

<p>Referred Item R1 06/00004/FUL</p>	<p>One further letter has been received objecting to the scheme and comments in the main on the following issues:-</p> <ul style="list-style-type: none">• Out of character with the area as the proposed buildings are a full two storey when the majority of the others are bungalows and chalets• Imposing and overpowering• Urbanise the street scene• Loss of privacy through direct overlooking• Should not impose upon the Green Belt• Impact upon the local bridleway network <p>A further letter has been received from the occupiers of 65b Victor Gardens within which they comment that the scheme has essentially three problems. These relate to:-</p> <ul style="list-style-type: none">• Overlooking and loss of privacy• Overbearing impact• Loss of open outlook <p>They comment that these adverse impacts could be mitigated by the deletion of some of the first floor flank windows, and/or fitting obscure glazing to the proposed windows that face onto Clements Hall Lane. If the windows are to be obscure glazed then they should be fixed shut; the overbearing impact could be mitigated by the inclusion of hip ends to the roof.</p> <p>They also request that a condition be imposed on any approval controlling the obscure glazing to the windows and that there be no further windows inserted in the flank wall and roof facing their property.</p> <p>The applicant has written in commenting on the following issues:-</p> <ul style="list-style-type: none">• The principle of large detached houses on this site was agreed by a previous appeal decision where the inspector stated that large detached houses would not adversely affect the character or appearance of the area.• In the same decision the inspector also stated that even though windows would directly overlook the neighbouring properties there would be no unreasonable loss of privacy, due to the distance between the dwellings the applicant would be willing to have the first floor secondary windows facing 65b Victor Gardens obscure glazed.• The parking provision complies with the parking standards contained within the Local Plan.• The existing building is constructed from solid 9inch
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brickwork and constructed in the early 1900's and has no architectural quality.

- The scheme will be connected to the existing local sewer network and therefore there will not be any risk of flooding.
- Located within the residential zone, it will not encroach onto the Green Belt

Previous appeal was dismissed on two grounds; encroachment into the Green Belt and highway issues. Both of these have been addressed by the new scheme.

OFFICER COMMENTS

It is recommended that the windows in the flank of Plot 1 facing Clements Hall Lane should be controlled via a planning condition to limit the glazing to obscure only and a further condition to prevent any new windows. This is considered to be appropriate given that they are windows to en-suite accommodation and also secondary windows to bedrooms. Two further conditions are also recommended in order to protect during the construction period and ensure the long term retention of the existing hedge that forms the front boundary of the site.

RECOMMENDATION

The following conditions are recommended to be added to the decision notice:-

- 12 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, 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) the window(s) marked OBS on the approved drawing(s), shall be glazed in obscure glass and shall be of a design not capable of being opened below a height of 1.7m above first floor finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form.

REASON: To enable the Local Planning Authority to retain adequate control over such details, in the interests of residential amenity.

- 13 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, 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) no window, door or other means of opening shall be inserted above first floor finished floor level on the side elevation of Plot 1 facing Clements Hall Lane, in addition to those shown on the approved drawings.

	<p>REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration, in the interests of residential amenity.</p> <p>14 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class B and 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 windows, roof lights, dormer windows or any other means of opening shall be inserted or otherwise erected within the roof area (including roof void) on any elevation of the dwelling hereby permitted.</p> <p>REASON: To enable the Local Planning Authority to retain adequate control over the approved fenestration, with regard to maintaining residential amenity and also maintaining the size and scale of the proposed properties.</p> <p>15 The existing hedge around the frontage perimeter of the site between the points A – B on the drawings hereby approved, shall hereafter be retained and not be lopped, chopped, pruned or otherwise reduced in height, without the prior written agreement of the Local Planning Authority, except where specific sections to be removed for vehicle/pedestrian access/visibility splays in accordance with details to be submitted and agreed in writing by the LPA.</p> <p>REASON: To enable the Local Planning Authority to secure the retention of the hedge in the interest of maintaining the character and appearance of the site and surrounding area.</p> <p>16 No development shall commence before the hedge to be retained as referred to above has been protected by chestnut paling fencing erected on the site to protect the hedge at its full spread. This protective fencing shall remain for the duration of the development hereby permitted. Such protective fencing shall be removed only when the full extent of the development (including all underground services and works) have been completed. Under no circumstances shall any equipment or materials (including displaced soil) be stored or buildings or structures erected), nor shall any changes be made to the existing ground level within the areas marked by the fencing.</p> <p>REASON: To enable the Local Planning Authority to secure adequate protection of the existing frontage hedge during the construction phase of the development in the interest of maintaining the character and appearance of the site and surrounding area.</p>
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<p>Item 2 06/00135/FUL</p>	<p>Canewdon Parish Council</p> <ol style="list-style-type: none">1. Site plan is not accurate as garage is closer to the house than shown. Query the boundary line as the fence was moved to increase the garden size.2. A restriction should be imposed to ensure that the buildings are not used for business.3. As far as planning is concerned they think that the buildings are an eyesore but if the neighbours do not complain then the Councillors can't either.
<p>Item 3 06/00076/COU</p>	<p>Para 3.20 set out the permitted hours in 1992 of use of the floodlights to the existing Football Club ground. However, this failed to update the variation of hours of illumination granted in 2002 namely:-</p> <p>“No more than three occasions per week and shall not exceed the following hours:</p> <p style="padding-left: 40px;">Tuesday – Friday 6.45 pm – 10.00 pm Saturday – 3.00 pm – 5.30 pm No use on Sunday or Mondays.</p> <p>A petition with 67 signatures has been received objecting in the main on the following points:-</p> <ul style="list-style-type: none">• Increase in traffic in and around Wakering Hall Lane• Noise from late night use up to 10.00 pm Monday to Friday• Intrusion from the flood lights 6 X 10m high• Parish Council have sponsored this application 50% of the application fee so sponsoring a semi professional football club from our Council taxes• Football club cannot maintain the existing fences at the site how do they propose to maintain the new fencing. <p>A further 7 letters from neighbours have been received. These raise issues further to the Committee report, as summarised below:-</p> <ul style="list-style-type: none">• Noise from tannoy system• The fencing should be designed to prevent stray balls escaping the site.• The proposal would de-value property nearby• Litter associated with the use of the club• The application has little to do with a village youth facility? As the application is wholly for the use/enjoyment of the GWRFC• Question the appropriateness of the support given by the Parish Council for this application.

- Owned by GWRFC with no public access, no village input or control
- Already four full size football pitches, floodlit all weather area and leisure centre on the recreation site next door to the allotment site; this is the area for village and youth recreation
- The Parish Council should be spending their monies for the public benefit not for the benefit of private concerns.

The applicant has submitted further details with regards to the level and hours of use for the club. This information indicates that the floodlit pitch would be used Monday to Friday 7.00 pm to 10.00 pm.

The mini soccer pitches and the unlit pitch proposed will be used Saturday and Sunday 9.00 am until 5.00 pm.

The applicants state that the proposed floodlit pitch will not be used concurrently with the other pitches. However, all the unlit pitches could be used at the same time.

The original report and recommendation suggested heads of conditions controlling:-

Level of Use

The 2 mini soccer pitches and adjoining pitch (to the west) shall only be used on 3 days per week and use on Saturday and Sunday shall be between 9.00 am and 5.00 pm only.

Hours of floodlighting

It is considered the proposed use could be controlled by conditions to limit the noise and disturbance caused. It is considered that the level of use should be in line with the level of use of the existing club.

REPRESENTATIONS:

Essex Amphibian and Reptile Group: In terms of wildlife the EARG is interested in any reptiles that may exist on allotments; derelict allotments are important for reptiles as well as potentially other protected species. Therefore an ecological assessment should be undertaken to demonstrate the existence or otherwise of protected species on the site. They recommend that this survey work is undertaken prior to permission being granted as the existence of protected species will inform either the nature of the development and/or appropriate mitigation.

SE Essex Organic Gardeners: Object, would like to see the written evidence that Great Wakering Parish Council had publicised the vacant plots over the years and, indeed, had done everything to encourage first time plot holders. They comment that Great Wakering Parish Council have never responded to requests for information regarding the level of demand. They also comment the

	<p>demand in local areas is high and cannot believe that there is no demand in Great Wakering. With wildlife squeezed in all directions, due to house and road building, allotment sites (especially those managed organically with wildlife in mind) should be the preferred option for Great Wakering, rather than football grounds – causing the extra traffic (CO2 emissions), light pollution and noise that have been mentioned by others in correspondence. The district lost a valuable wildlife site at Etheldore/Wood Avenue (Hockley) some years ago. Are we going to lose out again in 2006.</p>
<p>Referred Item R4 06/00033/REM</p>	<p>Neighbour contributor:</p> <ul style="list-style-type: none">• Concerned that sewage system will not cope• New dwelling will be only 22 metres from their property• There are errors on plans, namely distance of no. 50 to their boundary is shown as 17 metres, but is actually 11 metres and distance from rear wall of proposed building is shown as 16.5m. representing a difference of 5m. on each plot <p>Confirmed officer's visit to their house.</p>