



TOWN & COUNTRY PLANNING ACT, 1990

NOTICE OF DECISION

Date : 5th December 2012

Application No : 12/00463/OUT

Parish : Rochford Parish Council

Proposal : Proposed Outline Application to Demolish Existing Building and Construct Warehouse (Use Class B8) With All Matters Reserved

Site Location : Yard North Of 16 Purdeys Way Welton Way Rochford

Applicant : Mark 1 Hire

The Council as District Planning Authority hereby give notice of their decision to **REFUSE OUTLINE PLANNING PERMISSION** for the above proposal as described in drawing(s) date stamped 5th September 2012, for the reasons set out below.

Pending Decision

Your attention is drawn to the notes enclosed

REASONS FOR REFUSAL

- 1 The proposal, by virtue of the lack of a £5,000 financial contribution towards improvements to the transport network and services at the junction of Sutton Road and Purdeys Way, would result in a development that would bring greater activity to the Purdeys Way Industrial estate but that would not attempt to address the effect this would have upon the junction that represents the only entranceway onto the Purdeys Way estate. This lack of contribution and subsequent effect on the junction and the effect this would have upon the consideration of future proposals for small-scale development and their collective effect on the junction renders the development unacceptable in planning terms, contrary to policies CLT1 and T1 of the Core Strategy 2011 and HP21 of the Local Plan 2006.

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STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the basis of the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development in line with the Council's pre-application advice service.

INFORMATIVES

- 1 The applicant should be advised that the red ownership line does not correlate between the location and block plan submitted. Any resubmission should ensure that the location plan accurately depicts the block plan in terms of identifying land ownership.

Relevant Development Plan Policies and Proposals:

CP1, ENV10, ENV11, CLT1, T1, T3, T8, ED1 and ED3 of the Core Strategy 2011

HP21, EB6 and PN7 of the Local Plan 2006 As saved by Direction of the Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004. (5th June 2009)

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010



SHAUN SCRUTTON
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