



Rochford District Council

## **SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY**

**PLANNING COMMITTEE 21st November 2002**

### **ITEMS REFERRED FROM WEEKLY LIST**

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

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

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

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

## **PLANNING COMMITTEE 21st November 2002**

### **REFERRED ITEMS**

- |    |  |         |
|----|--|---------|
| R7 | 02/00732/ADV<br>Display Of internally Illuminated Name Logo And<br>Projecting Sign Together With Non Illuminated<br>Adverts<br>32 West Street Rochford Essex   | PAGE 4  |
| R8 | 02/00445/FUL<br>Erect Two Buildings each Comprising Three Stables<br>and Tack/Feed Store. Erect Hay and Implement<br>Store Building (Resubmission Following<br>01/00769/FUL)<br>Land Adj. Gusted Hall Gusted Hall Lane Hockley | PAGE 8  |
| R9 | 02/00810/FUL<br>Erection Of 2No. Three Storey Dwelling House<br>Former Boiler House Dalys Road Rochford  | PAGE 13 |

## **PLANNING SERVICES COMMITTEE - 21<sup>st</sup> November 2002**

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### **ROCHFORD**

Cllr R A Amner

Cllr Mrs L Barber

Cllr Mrs M S Vince

**PLANNING SERVICES COMMITTEE - 21 November 2002 Item R7  
Referred Item**

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TITLE :                   **02/00732/ADV  
DISPLAY OF INTERNALLY ILLUMINATED NAME, LOGO  
AND PROJECTING SIGN, TOGETHER WITH NON-  
ILLUMINATED ADVERTS  
32 WEST STREET, ROCHFORD, ESSEX**

APPLICANT:           **NATWEST BANK**

ZONING:               **PRIMARY SHOPPING**

PARISH:               **ROCHFORD PARISH COUNCL**

WARD:                 **ROCHFORD**

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

The application was included in Weekly List no. 649 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 12<sup>th</sup> November 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr Mrs M S Vince.

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

- 7.1   **Rochford Parish Council** expressed concern that the proposal would not be in keeping with the conservation area.

**NOTES**

- 7.2   The proposal is for the display of an internally illuminated name, logo and projecting sign together with non-illuminated adverts at the Nat West bank in Rochford Market Square. The site is located in Rochford Conservation Area and adjacent to a Grade II Listed Building.
- 7.3   More specifically the wall mounted 'fascia' sign is to consist of internally illuminated individual 3D letters 360mm high reading 'NatWest' and red logo. The projecting sign is to be internally illuminated also and positioned as the existing sign. The non-illuminated elements consist of signage for the ATM machine and signs inside the doorway of the building displaying the branch name, hours of opening and an information panel. Lettering on the signs is white, logo red all with blueberry colour background.

## **PLANNING SERVICES COMMITTEE - 21<sup>st</sup> November 2002 Item R7 Referred Item**

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- 7.4 The wall mounted individual letters and logo replace existing non-illuminated signage which is 2 to 3 times larger. The projecting sign again replaces a slightly larger existing sign. Overall, the design, style and method of illumination is considered acceptable.
- 7.5 The building is of modern origin in the Conservation Area. The signs in terms of the method of illumination do not fully accord with Policy SAT8 of the Local Plan which normally discourages internally illuminated signs in the Conservation Area. However, in this case the overall size, location and design of the signs is such that they would not have a detrimental impact.
- 7.6 Members should also note that in respect of The Woolwich 69 High Street, Rayleigh, the Local Planning Authority recently lost an appeal proposing an internally illuminated fascia sign. The Inspector felt that given the modest level of illumination and the fact that the sign is well related to the modern shopfront and building, it would have no material impact on the wider setting of the town centre or Conservation Area. Also of note a similar application for new corporate signage including illumination at Natwest, 43 High Street, Rayleigh was approved via the Weekly List two weeks ago.
- 7.7 **County Planner (Listed Buildings and Conservation)**
- 7.8 The proposed wall mounted lettering is not of an appropriate standard for a conservation area location next to a listed building. Internal illumination, materials and colour are all inappropriate and not as suitable as existing. This is not an enhancement of the conservation area. The smaller fittings are acceptable. The internally illuminated hanging sign is not acceptable.

### **APPROVE**

- 1 SAC1Advert Time Limit (5 Years)
- 2 SAC2Advert Time Limit - Specified
- 3 The advertisements hereby permitted shall not be erected before the removal of the existing wall mounted 'fascia' and projecting sign as shown on the approved plan 9092.

## **PLANNING SERVICES COMMITTEE - 21<sup>st</sup> November 2002**

### **Item R7**

#### **Referred Item**

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#### **Relevant Development Plan Policies and Proposals:**

SAT7, SAT8, SAT11, UC1, of the Rochford District Local Plan First Review



Shaun Scrutton  
Head of Planning Services

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For further information please contact Deborah Seden on (01702) 546366.

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**PLANNING SERVICES COMMITTEE - 21 November 2002 Item R8**  
**Referred Item**

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**TITLE :** 02/00445/FUL  
ERECT TWO BUILDINGS EACH COMPRISING THREE  
STABLES AND TACK/FEED STORE. ERECT HAY AND  
IMPLEMENT STORE BUILDING (RESUBMISSION  
FOLLOWING 01/00769/FUL)  
LAND ADJ. GUSTED HALL GUSTED HALL LANE, HOCKLEY

**APPLICANT:** B LEWINGTON

**ZONING:** METROPOLITAN GREEN BELT

**PARISH:** ROCHFORD PARISH COUNCIL

**WARD:** ROCHFORD

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

This application was included in Weekly List no. 650 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 19<sup>th</sup> November 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr Mrs M A Weir.

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

- 8.1 **Rochford Parish Council** – have no objection.

**NOTES**

- 8.2 This application is a re-submission following a refusal for a similar proposal last year. The refused proposal was for the erection of two buildings each comprising three stables and tack/feed store, and for the erection of a hay and implement store building.
- 8.3 This proposal was refused on the grounds that it would be contrary to Policy GB1, RC5 and RC7 of the RDLP. It was felt that the proposal, if permitted, would lead to an over concentration of stables in one location, to the detriment of the visual appearance and character of the surrounding Green Belt location. Furthermore, the proposal was felt to be of a design and scale that was not appropriate for such a rural location with no regard or inclusion of local design style or criteria. The proposal was also felt to conflict with local aerodrome safeguarding standards.



## **PLANNING SERVICES COMMITTEE - 21<sup>st</sup> November 2002 Item R8 Referred Item**

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- 8.4 The revised submission (also for six stables, along with a hay and implement store) has, following discussion with Essex County Council Historic Buildings and Conservation Advisor, seen the design of the hay and implement store amended to greater reflect local design traditions. Whereas the advisor objected to the original proposal he now comments that “the overall design of these buildings is now acceptable”
- 8.5 Further comments have also been received from the Civil Aviation Authority who state that “the proposed development...does not conflict with safeguarding criteria. Accordingly, this department has no safeguarding objection to the proposal.
- 8.6 It must be accepted, therefore, that the revised proposal is more suitable than the original refused proposal in certain respects.
- 8.7 What must now be assessed, therefore, is whether the other reasons for refusal of the original proposal still stand true in respect of this revised proposal.
- 8.8 The designation of this site as MGB certainly introduces fairly stringent controls over new development. The size of the proposal has actually increased (the hay and implement store now measures 20 x 8 metres, as opposed to 10 x 6 in the original proposal) since the original scheme was refused. However, the impact on the character of the land has been softened via the amended design of the scheme and re-siting such that the stables are set against a backdrop of extensive mature woodland and are not likely to impact significantly on the openness of the site.
- 8.9 PPG 2 on Green Belts suggest that small scale facilities for uses that preserve the openness of the Green Belt can be acceptable within such areas. The application site is well served by tracks and footpaths within the surrounding area meaning there is potential for horse riding within the vicinity. Furthermore, the use of this and surrounding sites for outdoor horse-based recreation is not likely to have any noticeable effect on the Green Belt. As such there is clear justification for such development. To that end there is broad compliance with RDLP GB1 which advocates small scale facilities for outdoor recreation and other uses which are open in character.
- 8.10 PPG 7 (Annex F) deals with horse based applications and advocates a positive approach. This guidance has been interpreted by this Authority and RDLP Policy LT10 has been produced against which to assess horse-based policies.

## PLANNING SERVICES COMMITTEE - 21<sup>st</sup> November 2002 Item R8 Referred Item

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- 8.11 The preamble to LT10 warns that excessively large stable buildings can have an adverse impact on the landscape. More up to date guidance from the British Horse Society than that contained in the RDLP suggests that a minimum floor area of approximately 13.5 square metres is acceptable per stable for horses, with a minimum size of approximately 15.6 square metres for larger horses. A study of the plans accompanying the proposal shows the area of each individual stable to be 20 square metres. Such a figure is nearly twice the size, as advocated by the British Horse Society, and there must still be concerns that this revised proposal incorporates “excessively” large stables. However, the applicants have indicated their willingness to accept a landscaping condition and this would be an ideal way of integrating the structures successfully into the landscape.
- 8.12 Furthermore, the applicant has advised the LPA that he will be happy to see restrictive conditions attached to any permission that limit the use of these stables to private use and for no livery, riding school or other such uses.
- 8.13 Policy LT10 also states that the maximum number of stables that may be erected on any plot shall be related to the size of grazing land, the minimum requirement is set as 0.5 hectares per stable. Assuming this, and given that the proposal is for 6 stables, it should be expected that the application site will be at least 3 hectares in area. This is not the case as the area of the application site is only approximately 2.75 hectares. However, this is clearly a marginal figure and Policy LT10 accepts that this standard may be reduced if there is a nearby existing dwelling from which management supervision can be exercised. Such a relaxation is considered justified in this instance since the applicant resides immediately adjacent to the site at Gusted Hall.
- 8.14 The original proposal was refused for a combination of reasons. These included the design of the stables, the objection of the CAA, the impact of the building, the impact on wildlife habitats, and also the proposal represented an over concentration of stables in one location. The concern regarding the impact of the building is addressed by its resiting and redesign, this leaves the sole issue of over concentration of stables which alone is not considered to justify refusal given the proposal is considered to be visually acceptable.
- 8.15 **ECC Highways** - advise that this application is de-minimis.
- 8.16 **Essex County Council Historic Buildings and Advice** – comment that the overall design of these buildings is now acceptable.
- 8.17 **Essex Police** - have no objection to the proposal but suggest ways of making the proposed structures more secure.
- 8.18 **English Nature** - advises that the site does not effect a SSSI.
- 8.19 **Environment Agency** - has advisory comments to make but no objection.

- 8.20 **Essex Wildlife Trust** – have made no comment.
- 8.21 **RDC Woodlands and Environmental Specialist** – has made no comment.
- 8.22 A total of seven written objections have been received to this scheme from members of the public. These cite a number of different reasons for objecting. These include the detrimental impact that the proposal will have visually on the area, the detriment that it may cause to local wildlife, the worry that allowing this would create a precedent for further, similar development, the concern that the proposal is excessively large and, finally, concern over damage caused by horses.
- 1 SC4 Time Limits Full - Standard
  - 2 SC33 Stables - Domestic Use
  - 3 SC59 Landscape Design - Details Full
  - 4 At no time shall more than a total of 6 horses or ponies be accommodated on the application site.
  - 5 SC14 Materials to be Used

**Relevant Development Plan Policies and Proposals:**

GB1, LT10, RC7 of the Rochford District Local Plan First Review

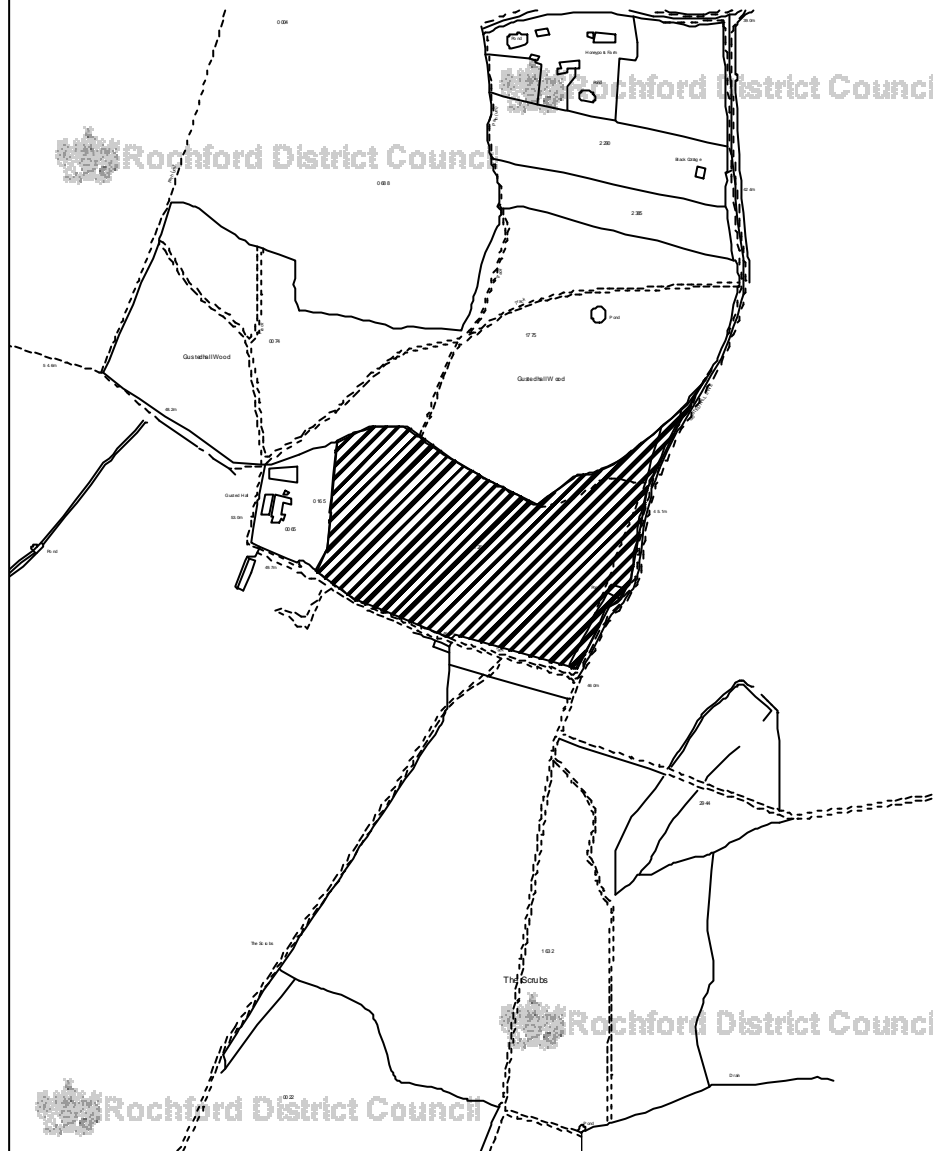


Shaun Scrutton  
Head of Planning Services

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For further information please contact David Beighton on (01702) 546366.

02/00445/FUL



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**PLANNING SERVICES COMMITTEE - 21 November 2002 Item R9**  
**Referred Item**

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TITLE :                   **02/00810/FUL**  
                              **ERECTION OF 2NO. THREE STOREY DWELLING HOUSE**  
                              **FORMER BOILER HOUSE, DALYS ROAD, ROCHFORD**

APPLICANT:           **SQUARE FOOT PROPERTIES PLC**

ZONING:               **METROPOLITAN GREEN BELT**

PARISH:               **ROCHFORD PARISH COUNCIL**

WARD:                  **ROCHFORD**

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

This application was included in Weekly List no. 650 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 19<sup>th</sup> November 2002, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr Mrs M A Weir.

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

9.1    **Rochford Parish Council** – No comments.

**NOTES**

- 9.2    This application seeks permission for the erection of 2 (no.) three storey dwellings on land adjacent to Dalys Road to the immediate north of Rochford Lofts.
- 9.3    The arrangement of the proposed building to the original Boiler House is very similar albeit slightly closer to the arrangement that now exists between Little Loft and the Boiler House. The existing closest units in the Boiler House are corner units with a dual aspect.
- 9.4    The applicant's site relates to what was originally designed as amenity land associated with the overall development to date. The applicant believes the proposal before Members finishes off the development. Two parking spaces have been reserved in the parking layout associated with the lofts' development.

## PLANNING SERVICES COMMITTEE - 21 November 2002    Item R9 Referred Item

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- 9.5 The conservation advisor advises that the setting of the listed building is not affected by the proposal and the proposed design complements the most recent development of Little Lofts as well as the ex-boiler house. While the amenity space visually complements the site, its recreational use is limited. The siting and design of the additional dwellings does not have a detrimental impact on the surroundings.
- 9.6 Eight householder notification letters have been received concerned that the landscaped communal garden area on the Rochford Lofts site is to be lost, loss of amenity space, claustrophobic environment created for residents of the lofts', loss of privacy, loss of light, effect on character, over-development, and lack of car parking.
- 9.7 **County Planner (Historic Conservation)** - No objection. Relates well to the Modern Movement style houses that have been built and to the listed boiler house, as well as the character of this part of the conservation area. A very contemporary design which is well thought out and has to be taken as a whole. Whilst I do not personally find the exterior attractive, it is an example of good architecture. **Environment Agency** - Advisory comments concerned with possibility of landfill gas. **Building Control Manager** - An approved sprinkler system linked to a suitable extract system is required due to lack of an enclosed internal staircase. **Housing, Health and Community Care** - Advisory comments concerned with control of nuisances land contamination. **County Planner (Archaeology)** - No archaeological recommendation having previously been fully recorded. **County Surveyor (Highways)** - No objections.

### APPROVE

- 1 SC4Time Limits Full - Standard
- 2 SC14Materials to be Used (Externally)
- 3 SC87Contaminated Land
- 4 The car parking spaces mentioned in the approved drawings shall be made available for the occupants of the dwellings hereby permitted and thereafter retained for this purpose.

### **Relevant Development Plan Policies and Proposals:**

H11 of the Rochford District Local Plan First Review



Shaun Scrutton  
Head of Planning Services

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