

ITEM 6

17/00436/FUL – LAND NORTH OF SMITHERS CHASE, SUTTON ROAD, ROCHFORD

1. Agent Comments

The agent has reviewed the conditions and suggested amendments to 11 of the conditions as follows:

3 (Plan list) – additional plan suggested

6 (boundary treatment) – amended wording to require details only before work to the stadium parking commences

12 (lighting) – amended wording to required lighting impact assessment prior to works to the stadium car park and training centre

23 (drainage maintenance plan) - amended wording to require details only before work to the training centre and stadium parking commences

25 (foul water drainage) - amended wording to require details only before work to the training centre commences

26 (archaeology) – amended wording to remove the assessment and only require a watching brief during the construction

27 (parking layout) – amended wording to restrict use of stadium parking for stadium use only and to restrict training centre car park use for SUFC staff and players, visitors to the training centre and temporary use for the temporary training centre located in Southend Borough Council (yet to be approved).

28 (highway works) – amended wording to require highway works prior to stadium car park and training building use

33 (public footpath) – amended wording to require highway works only prior to stadium car park and training building use

34 (travel plan) - amended wording to require travel plan prior to first use of the training centre

35 (Controlled Parking Zone) - amended wording to require details of the Controlled Parking Zone prior to first use of the stadium car park

They have also provided the following comments:-

- **Floodlighting** - This application does not include a floodlit training pitch. There will, however, need to be lighting for safety and security reasons for members of the public and club to use the stadium parking on event days and the staff parking for training days. The applicant is willing to accept a condition that prior to use of the parking areas that it must submit for approval and then implement in accordance with the approved details a lighting scheme which will consider the Lux levels and light spread and also that when not in use the lights are to remain off, i.e., they are not permanently on after dark.
- **Child Protection Measures for Attenuation Pond** - The attenuation pond will not form part of the public realm designed into the Fossetts Farm development and therefore it is not intended that the public will have access to this area. For a good part of the year it is anticipated that it will be dry in any event. That said, and in the event that members of the public gain unauthorised access to the attenuation pond, the applicant is willing to accept a condition that will also be insisted on by the statutory consultees to consider and submit for approval any necessary fencing around the pond area to protect safety.

2. Officer Comments

Suggested amendments to conditions 6 (boundary treatment), 12 (lighting), 25 (foul water drainage), 27 (parking layout), 28 (highway works), 34 (travel plan) and 35 (Controlled Parking Zone) incorporating officer alterations as well, are considered acceptable. These amended conditions are shown in the conclusion below.

Suggested amendments to conditions 3 (plan list), 23 (drainage maintenance plan), 26 (archaeology) and 33 (public footpath) cannot be accepted and these will remain as worded in the officer's recommendation.

With regard to the floodlighting comments, condition 12 does require lighting details to be agreed and prohibits floodlighting to the pitches. Therefore this is sufficiently addressed through condition 12.

With regard to the child protection measures to the attenuation pond, it is considered that it would be reasonable to impose a condition, as accepted by the agent, requiring fencing details to the pond to be agreed. This is included in the conclusion section below.

3. Conclusion

The recommendation remains that of approval, subject to the following amended/additional conditions:-

6 (Boundary Treatment)

Prior to first use of the site, details of any gates, fences, walls or other means of screening or boundary treatments to be erected at the site shall be submitted to and agreed in writing by the Local Planning Authority. This shall also include security details to ensure that the car parking areas cannot be accessed without consent. 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 first use of the site and thereafter maintained in the approved form.

REASON: To enable the Local Planning Authority to retain adequate control over such details of screening and/or means of enclosure, in the interests of visual amenity, the openness of the Green Belt and security and in accordance with policies CP1 and GB1 of the Core Strategy 2011 and policies DM1 and DM16 of the Development Management Plan 2014.

12 (Lighting)

Prior to first use of the car parks and the training centre hereby approved a lighting impact assessment including details of the lighting to the car parking areas and training centre building shall be submitted to and approved in writing by the Local Planning Authority. These shall include the minimal quantum of lighting possible. The details as approved shall be implemented at the site prior to first use and shall be retained as such thereafter. No lighting shall be installed to the football pitches hereby approved.

REASON: In the interests of protecting ecology and neighbouring properties from unacceptable light spillage in accordance with policy DM5 of the Development Management Plan 2014.

25 (Foul Water Drainage)

Prior to the construction of the training centre above damp proof course, a scheme for on site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

REASON: To prevent environmental and amenity problems arising from flooding.

27 (Parking Layout)

Prior to works commencing to construct the parking areas hereby approved a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority for both the match day and training centre parking areas showing:-

- a. Compliance with the 5.5m x 2.5m minimum parking bay sizes
- b. Details of disabled bays, powered two wheeler spaces and cycle parking to be provided to the match day parking area
- c. An additional disabled bay to the training centre car park

Once agreed, such spaces shall be hard surfaced, sealed and marked out in parking bays on site prior to first use of the development hereby approved, and be permanently retained thereafter. The vehicle parking area shall be retained in this form at all times. The stadium vehicle parking shall not be used for any purpose other than the parking of vehicles for match days (and for a maximum of 3 other events per annum) held at the stadium within Southend Borough Council. The training centre car park shall only be used by Southend United Football Club staff and players, and visitors to the training centre building, including any temporary use to service the temporary training centre located in Southend Borough Council, unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that sufficient spaces are provided in accordance with the Parking Standards SPD 2010 and to ensure that the use of the parking areas is sufficiently controlled.

28 (Highway Works)

The car parks and training building shall not be used until the new roundabout, pedestrian crossing and other highway works within Fossetts Way are completed.

REASON: To ensure that the necessary highway works are undertaken prior to any use of the car parks and training building.

34 (Travel Plan)

Prior to first use of the training centre development hereby approved, the developer shall submit a workplace travel plan to the Local Planning Authority for approval, in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years. It shall be accompanied by a monitoring fee of £6,132 (plus the relevant sustainable travel indexation) to be paid before first use to cover the 5-year period.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

35 (Controlled Parking Zone)

Prior to first use of the stadium car park development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority in consultation with Essex County Council for a Controlled Parking Zone (CPZ) on match days inclusive of necessary signs and markings on Sutton Road from the RDC boundary to the junction of Shopland Road. Once agreed, the CPZ shall be implemented on site as agreed and for every match day/event whereby the match day parking is in use.

REASON: In the interests of reducing indiscriminate parking.

39 (Pond Protection)

Prior to first use of the attenuation pond hereby approved, details of fencing to surround the attenuation pond shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the fencing shall be installed on site prior to first use and thereafter maintained in the approved form.

REASON: In the interests of ensuring the attenuation pond remains safe, particularly to young children.

ITEM 7

21/01184/FUL - AIRPORT BUSINESS PARK, CHERRY ORCHARD WAY, ROCHFORD

1. Representation from Southend-on-Sea Borough Council

The following representation was received from Mr Alan Richards, Interim Executive Director (Growth & Housing) on 9 February following the completion of the report:-

I confirm that we are supportive of the proposal to apply this measured relaxation to the acceptable uses at the Airport Business Park (ABP). We have been working with HBD (previously Henry Boot Developments) since the end of 2014 on the business park and we have 3 agents (Dedman, Kemsley and Cushman & Wakefield) acting there to cover local, regional and international markets thoroughly.

The time ABP has been in the market has provided good insight into the demand for space which we need to be able to rise to meet in order to keep development active at ABP with the jobs, inward investment and economic growth benefits that brings.

This Council was hesitant at first and pressed the partnership hard, particularly in relation to the office and hotel markets without the response from the market that we hoped for. There is, however, demand from other sectors and the amendment to the uses at ABP will provide the partnership with the opportunity to enable that interest to be secured and for development to progress.