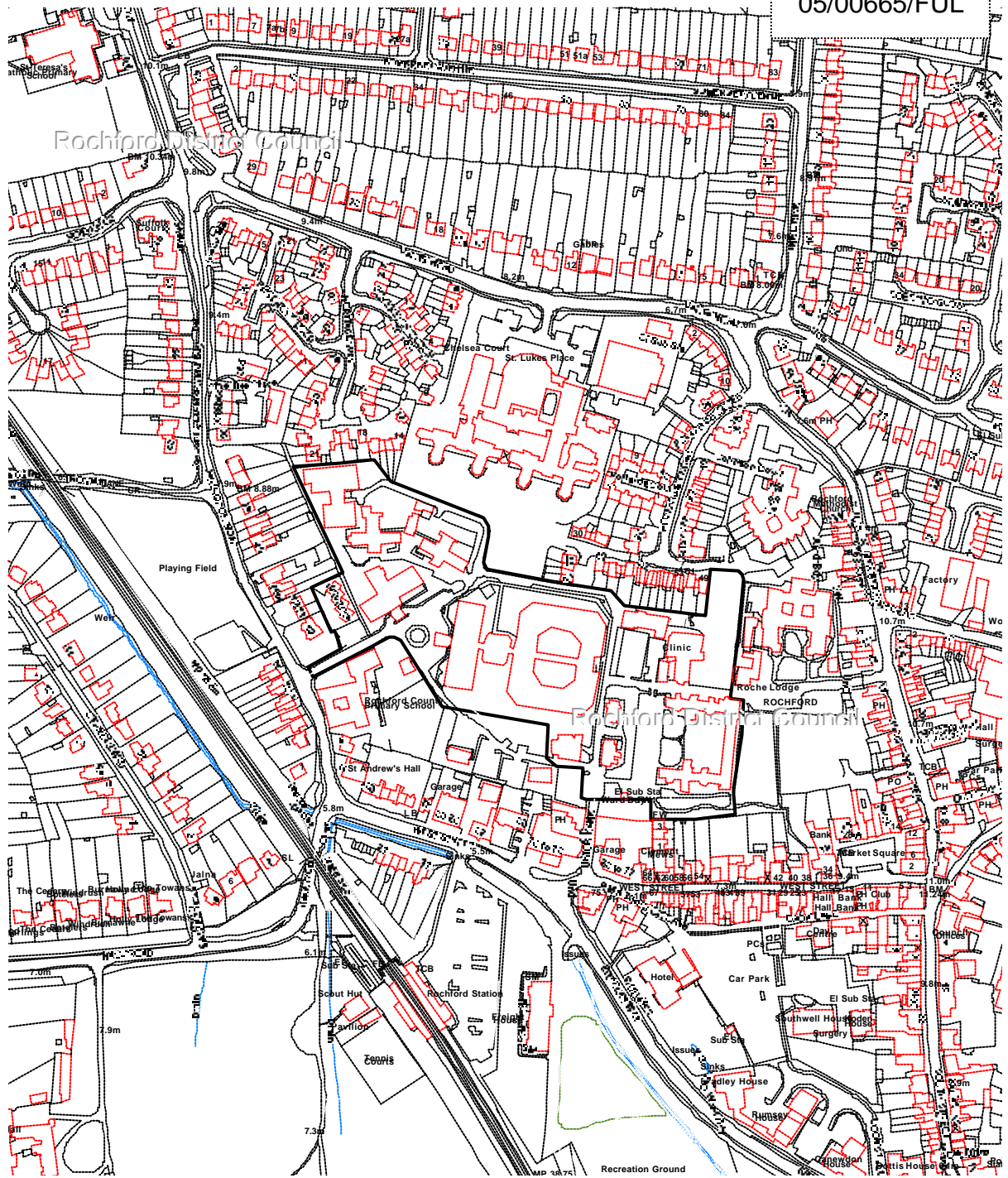
Second Deposit Draft Rochford District Replacement Local Plan (2004)
UT5, BC1, BC2, BC3, BC4



Shaun Scrutton
Head of Planning Services

For further information please contact Mike Stranks on (01702) 546366.

05/00665/FUL



Rochford District Council

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PLANNING SERVICES COMMITTEE - 24th November 2005 Item 3

TITLE : 05/00664/LBC
CONVERSION OF FROMER CHAPEL BUILDING TO STAFF
DINING FACILITY , NEW LINK TO CONNECT BUILDING TO
NEIGHBOURING ROCHFORD BUILDING
ROCHFORD HOSPITAL , UNION LANE , ROCHFORD.

APPLICANT : SOUTH ESSEX PARTNERSHIP NHS TRUST

ZONING : HOSPITAL

PARISH: ROCHFORD PARISH COUNCIL

WARD: ROCHFORD

PLANNING APPLICATION DETAILS

- 3.1 This application is to the site of the Rochford Hospital, which is located behind the built frontage of West Street and Ashingdon Road. On the site exists a Grade II listed Building believed to have been at one time a Chapel.
- 3.2 This application should be read in conjunction with applications 05/00663/CON and 05/00665/FUL which seek Conservation Area consent for minor demolition works to existing buildings and The chapel to which this application relates and planning permission for the re-provision of Mental Health Services, comprising two storey buildings and single storey extensions, refurbishment of existing buildings, landscaping and car parking for the wider site as a whole.
- 3.3 The building to which this application relates is adjoined by the Rochford Clinic and is part of a wider application separately reported under application reference 05/00665/FUL where it is proposed to change the use of the clinic to a food management and catering facility and to convert the Listed Building to a staff dining facility. The building is located on the north eastern part of the site south of Pollards Close and adjoining the rochford supermarket redevelopment. The conversion of the Listed building to the staff dining facility is the subject of this current application for Listed Building Consent.



INVESTORS IN PEOPLE

- 3.4 The proposal is to undertake works to the former Chapel building which is currently subdivided into nine separate rooms/stores. The internal walls and doors and sanitary fittings are shown to be removed to create a large space enveloped by the external walls. On the eastern side adjoining the Rochford Clinic the proposal shows removal of the two windows and cills to make openings and to block up a further opening. The northern door is proposed to be widened and fitted with new double doors. The existing metal canopy to the northern elevation is also proposed to be removed and the wall made good. The existing rain water pipes and waste pipes to the eastern side of the building are shown to be removed to accommodate the proposed link. New rain water pipes are shown at the ends of the elevation to be made of cast Iron and painted white. All external doors and windows are to be replaced with new double glazed units made of Aluminium frames but with white powder coated finish in white with glazing bars to match the existing building.
- 3.5 The proposal would construct a link between the Chapel and Rochford Clinic buildings with a powder coated aluminium curtain walling with external door and finished in dove grey. The rear of the link would be finished in face brick work to match the existing building which is yellow in colour. The link would have a lead standing seam roof.

RELEVANT PLANNING HISTORY

- 3.6 02/00102/CON
Demolition of 3 No. Buildings
Permission granted 9th April 2002
- 3.7 02/193/CON
Demolition of Laundry Building
Permission Granted 30th April 2002
- 3.8 Application No. 02/01114/FUL
Re-provision of Mental Health Services comprising erection of single and two storey buildings, extension/conversion of existing building, together with car parking and associated facilities.
Permission granted 29th April 2003
- 3.9 Application 02/01115/CON
Demolition of existing administration block and part of Gowing House
Permission granted 22nd April 2003
- 3.10 Application 02/1116/LBC
Conversion of Chapel to staff dining room together with link to connect Chapel to neighbouring Rochford Building.
Permission granted 22nd April 3



INVESTORS IN PEOPLE

CONSULTATIONS AND REPRESENTATIONS

- 3.11 **Rochford Parish Council** - Concerns that the character of the chapel should be retained and that Pipestrel Bats are present at the site.
- 3.12 **Essex County Council Historic Buildings and Conservation Advice** - Advise that a similar proposal has been previously granted.
- 3.13 The only discernable difference between the scheme proposed and that approved is the design of the glazed link. This link was the subject of much negotiation in the previous scheme and was accepted because it was behind the building frontage. In the present application the roof link cuts across the elevation in a clumsy and unacceptable way and can not be seen as an improvement over the permitted proposal. Advise further that the use of aluminium is not appropriate in the context of a Listed Building of this character and recommends this be made of timber.

MATERIAL PLANNING CONSIDERATIONS

- 3.14 The re use of the building is desirable in order to secure its retention. The new use would meet the requirements of Policy UC9 to the Adopted Local Plan.
- 3.15 The proposed link was the subject of previous discussion and amendment to the previous scheme approved under application 02/01116/LBC. The link as approved was recessed behind the returns of the building and had a zinc clad parapet fascia and was shown to be finished in Gun Metal coloured powder coated aluminium.
- 3.16 The current proposal is also in aluminium but would extend forwards of the returns on the Rochford Clinic building by 0.5m. The design has a sloped roof which has resulted in a feature to the southern elevation (front) that is considered detrimental to the appearance of the listed building by specialist advisers.
- 3.17 The current proposal would detract from the appearance of the Listed Building in that the architectural detailing and materials are not considered to compliment the original construction and would thus conflict with Policy UC7 of the Council's Adopted Local Plan and Policies BC1 and BC3 to the emerging Local Plan.
- 3.18 The applicant is aware of the concerns expressed by specialist advisers and anticipates revising the plans to overcome the objections raised. Given that the previously approved scheme establishes an acceptable form of design it is not anticipated that there will be difficulty in achieving this requirement. Whilst the application as currently submitted is unacceptable the proposal is acceptable in all other respects and would thus allow delegation to the Head of Planning Services subject to the receipt of satisfactory revised plans to overcome the specialised objections raised.



INVESTORS IN PEOPLE

- 3.19 The issue concerning the presence of Pipestral Bats has been addressed in the previous application 02/01114/FUL the necessary survey and mitigation has previously been agreed and the appropriate condition to that consent discharged.

CONCLUSION

- 3.20 The proposal represents a revision to a previously agreed scheme and would give a currently vacant Listed Building a new use that in principle would accord with Council and Government Policy for the retention of Listed Buildings.
- 3.21 As submitted the particular detail to the link between the Listed Building and the adjoining proposed food management building is unacceptable and contrasts to the detailing previously approved. The applicant is revising the plans to overcome the concerns of specialist advisers. As such it is anticipated that revised plans will address this issue. Subject to no objections being raised by specialist advisers on sight of the revised plans it is considered that the amendment to the application can be approved.

RECOMMENDATION

- 3.22 It is proposed that this Committee **RESOLVES** to **DELEGATE** to the Head of Planning Services to determine subject to the receipt of revised plans overcoming officers concerns regarding the proposed link design and to the following conditions:

- 1 SC4A Time Limits Listed Buildings
- 2 SC14 Materials to be used externally

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



INVESTORS IN PEOPLE

Relevant Development Plan policies and proposals:

Rochford District Local Plan First Review (1995)
UC1, UC2, UC3

Second Deposit Draft Rochford District Replacement Local Plan (2004)
UT5, BC1, BC2, BC3, BC4

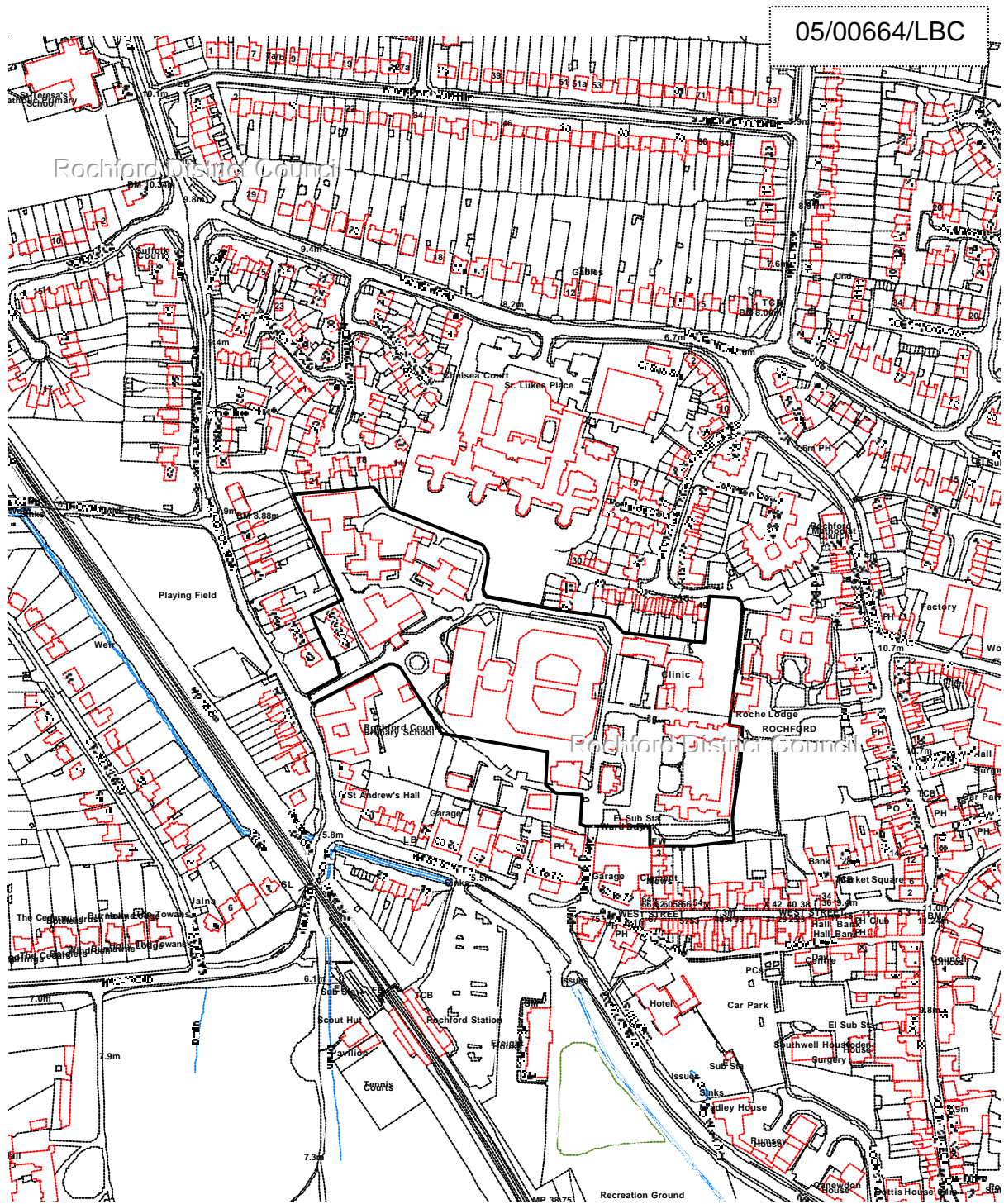


Shaun Scrutton
Head of Planning Services

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TITLE : 05/00663/CON
PART DEMOLITION OF WALLASEA AND ROCHFORD BUILDINGS TO FACILITATE PROPOSED EXTENSIONS AND CONVERSION OF CHAPEL TO STAFF DINING AREA ROCHFORD HOSPITAL, UNION LANE, ROCHFORD

APPLICANT : SOUTH ESSEX PARTNERSHIP NHS TRUST

ZONING : HOSPITAL

PARISH: ROCHFORD PARISH COUNCIL

WARD: ROCHFORD

PLANNING APPLICATION DETAILS

- 4.1 This application is to existing buildings located on the Rochford Hospital site on land to the rear of the built up frontage onto West Street and Ashingdon Road.
- 4.2 This application is to authorise those aspects of the extension to the existing Wallasea building and Conversion of the former Chapel building to staff dining area as described in application 05/00665/FUL. This application should be read in conjunction with that application and also the separate application for Listed Building Consent submitted under application reference 05/00664/LBC.
- 4.3 The proposed works to the Wallasea building would form an opening to the northern elevation to provide access to the proposed extension. An opening would also be formed into the east facing wall to access the eastern extension also proposed. The existing building is not to be demolished. The application concerns works to accommodate the extensions proposed and involves internal alterations to generally refurbish the existing building but which are shown only by way of internal partition walls. Whilst more precise details are lacking, the Wallasea and 'Donut' buildings are modern and of no particular value in Conservation terms. The proposals are otherwise acceptable in design terms and it is considered no material objection can be raised to the minor demolition works associated with providing the extensions to these buildings.



INVESTORS IN PEOPLE

- 4.4 The second part of the application is to undertake works to the former Chapel building which is Grade II Listed. The building is currently subdivided into nine separate rooms/stores. The internal walls and doors and sanitary fittings are shown to be removed to create a large space enveloped by the external walls. On the eastern side adjoining the Rochford Clinic the proposal shows removal of the two windows and cills to make openings and to block up a further opening. The northern door is proposed to be widened and fitted with new double doors. The existing metal canopy to the northern elevation is also proposed to be removed and the wall made good. The existing rain water pipes and waste pipes to the eastern side of the building are shown to be removed to accommodate the proposed link. New rain water pipes are shown to be proposed at the ends of the elevation and made of cast Iron and painted white. All external doors and windows are to be replaced with new double glazed units made of Aluminium frames but with white powder coated finish in white with glazing bars to match the existing building.
- 4.5 The former Chapel building itself is not to be demolished. Consent is sought for the removal of those parts of the building to accommodate the new use as a dining area and alterations proposed.

RELEVANT PLANNING HISTORY

- 4.6 02/00102/CON
Demolition of 3 No. Buildings
Permission granted 9th April 2002
- 4.7 02/193/CON
Demolition of Laundry Building
Permission Granted 30th April 2002
- 4.8 Application No. 02/01114/FUL
Reprovision of Mental Health Services comprising erection of single and two storey buildings, extension/conversion of existing building, together with car parking and associated facilities.
Permission granted 29th April 2003
- 4.9 Application 02/01115/CON
Demolition of existing administration block and part of Gowing House
Permission granted 22nd April 2003
- 4.10 Application 02/1116/LBC
Conversion of Chapel to staff dining room together with link to connect Chapel to neighbouring Rochford Building.
Permission granted 22nd April 3



INVESTORS IN PEOPLE

CONSULTATIONS AND REPRESENTATIONS

- 4.11 **Rochford Parish Council** - Consider a site visit should be arranged as there were concerns about whether the character of the Chapel would be retained.
- 4.12 **Essex County Council Historic Buildings and Conservation Advice** - The plans do not show any reference to demolition works and are not therefore able to make informed comment.
- 4.13 **English Heritage** - The design of the extensions would not have a negative impact upon the Conservation Area and the re-use of the Chapel is to be welcomed. Stress the importance, in view of the location of the buildings that the facing materials to be used are of a high quality, especially for roof surfaces, so that long distant views into the site are not disrupted. Similarly the repair of existing brickwork or other features should be carried out in an appropriate manner using sympathetic materials.
- 4.14 Recommend the above issues be addressed and in accord with specialist advice.

MATERIAL PLANNING CONSIDERATIONS

- 4.15 The proposal does not involve the demolition of the existing buildings and only seeks consent for those demolition works associated with the proposed extension and conversion works the subject of the applications for Planning and Listed Building Consent. As the current application would not involve the loss of the building and there is in any case an existing permission for an alternative scheme, there is no conflict with Policy UC5 of the Council's Adopted Local Plan nor Policy BC2 to the Council's emerging Local Plan (2004).
- 4.16 In response to the advice of the County Council's specialist adviser on Historic Buildings and Conservation the applicant has provided detailed plans specifying the works proposed in detail for the former Chapel conversion. It is anticipated that these works will more appropriately be addressed under the application for Listed Building Consent. Revised comments are awaited but will be likely to concern issues regarding Listed Building Consent rather than concerns about this application for Conservation Area Consent.

CONCLUSION

- 4.17 The necessary demolition of a number of buildings on the Hospital site has already been undertaken as part of permissions previously granted. This current application seeks consent for works to buildings to be retained and which is covered by the necessary Planning Application and application for Listed Building Consent. There is no loss of an existing Building within the Conservation Area and as such no material objection is raised to this current application.



INVESTORS IN PEOPLE

RECOMMENDATION

- 4.18 It is proposed that this Committee **RESOLVES** to **GRANT CONSERVATION AREA CONSENT** subject to the following conditions:

- 1 SC4A Time Limits Listed Buildings
- 2 SC15 Materials to Match (Externally)

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan policies and proposals:

Rochford District Local Plan First Review (1995)
UC1, UC2, UC3

Second Deposit Draft Rochford District Replacement Local Plan (2004)
UT5, BC1, BC2, BC3, BC4



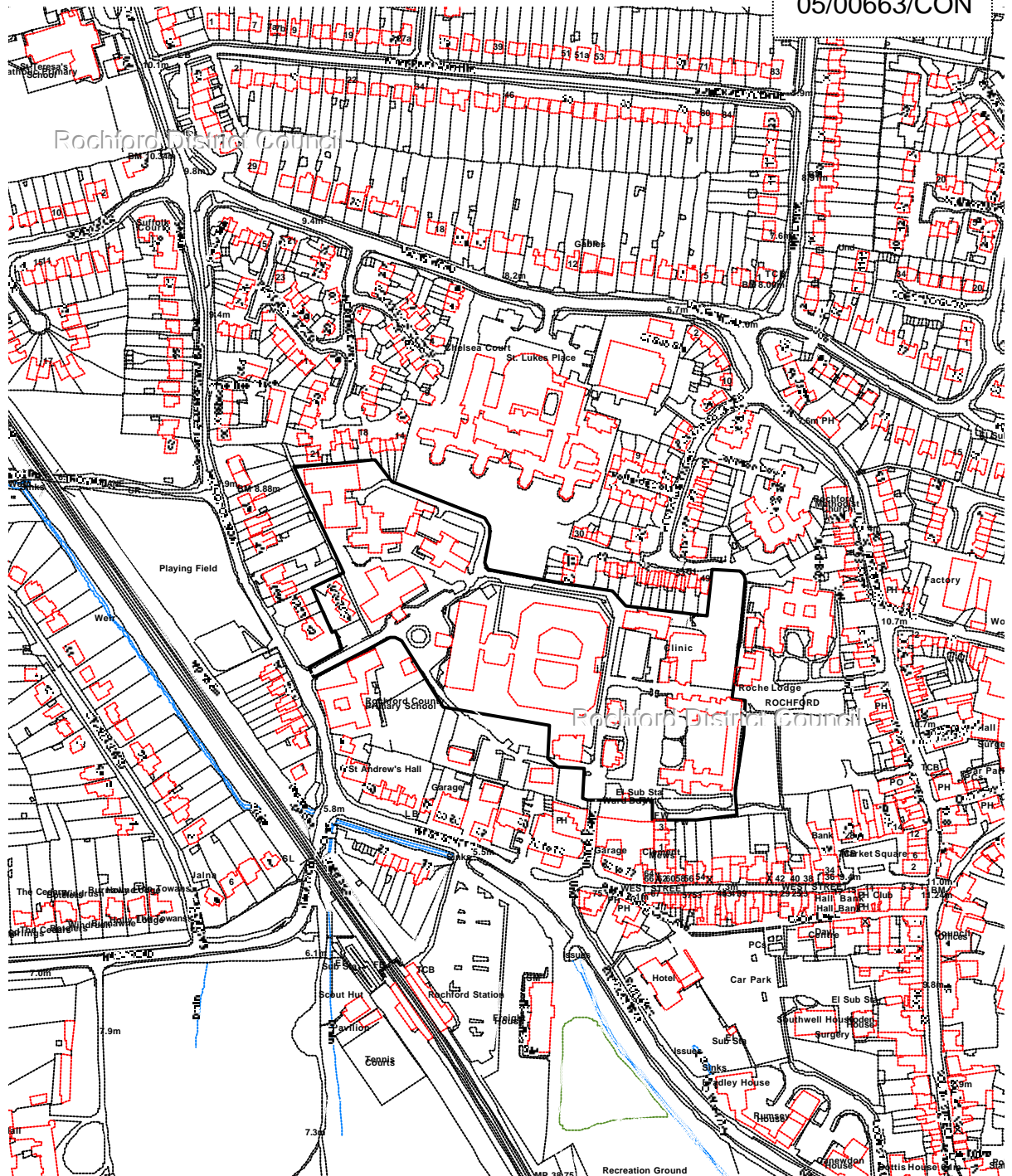
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05/00663/CON



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**TITLE : 05/00844/GD
REPLACEMENT EXPLOSIVE WASTE INCINERATOR. IN
ACCORDANCE WITH DEFENCE ESTATES CIRCULAR 18/84
CONSULTATION
MOD BRIDGE ROAD FOULNESS**

APPLICANT : AMEY

ZONING : LAND BEYOND THE GREEN BELT

PARISH: FOULNESS PARISH COUNCIL

WARD: FOULNESS AND GREAT WAKERING

PLANNING APPLICATION DETAILS

- 5.1 Permission is sought for a like for like replacement of an explosives waste incinerator, and single storey control room located at site FB32 within the MOD operational land. The proposed equipment is utilitarian in appearance and of industrial scale, and comprises ducting, vent chimneys and enclosed equipment. The incineration of the explosives will take place within the enclosed chamber. The supporting information that accompanied the scheme comments that as the entire system (and not just a few components) are to be replaced then it would be a more energy efficient process with lower emissions.
- 5.2 The site forms part of a larger complex that has a long history of association with this activity.
- 5.3 Given the like for like replacement of equipment and control room it is considered that the development would not give rise to any more visual/noise intrusion into the surrounding countryside than does the existing equipment, moreover the site is located outside of the SSSI and not likely to affect landscape/countryside areas of local, national or international importance.
- 5.4 Given the above it is recommended that this authority wishes not to raise an objection to the proposal.

CONSULTATIONS AND REPRESENTATIONS

- 5.5 **County Highways Officer:-** no objections.

RECOMMENDATION

- 5.6 The applicant be advised that Rochford District Council has **NO OBJECTION** to the proposal.

Relevant Development Plan Policies and Proposals

C5 of the Essex and Southend-on-sea Replacement Structure Plan

REASON FOR DECISION

The proposal is considered not to cause demonstrable harm to any development plan interests, nor harm to other material planning considerations in the landscape character sufficient to justify a refusal.

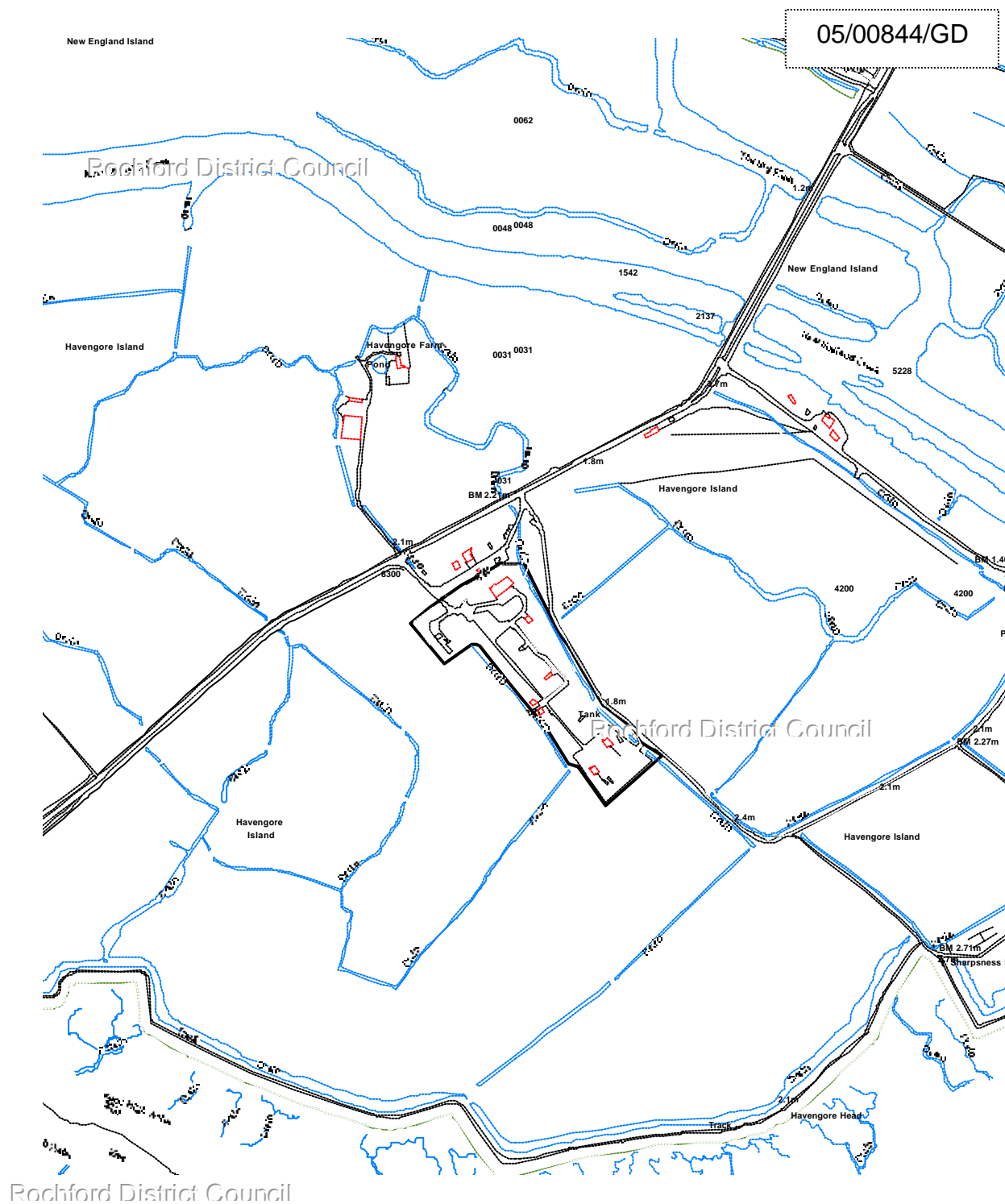


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INVESTORS IN PISC

TITLE : **05/00832/COU**
ENCLOSURE OF LAND TO FORM PART OF PRIVATE
RESIDENTIAL GARDEN OF 2 WEDDS WAY GREAT
WAKERING
2 WEDDS WAY GREAT WAKERING

APPLICANT : **MR AND MRS SEAGERS**

ZONING : **METROPOLITAN GREEN BELT**

PARISH: **GREAT WAKERING**

WARD: **FOULNESS AND GREAT WAKERING**

PLANNING APPLICATION DETAILS

- 6.1 The applicant is a Member of the Authority, therefore the application is reported to the Committee for a decision.
- 6.2 Planning consent is sought for the extension of garden into Metropolitan Green Belt.
- 6.3 The existing boundary fence to the property is close boarded with a height of approximately 1.7 metres with planting abutting it, within the existing garden. The land subject to this application is planted with grass and is fairly open in nature. Further to the east of the application site is a field planted with crop.
- 6.4 There are a variety of fencing types enclosing other garden extensions permitted in the past. The fencing immediately surrounding this site are post and rail fences approximately 1 metres in height. However, the fence surrounding the garden of Home Farm House to the south and 4 Home Farm Close to the north are close boarded with planting abutting them.

RELEVANT PLANNING HISTORY

- 6.5 Several properties surrounding this site have extended their gardens into the Green Belt. Some of these have been subject to planning applications and others are lawful due to the length of time the gardens have been used. Below is a list of applications and the properties to which they relate.
- 02/00003/LDC – Home Farm House, Common Road
 - 03/00385/LDC – 3 Wedds Way
 - 04/00521/COU – 3 and 4 Home Farm Close. Conditions restricted outbuildings on the land and also required the hedge to be retained.



INVESTORS IN PEOPLE

CONSULTATIONS AND REPRESENTATIONS

- 6.6 **County Surveyor (Highways):** De-minimis.

MATERIAL PLANNING CONSIDERATIONS

- 6.7 This extension to garden into the metropolitan green belt is not usually a development this Authority would normally permit, in accordance with policy GB9 in the Local Plan first Review and R7 in the Replacement Local Plan. However, this case has to be viewed in the light of the garden extensions to the nearby dwellings as set out in the planning history. This proposal will square off the rear gardens in line with the other extended gardens of the properties in Wedds Way and Home Farm Close. Therefore, this proposal not considered to cause further significant demonstrable harm to the green belt.

RECOMMENDATION

- 6.8 It is proposed that this Committee **RESOLVES** to **APPROVE** the application subject to the following heads of condition:
- 1 SC4 Time limits
 - 2 SC18 PD restricted outbuildings
 - 3 SC50 Fencing Details

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area or residential amenity such as to justify refusing the application; nor to surrounding occupiers.

Relevant Development Plan policies and proposals:

GB9 Local Plan First Review and R7 Replacement Local Plan



Shaun Scrutton
Head of Planning Services

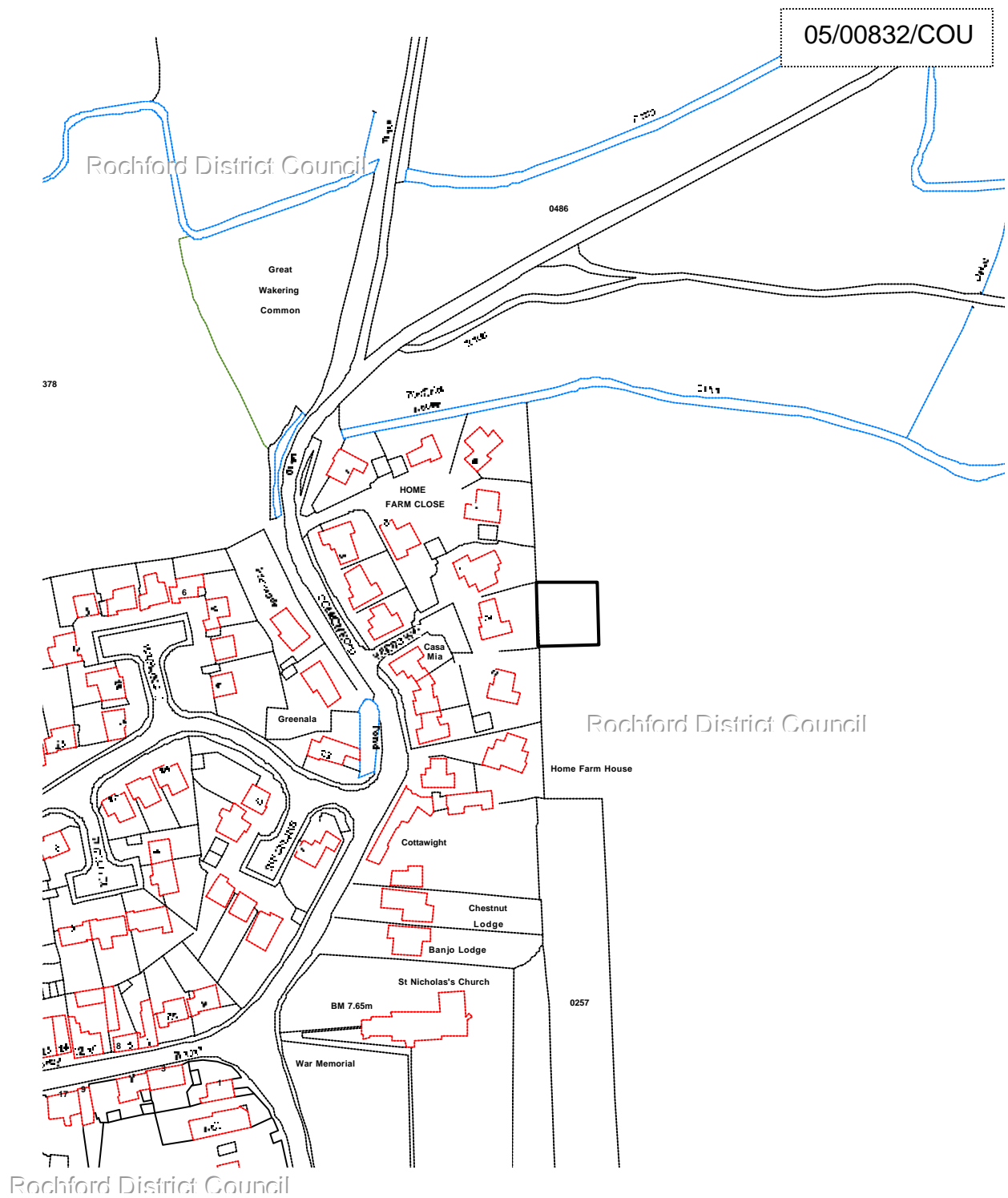


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For further information please contact Catherine Blow on (01702) 318095.



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TITLE : 05/00599/REM
DETAILS OF RETAIL FOODSTORE AND PART TWO
STOREY PART THREE STOREY BUILDING COMPRISING 4
No. A1 (RETAIL) UNITS AND 1No. CAFÉ/RESTAURANT TO
GROUND FLOOR, 3No. D1 (NON RESIDENTIAL
INSTITUTIONS) UNITS AT FIRST FLOOR AND 8No. TWO
BEDROOMED FLATS AT FIRST AND SECOND FLOOR WITH
ACCESS AND CAR PARKING LAYOUT
FORMER PARK SCHOOL, RAWRETH LANE, RAYLEIGH

APPLICANT : HENRY DAVIDSON DEVELOPMENTS LTD AND ASDA
STORES LTD

ZONING : EXISTING SECONDARY SCHOOL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

Introduction

- 7.1 This application is to the site of the former Park School located on the southern side of Rawreth Lane, Rayleigh. Outline Planning Permission has been granted under application reference 01/00762/OUT together with the agreement of a master plan for a mixed use development on the former Park School site. The spine road, sports centre and residential elements have been already considered by this committee, and the proposed primary school has been granted consent by Essex County Council. The remaining element falling for consideration is the provision of a neighbourhood centre to accommodate a range of uses valuable to the local community and to which the current application relates.
- 7.2 Condition 4 of the outline consent requires this part of the site (1.62ha) be developed to form a neighbourhood centre comprising the following Use Classes to the Town and Country Planning (Use Classes) Order (1987) (now amended): Class A1 (shops); Class A3 (Food and Drink); and Class D1 (Non Residential Institutions).



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- 7.3 The outline consent was modified by application reference 04/00975/FUL to vary condition 4 to include the provision of flats above ground floor only of any part of the premises. Condition 4 of the outline consent goes on to suggest a range of uses that whilst not exhaustive, would be acceptable, including foodstore, local convenience shops, a children's nursery, eating and drinking establishment(s) and a local health centre. The guiding principle of the condition is that uses provide benefits to the adjoining local community and a mixed development is required to redress the existing lack of local shops and other facilities in the area.. The components of the neighbourhood centre are intended to address this issue and to reduce reliance upon car use to improve the sustainability of this part of Rayleigh.
- 7.4 This application was reported to Committee on the 26 July 2005 under the Fast Track process for applications creating 10 or more jobs. The issues raised by Members have been considered in processing the application and are covered in the body of this report.

PLANNING APPLICATION DETAILS

The Retail Store

- 7.5 The current application comprises a food retail store of 3000 square metres gross floorspace proposed at the southern end of the site adjoining the Sports Centre currently under construction. A second building, part two storey and part three storey, is proposed to be located at the northern end of the site fronting Rawreth Lane with a return frontage onto the spine road and comprising a mix of uses being retail and café/restaurant at ground floor, D1 uses (non residential institutions) unspecified and five two bedroomed flats at first floor and three two bedroomed flats at second floor. A car parking area of a total of 216 car parking spaces including disabled bays and parent and child bays would be located between the buildings. In addition five trolley bays would be provided to the car parking area.
- 7.6 The retail store would have a ground floor area of 2,760 square metres with a net sales area of 1,934 square metres retailing convenience food products and comparison goods. Within the building would be provided with a mezzanine to the southern end to provide (241.5 square metres) of office and back up space.
- 7.7 To the south of the main building would be attached a canopy loading/servicing bay featuring a turn table facility in front of the bay to allow delivery lorries and vehicles to enter and manoeuvre within the site. The service yard area would be enclosed by 1.8m high walling and would provide an additional 11 staff car parking spaces separate from the main car park.



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- 7.8 The retail store walls would be finished in white metal sheet cladding with aluminium standing seam sheeting to the roof. A brick plinth to the walls would be finished in buff coloured brickwork. The entrance area would be clad in grey colour sheeting with green tinted glass and white framed curtain walling to the entrance detail facing onto the car park area.
- 7.9 The retail store would require excavation and fill to level the site but the overall height of the building would be 10.4m to finished ground level not including the roof mounted plant.
- 7.10 The applicants describe this store as medium sized.

The mixed Use Building

- 7.11 The mixed use building would be located on the inside of the junction formed between the approved spine road serving the estate and Rawreth Lane. Overall the building would have a frontage onto Rawreth Lane of 27.4m and a return frontage onto the spine road of 50m. The building would be set behind the existing landscaped area of the former school which is to be retained but with a pedestrian link through from the Rawreth Lane footway.
- 7.12 The retail element would have a total of 415 square metres divided between four unequal units. The supporting information suggest these units might be used by a Post Office, newsagent or hair dresser. Unit five to front onto Rawreth Lane and the return onto the spine road is shown with a cafe/restaurant use and would have a floor area of 235 square metres. The D1 uses would have a total floor area of 275 square metres divided almost equally between three first floor units. Although unspecified, the applicant indicates in the supporting information that these units could be used for a children's nursery and/or health practitioner type use.
- 7.13 The building would be three storey in form but accommodating the second floor within the roofspace served by dormers. The three storey form would be sited at the northern end and fronting Rawreth Lane but lowering to two storeys midway in the elevation return onto the spine road. The building would be finished in a mixture of blockwork render and red brick to the walls with natural slate tiles to the roof. The windows would be aluminium framed and powder coated in grey finish. The shop fronts would be grey finished steel framed glazing systems. The dormer cheeks and dormer roofs would be leaded.
- 7.14 The roof to the building would have a hipped appearance with a gable feature presented to the junction to the full three storey. The hip would rise to a flat roof over the whole of the building.



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- 7.15 The design of the building provides for three of the shop units to front both the car park and spine road with entrances onto both elevations. The larger shop 4 and café/restaurant units would have entrances only onto the spine road and Rawreth Lane. The entrance details to these two units would be single door and without display window features or fascias reflecting a domestic appearance. The building would however be surrounded by paved area pedestrian circulation areas.

Supporting Material

- 7.16 The application is accompanied by landscaping and planting proposals and landscape design statement, a lighting plan and architectural design statement. As required by conditions to the outline consent the application is also accompanied by an Ecological Assessment, Interim Travel Plan and Travel Assessment. The Flood Risk Assessment is accompanied by a statement outlining the surface water design philosophy.

RELEVANT PLANNING HISTORY

- 7.17 Application No. 01/00762/OUT
Outline application for a mixed use development comprising housing, neighbourhood centre, public open space, Primary School and Leisure Centre.
Permission Granted 18th June 2003
- 7.18 Application No. 04/00612/REM
Details of Spine Road, Associated Footpaths and Footpath/Cycleway, Roundabout and turning facilities
Permission Granted 26th August 2004.
- 7.19 Application No. 04/00677/REM
Details of two storey building to provide sports and Leisure Centre with outside Playing Areas, Skateboard Park, Access and Parking Areas.
Permission granted 21st October 2004
- 7.20 Application No. 04/00675/REM
Details of 129 dwellings comprising 38 No. four bedroomed houses, 33 No. three bedroomed houses, 11 No. two bedroomed houses, 4 No. two bedroomed apartments and 43 No. two bedroomed apartments in a mixed development of two, two and a half and three storey form with estate roads
Permission Refused 20th January 2005
- 7.21 Application No. 04/00975/FUL
Variation of Conditions attached to Outline Permission Number 01/00762/OUT
To allow for separate reserved matters to be submitted and to allow flats above retail units in the neighbourhood centre.
Permission granted 17th February 2005



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- 7.22 Application No. 05/00255/REM
Details of 128 dwellings comprising 38 No. Four bedroomed houses, 33 No. three bedroomed houses, 11 No. two bedroomed houses, 4No. two bedroomed apartments and 29 No. two bedroomed apartments and 13 No. one bedroomed apartments for key workers in a mixed development of two, two and a half and three storey form with estate roads
Permission granted 26th August 2005

CONSULTATIONS AND REPRESENTATIONS

- 7.23 **Rayleigh Town Council:** Objects to the application on the following grounds:
- overdevelopment of the site.
 - The outline permission was to include local convenience shops, foodstore, newsagents etc. The proposed application appears to stifle all other uses that were originally allowed for.
 - There will be an excess of traffic congestion
 - Concerns over noise pollution from lorry deliveries
- 7.24 **Rawreth Parish Council** - Do not support the proposal. Consider the proposals out of scale and contrary to the description of commercial development contained in the outline approval. Proposal would overload the existing frail infrastructure. Consider the proposal is far more demanding than that considered for outline approval and should be treated as a new application.
- 7.25 Believe district should obtain a positive statement on drainage from County Highways and the Environment Agency. Current experience of designs based on equality with green field run off rates has been less than acceptable. Believe a positive statement from County Highways on the road capacity in Rawreth Lane is required. Existing concerns will be aggravated. Will cause diversion of traffic to other routes such as Beeches Road and Watery Lane.
- 7.26 **Hullbridge Parish Council** - Advise that Traffic in Rawreth Lane is already too heavy from new housing and Makro. There will be extra traffic from the new leisure centre and school. There will be an adverse effect on shops in Hambro Parade, Rayleigh High Street and Hullbridge. Concern that the spine road could not cope with the large amount of traffic generated by an ASDA store.
- 7.27 **Rayleigh and District Chamber of Trade** - Object on the following grounds:
- 7.28 Rayleigh traders are already under pressure from the insufficient parking spaces available in the town and recent substantial rise in parking fees.
- 7.29 Introduction of an ASDA store have shown that local traders suffer from Asda's aggressive marketing campaigns.



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- 7.30 Whilst employment increases are proposed the demise of local traders means the net effects on employment are negated.
- 7.31 Traders fearful of the impact of the store on business.
- 7.32 Understand that local residents are opposed to the store mainly on the grounds of traffic congestion and inadequate roads. It is felt that 240 car parking spaces will be insufficient for such a store and will cause congestion to surrounding roads.
- 7.33 Express concerns at the overdevelopment of the whole site. Accept the need for housing, school and leisure centre developments but are strongly opposed to the new ASDA store. Consider the proposal will keep people out of the High Street. Part of Rayleigh's character is that it has a number of independent businesses which need a high level of support from local people.
- 7.34 Consider the spine road to be inadequate in width that will cause problems with waiting lorries causing congestion and potential accidents.
- 7.35 Deliveries will be throughout the day and evening and the car park will be in constant use which will pose a threat to the tranquility of the area.
- 7.36 **Essex County Council Service Director for Highways and Transportation** - No objection subject to the following:
- No occupation of the development until such time as the following have been provided or completed to the satisfaction of the Highway Authority;
 - For all non-residential elements of the proposal a travel plan in accordance with the County's own guidance
 - For all residential elements a bus promotion and marketing campaign to include free season tickets, timetable information and publicity
- 7.37 And to the following conditions;
- 1) The car park access shall be provided with a 70 x 4.5 x 70 metre visibility splay maintained clear to the ground at all times
 - 2) The service yard access shall be provided with a 48 x 4.5 x 70 metre visibility splay maintained clear to the ground at all times
 - 3) space to be provided within the site for the parking and turning of all vehicles visiting the site
 - 4) Prior to the commencement of the development, an inspection of the spine road supported by photographic evidence to be carried out by the applicant and the Highway Authority. A further inspection to be carried out on completion of the development and any damage caused as a result to be rectified to the satisfaction of and at no cost to the Highway Authority



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- 5) No occupation of the development until the Spine Road has been constructed to at least road base level. The footways and footpaths commensurate with all of the proposed site frontages shall be completed prior to occupation of the development.

7.38 Essex Police Architectural Liaison Officer

Advise that the proposed development could become problematic attracting crime and anti-social behaviour in a number of ways such as car crime, skate boarding and joy riding to the car park: theft, robbery, burglary and anti social behaviour to the retail stores and mixed use building.

- 7.39 The submitted report makes no mention of Planning Policy Statement No. 1 which raises issues of crime free developments or safer places and encourages the use of good lighting, CCTV, Secured by Design and safer parking. Section 17 of the Crime and Disorder Act requires Local Authorities to consider these matters when carrying out functions.

- 7.40 Therefore object to the development unless measures are taken to reduce opportunities for crime and anti-social behaviour. Were the site subject to a Secured by Design certificate on buildings and Safer Parking Award "Park Mark" on the car park these could address all security issues.

- 7.41 Also requests a height barrier installed to the car park to reduce entry by caravans and unlawful encampment by caravan users.

- 7.42 **Officer Comment** : *Officers understand from the applicants that given the nature of the business undertaken at such sites that security considerations are highly important to the management and risks involved. The Council cannot enforce the Secure By Design Approach as this is undertaken between the Applicants and the Police direct. A condition can be imposed to any consent given to provide a restrictive height barrier to the car park entrance.*

- 7.43 **Essex County Council Specialist Archaeological Advice** - The proposal lies within an area that has been fully evaluated. Therefore no recommendations to make.

- 7.44 **Essex County Council Principal Urban Designer** - Consider that the layout has not achieved adequate enclosure of the spine road and the spaces between buildings.

- 7.45 Suggest this could be improved by continuing the 4m wide landscape bund along the new spine road in front of the retail store where it has been lost to staff parking, with more substantial planting in addition to the hedge and trees .



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- 7.46 Whilst still retaining the street trees, the mixed use building should be moved closer to the back of the pavement, to provide a more enclosed entrance to the spine road.
- 7.47 More built frontage could be provided to Rawreth Lane by extending the mixed use block over the top of the parking area and having a shallower plan form for the whole building at least on upper floors.
- 7.48 More substantial planted areas should be provided in the car park to subdivide the expanse of tarmacadam.
- 7.49 The design of the building is mediocre. The deep span necessitates the pitched roofs being combined with areas of flat roof giving unattractive roof profiles and those flats which are single aspect have poor natural lighting to internal rooms.
- 7.50 The projecting corner is weak and out of proportion with the block. The ground floor units on the corner and facing Rawreth Lane have the pretence of a domestic frontage rather than reflecting their commercial use with larger windows and more visual interest
- 7.51 The bin stores are badly located at a point of pedestrian arrival from Rawreth Lane.
- 7.52 The flats are not provided with any private outdoor amenity space which could have been provided in the form of balconies or roof terraces.
- 7.53 **Environment Agency** - Object on the following grounds:

Site Drainage – surface water disposal

- 7.54 The information provided has not provided enough detail to allow comment upon the adequacy of the scheme. The proposal has not fully considered Sustainable Drainage Systems and does not provide supporting surface water calculations.
- 7.55 Advise the report should be amended and the Agency reconsulted on the amendments.
- 7.56 Advise that prior to being discharged to any watercourse, surface water or SuDS, all surface water drainage from parking areas for fifty spaces or more and hardstandings should be passed through an oil interceptor.

Site Drainage – Foul Water disposal

- 7.57 Appears there is no spare capacity for the foul drainage works in question. However if Anglian Water Services agree to a new dosing plant then would have no objection.



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Ecology

- 7.58 Advise that the mitigation measures detailed in the Ecological Assessment should be undertaken. Advise that the development of the north western and south eastern corners of the site provide useful foraging habitat for bats , birds, small mammals and invertebrates.
- 7.59 Object to the proposal unless the following condition is added;
- 7.60 Condition:
Prior to the commencement of the development, a scheme for the provision and implementation of a 2 metre buffer zone adjacent to the hedge or fence line shall be submitted to and agreed in writing and such works shall be completed prior to any site works taking place.
- 7.61 Advise that a scheme for the appropriate management of the areas of grassland should be included in the landscaping scheme. The buffer zone should function as both suitable habitat and a corridor for a wide range of species.
- 7.62 **Buildings/Technical Support (Engineers) - No Comments.**
- 7.63 **English Nature** - Advise that due to the time elapsing since previous surveys were undertaken in September 2003, the Council in discussion with the applicant should consider whether further updated information will be required in order to satisfy the requirements of the condition to the Outline Consent. This information should be submitted to and considered prior to determining the application.
- 7.64 **Essex Wildlife Trust** - Recommend that the wildlife corridor be reverted to the recommended five metre width as suggested in the September 2002 Badger Survey.
- 7.65 No reason was given in the September 2003 Ecological Assessment for the reduction in Width.
- 7.66 EWT satisfied that there will be no adverse effects on foraging bats and hence no need for mitigation, but consider English Nature should be consulted on the need for licensing and mitigation measures.
- 7.67 **Rayleigh Civic Society** - Consider it unfortunate that the spine road was designed before the full uses were established. Consider that a dedicated entrance to this store is necessary. A traffic impact study would help ascertain if this need to be the case.
- 7.68 Concerned that the elevations of the store do not match the pleasing appearance of the mixed use building. Would like to see a more semi-rural appearance to the building.



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- 7.69 Directional Road signs to the store would be useful to ensure the Approach is from the west not via Rayleigh's one way system.
- 7.70 State that if Doctors Surgery is a firm commitment this would be an ideal location.
- 7.71 Not aware of any flooding issues. Presume a study has been done and available for Public Scrutiny.
- 7.72 **Sport England** - No Comments to make.
- 7.73 **Economic Development Officer** - Support application in principle although a greater mix of retail/office use would be desirable.
- 7.74 A balance between out of town shopping and the districts town centres needs to be considered to ensure there is not a decline in trade for retail located in the High Streets.
- 7.75 The Economic Development Strategy for Rochford states that maintaining a balance in the economy is vital to avoid the town centres being under utilised and valuable services being lost. (paragraph 7.4).
- 7.76 The Council recognises its role in ensuring that the town centres in the district are improved and maintained in a way which retains the character of the area, retains shoppers and attracts new visitors. Local shops and town centres play an important part in the local economy and provide valued local services for those with limited transport.
- 7.77 **The Head of Housing, Health & Community Care** - reports that this application does not appear to have taken in to consideration many environmental matters, including air quality, sustainability (e.g. materials, energy, waste) or noise. Should this application be approved in its current form, an opportunity may be lost to use this development as a flagship development with respect to environmental impact. If members are minded to approve the application, the following conditions should be attached to any consent granted:



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1. Details of the proposed sound insulation scheme for the development, including predictions of the noise level at the boundary of the application site, in accordance with Planning Policy Guidance PPG24, Planning and Noise, shall be submitted to and agreed in writing with the L.P.A. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purpose.
Informative: In order to prepare the scheme referred to in Condition 3, the applicant will need to make an assessment of a) the pre-existing background noise levels at the site, taking into account the permitted hours of operation; b) the noise levels likely to be generated from activities at the premises c) any proposed method of ventilation/extraction.
2. Prior to the commencement of any development, details of any external equipment or openings in the external walls or roofs of the building proposed at any time in connection with the permitted use, shall be submitted to and approved in writing by the L.P.A. before the machinery is installed or the opening formed. The equipment shall be installed or the openings formed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose.
3. Prior to installation, details of all fume extraction and ventilation equipment shall be submitted to and approved in writing by the L.P.A. The equipment shall be installed as approved and shall be maintained in the approved form while the premises are in use for the permitted purpose.
4. Prior to installation, details of the proposed internal lift system and associated plant shall be submitted to and agreed in writing with the L.P.A. Such agreed works shall be installed as approved prior to the commencement of any use hereby permitted and shall be maintained in the approved form while the premises are in use for the permitted purpose.
5. No amplified speech or music shall be broadcast on the open areas of the site.
6. Prior to the commencement of the development hereby permitted, details of the proposed method of storage and disposal of waste matter shall be submitted to and agreed in writing by the L.P.A. Such agreed works shall be implemented prior to the commencement of any use hereby permitted and shall be maintained in the approved form whilst the premises are in use for the permitted purpose.
7. Standard Informative SI16 (Control of Nuisances), Parts A & B.
8. Informative: The applicant is strongly encouraged to attain a 'High' BREEAM rating from the Building Research Establishment (Environmental rating for industrial premises) or equivalent for the development hereby permitted. Full details and guidance of the Industrial BREEAM scheme are available from <http://www.breeam.org/industrial.html>



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9. Informative: The applicant is advised to contact the Head of Housing, Health and Community Care at the earliest opportunity to discuss the requirements necessary to meet current food hygiene legislation

7.78 Twenty one letters have been received from residents and businesses in the area which make the following comments and objections:

- Rawreth Lane has taken a significant increase in traffic over the last forty years. Problems of using Exmouth Drive as a cut through to avoid the mini roundabout at Hambro Parade. Additional traffic from Makro and housing developments.
- Previously campaigned to keep Tesco open in Rayleigh but nobody listened and no one felt we needed another Supermarket in Rayleigh
- Surrounded by out of town supermarkets at Rayleigh Weir, Basildon and on the A127.
- Have a good chemist and small supermarket in Hambro Parade
- Suggests store should be located in the Town Centre on the vacant site next to Rayleigh Lanes
- Proposal would affect shops at the end of Rawreth Lane. Proposal would put them out of business and cause loss of sub post office.
- Another ASDA is totally unnecessary especially when one is ten minutes away at South Woodham Ferrers.
- Inappropriate given the size of the access road and other occupiers of the area
- Congestion problems and increased flow of traffic
- Wrong to stick a supermarket in a residential area
- Additional shops in the scheme unlikely to be occupied with the presence of a supermarket on site
- Still nothing positive about a Doctors Surgery on the site
- Application appears to disregard the 4th September Extraordinary Council Meeting, October 2002 Planning Services Committee and the Rochford District Replacement Local Plan (2004) and many of its Planning Objectives.
- Proposal does not meet the requirement to be valuable to the local Community
- No details of hours of trading submitted
- As supermarket deviates from the plan Health and Safety Executive, Essex Fire and Rescue service etc should review all aspects of a Primary School being located at the top of the site with all uses reliant on one emergency escape route
- Is there any data on other schools sited on similar sites in the UK?
- Problem of extreme pollution caused by building work in progress, deliveries and future excessive traffic
- Problems of conflict with proposed Traffic Lights to the overall development and traffic light exit to existing residential properties. Asks whether roundabout has been considered?
- Traffic lights will mean vehicles idling outside existing properties fronting Rawreth Lane



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- Local estate agents advise that properties will not sell until the outcome is known and will in any case be devalued by the increase in traffic, pollution and poor aesthetics
- Will seek compensation for devaluation, health issues, dirt, noise, disruption and four years of indecision
- Many people use Rawreth Lane as a route despite more direct routes to their destination
- Everyday life in Rawreth Lane will become more and more unbearable
- Problems of speeding traffic at 50 mph despite restrictions
- Problem of disruptive behaviour of people hanging around the sports centre
- Problem of evaluating health risks due to pollution caused by increased traffic
- Concern no other roads proposed to take excess traffic
- Concerned that the proposal will not in any way detract from the Sweyne Park open space
- Size of ASDA at 3065 square metres cannot be considered a neighbourhood store
- Other retail units would be at the discretion of ASDA and not necessarily to the benefit of the local community
- It was recommended that the County and District Councils jointly undertake the marketing of this site. There is no sign of this having been done.
- Contrary to Local Plan policy SAT 1 which calls for new retail provision to be preferred in town centres
- Rawreth Lane is serviced by one bus an hour with none at all on Sundays
- Traffic volume survey supplied as part of the application show traffic flows to increase dramatically and is based on a low growth factor. Express concern at the situation if high growth analysis were used.
- No account has been taken of increase in traffic from the proposed Watery Lane Traffic Calming
- Local Plan Policy TP4 states the Council will refuse applications that will create significant adverse traffic impacts
- Traffic light controlled junction and illuminated car park will lead to increase in air and noise pollution contrary to policies PN4, PN7.
- Delivery vehicle numbers and times are unspecified
- Problem of commercial vehicles being a danger to the school children
- Rayleigh will become a ghost town full of charity shops
- Traffic already jams on Rawreth Lane as far back as the A130
- large car park will attract nuisance of young people congregating
- Asda will bring in Executives to run the store and will only hire cheap labour locally
- Health Centre, schools, sewerage and other essential utilities are urgently required, rather than an ASDA store
- Foodstore would result in unsustainable traffic flows
- Loss of scenic views



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- Café – restaurant will also attract non-local people to drive to the site
- Considerable lack of affordable housing
- Consider it not worth opposing as all previous issues have been ignored
- Asda will be a major store with 240 free car parking spaces
- Makro already serves to the Public as well as Trade
- Rochford has just imposed the highest ever increase in car parking charges
- Lowest high street trading figures for years
- Internet shopping growing at a rapid rate
- Planning application is flawed in that permission is being granted piece by piece with assessments based only on that particular part rather than consideration to the whole effects

7.79 One letter from Mark Francios MP which makes the following comments;

7.80 Objects to the application but declares that as a resident in the vicinity has an interest but main objection is on behalf of constituents:-

Flooding

7.81 Particularly concerned that this application will create a large run off area of hard surface and that the original ditches are agricultural only designed to cope with rainfall that the fields cannot absorb. Genuinely concerned that collectively the parts of the site will overwhelm the drainage system and require very careful attenuation. The proposal should be looked at again

Traffic

7.82 Rawreth Lane already quite busy and was never designed to take the scale which will be generated by the combined developments of this site. Roundabout at the junction of Rawreth Lane with Hullbridge Road gets quite congested at peak times and is totally inadequate to cope with volumes of traffic drawn by the supermarket.

7.83 The new controlled junction into the site could affect the existing controlled junction at Downhall Park Way. Considerable traffic will back up along Rawreth Lane. Risk of creating a potentially dangerous road junction.

7.84 Questions the adequacy of the Spine Road and that commercial traffic will have to compete with all other forms of traffic entering the site. Consider the Spine Road to be inadequate.

7.85 The traffic assessments are estimates because of the combined nature of different development types on the overall site. There is no comparable hard data generated by locals facilities. No sophisticated computer modelling of the implications at the actual site itself and little recognition of the cumulative effects of driver frustration. The analysis combines a four way guess, if each estimate is just 10% too low the combined effect would be very significant.



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- 7.86 Conclude that modern shopping developments are a major traffic magnet. It makes no sense to build ourselves into trouble by permitting a development which is unsustainable in flooding or traffic terms. Rayleigh is a busy traffic area in its own right. The proposal will be located off a busy road and never designed to take the traffic this development will generate. Proposal is not sustainable and will lead to very significant traffic problems in Rawreth Lane if approved.

MATERIAL PLANNING CONSIDERATIONS

7.87 Condition 1: Details of Siting Design and External Appearance

Asda Store

- 7.88 The reserved matters show the siting of the proposed ASDA store to the southern end of the site and backing onto existing industrial units at Imperial Park which adjoins the site to the east. The building would have an overall height of 10.4m which compares to the Council's sports centre currently under construction and adjoining the site to the south which itself has a height of 10m.
- 7.89 The building would be finished in white coloured cladding panels with grey cladding panels to the enclosed service yard area. The applicants have revised the store building to provide a deeper canopy to the front and side to allow views into the store and create a greater sense of enclosure. The western elevation facing the Spine Road has been improved with the provision of an alternative feature panels in grey colour to provide interest similar to the design of the Council's leisure centre. The roof of the store has been lowered to provide a parapet detail behind which the plant and equipment will be successfully screened.
- 7.90 The revised plans show provision of a masonry wall detail in place of the previously proposed palisade fence to the front of the service yard. The applicants now also propose utilisation of the flat panel cladding system consistent with the type to the store.
- 7.91 It is considered that the revised details to the store address concerns at the appearance of the store. With the proposed building set against the industrial area and adjoining Sports Centre and given the separation of the building to the adjoining residential area it is considered that in revised form the building would have a satisfactory appearance in the resultant streetscene.
- 7.92 The building will be located at the southern end of the site close to the new leisure centre. Given the proposed mixed use building proposed on the Rawreth Lane frontage, views of the supermarket from Rawreth Lane will be extremely limited. The key views of the building will be from the spine road.



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Mixed Use Building

- 7.93 In response to the comments made by the County Council Urban Designer the applicants have relocated the mixed use building 1.2m closer to the spine road to improve enclosure. With revised layout of the junction the pavement has accordingly moved closer to the mixed use building. The combined effect is that the space between the building and the highway is reduced by 4m but retains the line of street trees.
- 7.94 The revised siting of the mixed use building has allowed revision to the parking layout and has allowed for increased width to the landscaped areas fronting it by 1m in width.
- 7.95 The mixed use building has been amended to remove the combined bin storage area previously to the eastern side in favour of accommodating the bin storage within the existing units.
- 7.96 The applicants have revised the car parking layout to relocate disabled spaces closer to the rear entrances and provide additional space for motorcycle parking and landscaping. The revised layout achieves 216 spaces comprising 192 spaces, 14 No. disabled spaces and 14 No. Parent and Child spaces. In addition the Asda store shows 10 staff spaces provided separate to the main car parking area. Six spaces in the revised layout have been given over to tree planting. The revised layout including the landscaped areas, reduces the original parking layout overall by 3 spaces.
- 7.97 The applicant has retained the flat roofed areas of the building because of commercial viability and flexibility needs for the building: to reduce the footprint of the building would adversely affect its commercial viability. The revised plans however recess the flat roofed areas into a well, that will not be visible to the street, capped with a traditional clay ridge tile.
- 7.98 The applicants consider it unnecessary to provide amenity space for the flats given the presence of the Council's Sports Centre and a substantial area of open space. Juliet balconies are proposed to add interest to the building and give some, additional sense outdoor space.
- 7.99 The mixed use building is designed to compare in treatment and form to the residential development directly opposite and consented to earlier this year. The proposed building is considered of an acceptable design and form that would provide a satisfactory relationship to adjoining development and in particular provide the necessary scale and form to adjoin the access road entrance.



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- 7.100 The mixed use building would provide shop fronts to both the elevation to the spine road and the car parking area. The building would be broken in form by a mixture of red external brick and use of render with natural slate roof covering. It is considered necessary however include a condition requiring the submission of materials as part of any approval that might be given. It is also considered necessary to condition the requirement for the consideration of roller shutters to any of the units proposed. The applicant has otherwise met the requirements of condition 1 of the outline consent.
- 7.101 The applicant has considered the concerns of the urban designer and made revisions to the design and location of the building. Overall, it is considered that the building does reflect the form and appearance set by the approved block of flats on the other side of the spine road and that taken together the two frontage blocks will provide an attractive streetscene to Rawreth Lane and gateway entrance to the Park Shool site.

Condition 2: Time

- 7.102 The proposal is submitted before 17th June 2006 and therefore meets the requirements of condition 2 of the consent

Condition 3: Uses and Area

- 7.103 Members will be aware that at the consideration of the master plan for the site there was some agreed variation to the precise size of the site arising from the final design of the Spine Road and sub division of the site . It is considered however that the proposal meets the requirement that the site area be 1.62ha and accordingly condition 3 of the outline Consent is discharged.
- 7.104 The principle issue to consider is whether the proposed scheme of a supermarket and mixed use building fulfils the principles of Condition 4, which sets out the parameters for the composition of the neighbourhood centre. As a starting point, it is important to bear in mind that the neighbourhood centre element of the overall scheme is substantial at 1.62 ha. (4 acres). In granting outline consent for the park school site, the neighbourhood centre was considered to offer opportunities to provide a range of local facilities, given the lack of such facilities, and to increase the sustainability of this part of the town by reducing the reliance on car use. There would be a large number of houses, along with those currently under construction on the site, that will be within comfortable walking distance of the new primary school, leisure centre and neighbourhood centre shops and businesses.



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- 7.105 Asda operate 280 stores throughout the UK . The public perception appears to be that Asda favour large Superstore formats. The average size of a UK Asda store is 7,860 square metres with an average net sales area of 4, 445 square metres. The current application is for a store which represents only 38% of the average gross floorspace and 43.5% of the average net sales area and would be one of the smaller stores in their overall portfolio. In comparison the applicants state the Shoeburyness store to have a gross floorspace of 6,904 (3,911 net) square metres and South Woodham Ferrers 5,588 gross (3,639 net) square metres.
- 7.106 The proposed store closely compares with the Somerfield Store in Eastwood Road, Rayleigh. This store has a gross floor area of 3,600 square metres and net floorspace of 1,900 square metres.
- 7.107 As a further comparison, the size of the district centre at Western Approaches was approved in 1979/80. This development contained a supermarket of 2400 square metres gross (1,670 square metres net) with 3 shop units, a pub and community centre.
- 7.108 In contrast the Makro store situated on Rawreth Industrial Estate has a gross floorspace of 9,826 square metres.
- 7.109 By alternative comparison the Council's sports centre adjoining the site has a gross floorspace of 3,100 square metres including part of the first floor of the building. The new sports centre will therefore be of similar size and scale to the proposed food store.
- 7.110 The Asda store building proposed would provide an overall net sales floorspace of 1,943 square metres. The breakdown of the sales space is as follows;



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7.111

Total convenience floorspace i.e. food sales	1,570 square metres
Clothing sales floorspace (sq.metres)	186 square metres
Woemen's fashion Approx 70	
Men's Fashion Approx 40	
Children's Approx 40	
Footwear Approx 35	
General merchandising (sq. metres)	186 square metres
Newspapers,magaz. books Approx 20	
Music and Video Approx 30	
Domestic Household Goods Approx 30	
Homewares including Kitchenware and other smaller items Approx 35	
Electrical Goods Approx 20	
Gardening Products Approx 20	
Seasonal Goods Approx 30	
TOTAL	1,942 square metres

7.112 The proposed Asda Store is clearly small in scale by comparison to the developments described above, and has the potential to act as an anchor for the other retail shops and businesses proposed in the scheme. It will be noted that similar neighbourhood centres such as Western Approaches feature a main supermarket to serve local populations.

7.113 Condition 4 details a range of shops and uses acceptable to the Local Planning Authority and which would satisfy the reason for the condition. It is considered that the proposed Adsa store would satisfy the retail element included in the condition.

7.114 The remaining units to the mixed use building are unspecified as to occupancy but are proposed with indicated use classes. Four Shop (A1) units of varying size with a café restaurant to the ground floor. The three first floor units are allocated to D1 uses such as medical or health services, crèche, education, display of art, museum, library, hall or in connection with public worship. If approved the building could be occupied by these uses without further consent and would thus meet the requirements of the outline consent.

Community Benefits

7.115 The applicants state that the proposed Asda Foodstore would employ approximately 200 part and full time positions.



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- 7.116 The town of Rayleigh is relatively healthy and stable serving primarily its immediate catchment but to also to a lesser extent the wider area. The applicants submit that the proposed Asda store will provide localised benefit without detrimental effect upon trading patterns for Rayleigh Town Centre. The Council's own retail study (April 1999) illustrated that Rochford and Rayleigh Town Centres drew only 22% of the available expenditure with the remainder lost to other stores outside the district. Trade is lost to Sainsbury's at Rayleigh Weir, Tesco off the Southend A127 and Asda's own store at Shoeburyness. The Council's consultants identified in projections that the proportionate level of retail leakage would remain unaltered up to the year 2011. In effect the vast majority of shopping trips to the District's residents are currently to retail facilities outside the District.
- 7.117 The applicants submit that there is significant capacity for additional convenience goods floorspace to serve both Rochford and Rayleigh catchments and that the significant level of trade leakage works to the detriment of existing traders largely due to a lack of choice at local level to serve customers shopping requirements. These factors are implicit to the reason for condition 4 of the outline consent which refers to this part of Rayleigh being poorly served by local shops and other facilities.
- 7.118 The applicants have provided an analysis of trading patterns for three stores at Cranford Heath, which is a smaller format store in a neighbourhood centre location. Comparison is made with Asda Shoeburyness a larger format store out of centre location and Asda South Woodham Ferrers which is described as a medium to large format town centre location.
- 7.119 The applicants anticipate that the proposed Asda Store at Rawreth Lane will draw 91% of its trade from within 10 minute drive time and 94% from 15 minute drive times.
- 7.120 This compares exactly to information provided for the Cranford Heath Site which draws only 4% of its trade from the wider area (beyond 15 minutes drive) In contrast the South Woodham Ferrers store draws 59% of its trade from within 10 minutes and 79% from within 15 minutes. The Shoeburyness stand alone store draws 72% of its trade from within 10 minutes and 86% from within 15 minutes. The larger stores it can be seen take a significantly greater proportion of trade from the greater area beyond 15 minutes drive from the site.
- 7.121 The applicants have considered the Goad plan (provides information about retail floorspace) and centre report for Rayleigh together with their own re - survey of September 2005. The applicants note there are several key attractors such as Woolworths, Boots, Argos, Superdrug, Burtons and Clarks within the Town. Convenience provision is provided by Somerfield and Iceland. The level of convenience provision is 55% which is more than the national average. This healthy position is despite the significant trade leakage from the catchment area. Furthermore the proportion of vacant outlets was less than half the national average at 4.76% in September 2005.



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- 7.122 Rayleigh Town Centre has continued to flourish despite considerable catchment competition from out of centre foodstores and competing shopping centres such as Basildon and Southend.
- 7.123 The applicants submit that the proposal would provide an anchor store to ensure the viability of the neighbourhood centre that would support the provision of other local shops and services to provide convenient shopping facilities in a sustainable manner to reduce the need for travel and or more linked trips.
- 7.124 Whilst, the concerns of the Chamber of Trade in particular are understood, there is little doubt that the retail offer within the district results in the majority of retail purchases taking place outside the district. The intention of the neighbourhood centre is to provide local facilities within close proximity to residents in west Rayleigh. The Asda store and mixed use building do comply with the requirements of the outline consent and on the basis of the evidence presented it is not considered there will be an impact on trading in Rayleigh Town Centre.

Condition 6: Screening and means of enclosure

- 7.125 The submitted details show provision of a 1.8m high badger fence to be erected 2m in from the existing palisade fence along the eastern boundary with the industrial estate. This would be adjoined by a 1.2m high planted on the site side and bounding the car park. Retaining walls would contain the reduced level of the car park to the north eastern corner and central area fronting the spine road, part of the southern boundary with the adjoining sports centre and to the rear of the Asda Store. The service yard and staff car parking areas to serve the store would be contained within a 1.8m high screening wall. Otherwise the remainder of the site would be open in character.
- 7.126 The means of enclosure would combine with the function of the areas they enclose and the landscaping to provide a good relationship to the street and public areas to enhance the development in amenity terms. It is considered therefore that condition 6 of the outline permission is discharged.

Condition 7: Landscaping

- 7.127 The submitted application is accompanied by a landscape design statement and detailed plans to show the concept and planting proposals.
- 7.128 Within the application site a group of trees consisting of Birch, Ash, Whitebeam, Oak, Alder Bird Cherry, Purple Sycamore, London Plane Eucalyptus, Pine and Field Maple exist where it is proposed to provide the mixed use building and car parking area. These trees are mostly middle aged and vary between 5m high and 12m in height, and it is considered that their loss will have limited effect given replacement planting proposals.



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- 7.129 The proposed landscaping scheme would provide 36No. trees, 4,392 shrubs and groundcover climbers and 572 ornamental grasses. It will be noted that the layout will provide for hedging adjoining the Badger Run and around the walled areas fronting the spine road.
- 7.130 In response to the concerns expressed by the County Council's Urban Designer and Environment Agency the applicant has submitted further details. The applicant points out that the references to the north western and south eastern corners of the site are outside the current application site.
- 7.131 The applicant states that the 2 metre wide buffer zone is provided for in the submitted layout. The existing mature trees, hedges and scrub along the site boundary will be retained. The Badger run itself will be managed and protected to ensure disturbance of the corridor and its wildlife will be minimised. The remainder of the landscape provision will be routinely managed.
- 7.132 The landscaping details are considered satisfactory and condition 7 of the Outline consent is therefore discharged.

Condition 10: Ecological Assessment

- 7.133 The application is accompanied by the Badger Survey of September 2002 and Ecological Assessment of September 2003 previously considered in the reserved matters applications for the Sports Centre and residential elements of the site. In response to comments made by Essex Wildlife Trust and English Nature the applicant has instructed Consultants to review the findings of the previous reports given the lapse of time since those surveys.
- 7.134 A walkover survey of the site in October this year has highlighted that the character and habitat structure has changed significantly. The demolition of the former school buildings and disturbance to the grassland areas in preparation for development has left several small areas of scrub interspersed with trees.
- 7.135 The eastern boundary of the site is reported to retain scattered hedging which provides some suitable habitat for breeding birds together with preserved trees retained about the site.
- 7.136 No evidence was found of badgers within the site or up to 30 m from the site boundary. The area where the Badger set was located had been subject to disturbance. Since the demolition of the school buildings there is no suitable habitat for roosting Bats. No evidence of any other protected species was found.
- 7.137 It is considered that Badgers are no longer using the site for feeding, foraging or shelter. No impacts on the species are therefore predicted. The vegetation remaining on site is however suitable for breeding birds.



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- 7.138 It is recommended that vegetation clearance should be undertaken outside the breeding season (1st February to 31st August). If any vegetation is required to be cleared during this period the vegetation should be checked by an ecologist 24 hours before works or felling. Any nest in use or being built will need to be left undamaged for the entire nesting period and alternative approaches to the work proposed.
- 7.139 This matter can be the subject of a condition to any approval that might be given. It is considered that the requirements of condition 10 of the Outline Consent have otherwise been discharged.

Condition 12: Travel Plan tailored to this site

- 7.140 The application is accompanied by an Interim Travel Plan. This plan is submitted for consideration as a basis for preparation of a final Travel Plan to be submitted and agreed at a later date and to be implemented within one month of Council approval of the final Travel Plan.
- 7.141 The applicants express a commitment to reducing the number and length of motorised journeys and encouraging alternative means of travel to the car by staff and colleagues. The plan proposes to survey colleagues within 6 months of trading to determine baseline information and modal split to establish realistic targets. It is proposed to repeat this survey every two years. The plan will be managed by a member of staff with sufficient authority. Participation in the survey will be encouraged by entry into a prize draw.
- 7.142 A plan of safe pedestrian routes will be made available to all colleagues and will be displayed to assist customers. Similarly plans of cycle routes will be made available. Locker and storage facilities will be made available for staff. The company will offer staff the opportunity to purchase bicycles at discounted rates. In the event of an emergency colleague cyclists will be provided with a ride home.
- 7.143 Plans of public transport routes and timetables will be made available and displayed prominently within the store.
- 7.144 The applicants will consider negotiating with Public Transport operators to seek special deals for staff.
- 7.145 The applicants will introduce a car sharing scheme between staff who travel from similar areas. Preferential parking will be considered for those who car share. In the event of an emergency staff who car share will be provided with a ride home.
- 7.146 The Interim Travel Plan is clearly tailored to the requirements of this development. It is considered that condition 12 of the Outline consent is discharged.



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Condition 13: Travel Assessment

- 7.147 The applicant has submitted a Travel Assessment as required by Condition 13 of the outline consent. The Travel assessment concludes that as a result of the examination of the Traffic Impact undertaken the development proposed can be satisfactorily accommodated. It will be noted that subject to conditions the County Council 's Head of Highways and Transportation has no objection to the proposal on Highway Grounds.
- 7.148 Following the concerns raised by Members and from the public consultation responses the applicants have provided additional information concerning hours of opening and delivery trips.
- 7.149 The applicant confirms that the Store would trade between the hours 08.00 – 22.00 hrs Monday to Saturday and for 6 hours between 10.00 and 18.00 hrs on Sundays.
- 7.150 The applicant states that the store would require four ASDA delivery vehicles per day (8 trips). A further 8 Deliveries from other providers (16 trips) would also be required. It is anticipated that these will be undertaken by smaller vans to include bread and milk deliveries. Given the concerns expressed by residents at potential nuisance from deliveries the applicants suggest a condition that deliveries would be not before 7.00 hrs and not after 23.00 hrs on any day. This condition could be attached to any permission that might be granted.
- 7.151 The applicant's are aware of concerns expressed at the adequacy of Rawreth Lane and the Roundabout at Hullbridge Road junction. The applicant's are willing to make a financial contribution of £40,000 to be used as the Council see fit towards future initiatives to secure improvements should they be considered necessary. It is proposed that this takes the form of a unilateral undertaking or condition whichever the Council considers appropriate.
- 7.152 Officers consider that this offer would assist in improvements that could be made to Rawreth Lane and the Mini Roundabout and that this should be achieved by way of a unilateral undertaking.
- 7.153 The concerns raised by local residents and others about the impact of the scheme forms particularly on the local road network and the design of the spine road.
- 7.154 County Highways has examined the proposed scheme in details, and it should be remembered this follows the examination of the proposals for the development of the whole site at the outline stage. The final design of the spine road has been approved taking account of all uses agreed for the site, though clearly the exact configuration of uses on the neighbourhood centre was not, at that stage known beyond the requirements of Condition 4 on the outline consent.



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- 7.155 However, it is clear that the number of vehicles required to serve the Asda store on a daily basis is modest, and this must realistically be compared to the many delivery vehicles, removal vans, etc that will inevitably use the spine road to service the 7 acres of housing currently under construction and the delivery vehicles that will visit the sports centre and primary school. Taking a broad view of all uses on the site, the volume of traffic to serve the delivery needs of the supermarket will be a minor element of all vehicle movements.
- 7.156 Other concerns have been expressed regarding the volume of vehicular traffic that will use the supermarket car park. The volume of vehicular traffic entering the site must though be considered within context. As has been explained, retail leakage from the district is substantial and most of that leakage results in vehicle movements, one of the reasons for the traffic volumes along Rawreth Lane. If, as anticipated, this local store and the other shops in the mixed use block take up some retail leakage, it is reasonable to conclude there could be positive benefits resulting from reduced traffic movements. It is exactly on this principle that the neighbourhood centre was considered appropriate for the site.
- 7.157 The roundabout at Hambro Parade has been identified as a problem for traffic movements around the area. Whilst , as has been indicated the County Highways department raises no objections to the application, Asda has agreed to make a financial contribution towards unspecified highway improvements. Advice is being sought from County Highways on how this money might be used to improve the configuration of the roundabout and further information will be provided at the meeting
- 7.158 **Condition 14: Cycle and Motorcycle parking. Illustration of car parking arrangements, pedestrian and cycle routes, bridleways and bus coach dropping off facilities**
- 7.159 The submitted layout provides car parking , motorcycle parking to the main car parking area between the foodstore and mixed use buildings on each part of the site . Cycle provision is proposed to an area on the eastern boundary immediately in front of the food store and adjoining the mixed use building, adjoining the car park entrance and to the front of the building fronting Rawreth Lane on the paved area about the mixed use building. The spine road incorporates a wider pavement adjoining this site to accommodate a cycle route. No provision is shown for separate bridle way or bus or coach dropping off facility. The carriageway would provide acceptable passage for horses to connect with bridleway provision off the turn around and connecting with Sweyne Park Bridle path at the southern end of the site. The turn around facility at the end of the Spine Road will provide adequate room for any coach or bus activity associated with the Primary School. It is considered therefore that the requirements of condition 14 of the outline consent are discharged in this submission.



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Condition 16: Flood Risk Assessment

- 7.160 The application is accompanied by the Flood Risk Assessment carried out by Buchanans Consulting Engineers and which was considered alongside the previous submissions for the Sports Centre and Housing elements of the development. In addition the applicant has provided an update to the assessment in the form of a Surface Water Design Philosophy. This philosophy argues against the provision of Sustainable Urban Drainage Systems because of the inability of London Clay present on the site to allow surface waters to absorb through the clay layer. However the drainage system incorporated within this development satisfies sustainable drainage aims by managing run off flow rates comparable to the previous development of the site at 10 litres per second and reducing the impact of urbanisation on flooding and protecting water quality. The attenuation is achieved by use of oversize pipes that will provide capacity for at least a 1 in 30 year storm event.
- 7.161 Anglian water have stated to the applicants that there is no spare capacity within the sewerage network. Foul water discharge will therefore be restricted to the previous peak flow of the former school which equates to 6.5 litres per second. It is anticipated that a storage facility of some 45 cubic metres capacity is required to serve the site and which will require limited treatment to avoid septicity. This requirement can be achieved by a packaged dosing system.
- 7.162 The Environment Agency have considered these reports and find that there is insufficient detail contained on which to make informed comment, particularly the absence of calculations regarding surface water drainage.
- 7.163 The applicant have provided further details concerning the structural scope of the works required and are in discussions with the Environment Agency to resolve this issue at the time of writing. It is anticipated that the Environment Agency will be able to offer revised advice in time for the Committee meeting.

Condition 17: Archaeology

- 7.164 Condition 17 of the outline consent requires the reserved matters to be accompanied by results of a Archaeological Field evaluation. The site has been fully evaluated and condition 17 is therefore considered discharged.



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CONCLUSION

- 7.165 The application accords with the development of a neighbourhood centre as granted by the terms of the outline permission for the site granted on 18th June 2003 under application reference 01/00762/OUT.
- 7.166 The proposal satisfies the scope of the definitions of the composition of the neighbourhood centre as defined in the conditions of the outline consent and as subsequently amended to include residential provision within the mixed use building.
- 7.167 The buildings and layout are considered of a satisfactory design in planning terms.
- 7.168 The spine road and junction with Rawreth Lane are capable of accommodating the traffic movements anticipated from all uses on the Park School site and County Highways have raised no objection to the application in terms of its impact on the wider road network.
- 7.169 Whilst the concerns in relation to surface and foul drainage are understood, these can be dealt with through attenuation to ensure that all discharges are kept within the overall limits specified by the previous use of the site.

RECOMMENDATION

- 7.170 It is proposed that this Committee **RESOLVES to APPROVE** the detailed reserved matters **SUBJECT TO A UNILATERAL UNDERTAKING** from the applicants for:-
- A Financial contribution of £40,000 towards such improvements to the Highway Network
 - Preparation of a Final Travel Plan in accordance with the County Council Guidance
 - Bus promotion and marketing campaign for the residential elements of the scheme and to include free season tickets, timetable information and publicity

and to the following heads of conditions:

- 1 Details and samples of External Materials to be agreed
- 2 Prohibition of roller Shutters to mixed use building
- 3 Submission of details for the proposed sound insulation of the scheme
- 4 Submission of details of any external equipment or openings
- 5 Submission of details of any external fume extraction and ventilation equipment
- Submission of details of the proposed internal lift system and associated plant
- 6 No amplified speech or music shall be broadcast in the open areas of the site
- 7 Submission of details for the proposed method of storage and disposal of waste matter
- 8 Provision of 70 x 4.5 x 70 metre visibility splay to car park entrance



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- 9 Provision of 48 x 4.5 x70 metre visibility splay to service yard
- 10 Inspection of the spine road prior to and following the development.
- 11 Damage attributed to the development shall be rectified by the applicant's at no cost to the Highway Authority
- 12 No occupation of the development until the spine road has been constructed to at least road base level
- 13 Submission of details for a restrictive height barrier to the Public Car Park entrance
- 14 Protection of nesting birds to any clearance of vegetation within the breeding season
- 15 Hours of store deliveries not before 7.00 or after 11.00 pm

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

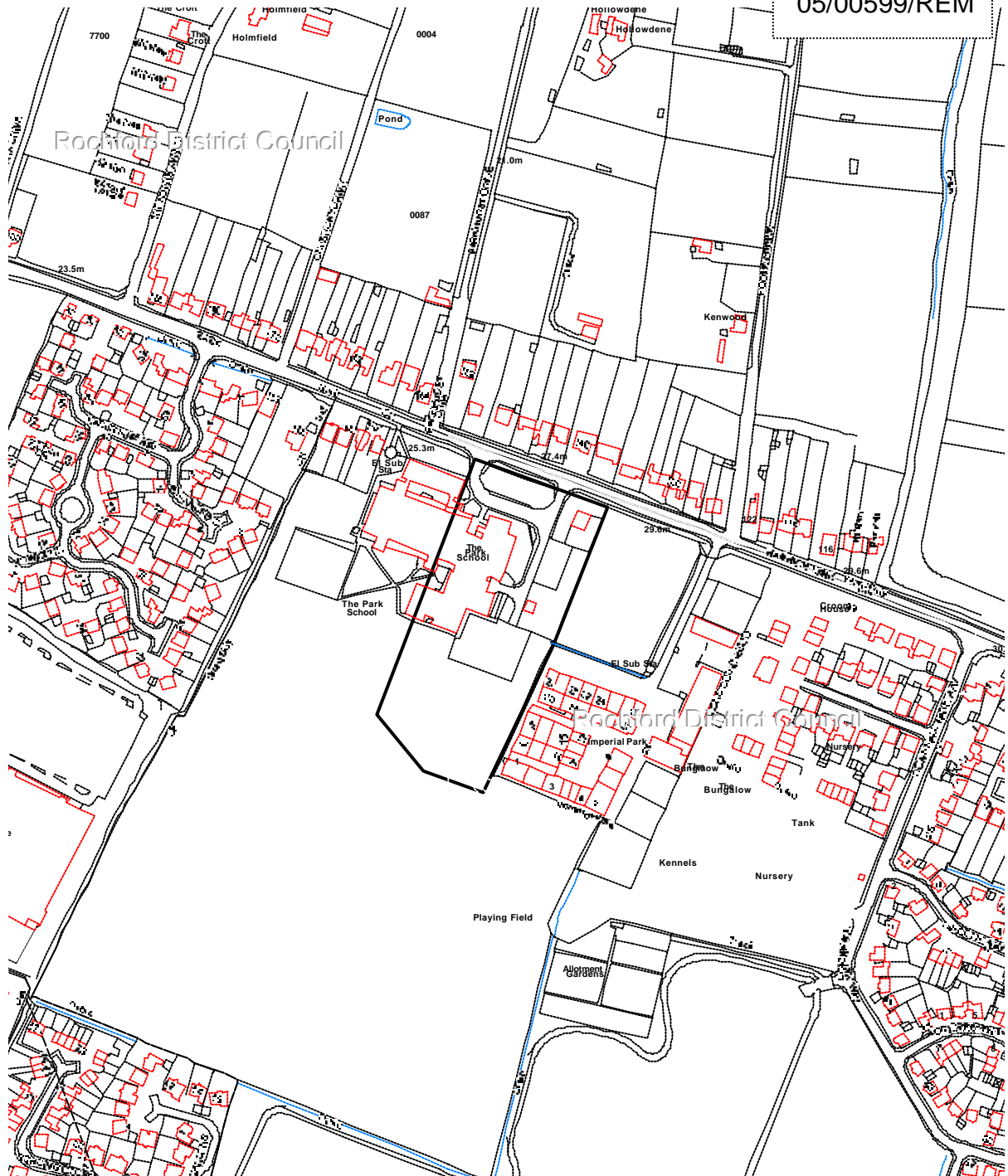
Relevant Development Plan policies and proposals:



Shaun Scrutton
Head of Planning Services

For further information please contact Mike Stranks on (01702) 546366.

05/00599/REM



Rochford District Council

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CODE OF CONDUCT FOR PLANNING MATTERS

GENERAL PRINCIPLES

Members and Officers must:-

- **at all times act within the law and in accordance with the code of conduct.**
- **support and make decisions in accordance with the Council's planning policies/Central Government guidance and material planning considerations.**
- **declare any personal or prejudicial interest.**
- **not become involved with a planning matter, where they have a prejudicial interest.**
- **not disclose to a third party, or use to personal advantage, any confidential information.**
- **not accept gifts and hospitality received from applicants, agents or objectors outside of the strict rules laid down in the respective Member and Officer Codes of Conduct.**

In Committee, Members must:-

- **base their decisions on material planning considerations.**
- **not speak or vote, if they have a prejudicial interest in a planning matter and withdraw from the meeting.**
- **through the Chairman give details of their Planning reasons for departing from the Officer recommendation on an application which will be recorded in the Minutes.**
- **give Officers the opportunity to report verbally on any application.**

Members must:-

- **not depart from their overriding duty to the interests of the District's community as a whole.**
- **not become associated, in the public's mind, with those who have a vested interest in planning matters.**
- **not agree to be lobbied, unless they give the same opportunity to all other parties.**
- **not depart from the Council's guidelines on procedures at site visits.**
- **not put pressure on Officers to achieve a particular recommendation.**
- **be circumspect in expressing support, or opposing a Planning proposal, until they have all the relevant planning information.**

Officers must:-

- **give objective, professional and non-political advice, on all planning matters.**
- **put in writing to the committee any changes to printed recommendations appearing in the agenda.**



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