

WEEKLY LIST

APP. NO	06/00244/OUT
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CASE OFFICER	TEAM LEADER	HOPS/P	COND. COLOURING		COND. MONITORING	COMINO CHECKED	POSTED
	Leigh 17/5	M 17/5	COND. NO	PLAN NO.		17/5	

Legal Agreement: No

Plan Numbers/Letters/Supporting Statements:

Zoning: Existing Industrial
Parish Council – Rochford

DRAFT 2

NOTES

Outline permission is sought including at this stage details of siting, design and means of access for the development of a vacant parcel of land on the Aviation Way Industrial Estate. The plot is located between Saxon Hall and its surface level car park to the south and the Build Centre (builders merchants) to the north.

The proposal relates to the erection of a three storey building, providing three floors of Class B1 office accommodation with basement car parking. The building is to be accessed from the south through a centrally located access point; this provides access to the office suites themselves and to the central core of the building that provides the support accommodation (wc etc) and stairs lift to all floors.

The building is to be rectangular in its footprint with the narrow axis facing Aviation Way, the building will run generally perpendicular to Aviation Way. The building itself is to be constructed in a steel frame with timber cladding, and topped with a flat roof.

The building measures 63m long, 23m wide and a height to the top of the flat roof of 12m.

The vehicular access to the site is off Aviation Way and direct to the basement car parking level which provides for off street parking for approximately 70 vehicles. This level of provision is approximately 20 below that required by the Local Plan standards, however the applicants have submitted a draft Green Travel Plan to help to mitigate this shortfall in spaces; this approach is acceptable to the County Highways Officers.

The application site is located within an industrial estate as identified within the Local Plan and the proposed office use being an employment generating use is considered to comply with the policies within the local plan that aim to retain land within the identified industrial areas for employment generating uses, indeed its approved use was part of the former adjoining leisure centre site.

Whilst only one elevation has been supplied with this application it is considered design and appearance of the new building is considered to be acceptable and location between existing buildings and set behind the front facades of these bu

that the building would not give rise to a form of development that would be out of character with the area or visually intrusive in the established street scene.

There are no objection raised from the London Southend Airport in terms of their operational safety.

RELEVANT PLANNING HISTORY

04/00924/FUL Erect Two Storey Fitness/Health Club Building and Layout Associated Car Parking Granted 14.12.2004 This permission granted consent for a new building on the site of this application and was to be used for/by Flights Leisure Centre.

Flights Leisure Centre formerly occupied the building immediately to the south of the this application site, this is now occupied by an assembly and leisure type use. The area to the rear of the former leisure centre has been laid to tarmac and laid out for off street parking (in the region of 150 spaces). This level of provision for the new assembly and leisure use is considered to be appropriate and has not given rise to any material increase in indiscriminate on street car parking

CONSULTATION

County Surveyor (Highways):	No objections subject to the Travel Plan being agreed by the Travel Plan Co-ordinator at Essex County Council prior to the occupation of the building.
London Southend Airport	No safeguarding objections
Engineers	No objections; comments that there are no public foul or surface water sewers in the vicinity
Environment Agency	No objection, comments that sustainable drainage techniques be used in the construction of this development.

DECISION

APPROVE

1 sc2 RESERVED MATTERS (LANDSCAPING, DESIGN & EXTERNAL APPEARANCE)

2 SC3 Time Limit Outline application

3 sc14 materials to be used

4 Notwithstanding the details shown on the plans hereby approved details of the basement car park and access to is from Aviation way shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the parking spaces to be laid out with the measurements of 2.4 X 4.8 and

with 6m separation between the rows, and the gradient of the ramp from to the basement shall not be any more than 4% for the first 6m from the back edge of the footpath at the front of the site.

REASON In the interests of the operational needs of the development and in the terms of highway safety.

5 There shall be no beneficial use of the building hereby approved until a vision splay of 2.4m X 90m in both directions as measured from the carriageway edge shall be provided either side of the new access, with no obstruction over 600mm above the level of the adjoining carriageway within the splay.

REASON in the interest of highway safety.

6sc34 Floodlighting

7 sc49 means of enclosure

8 sc84 slab levels

9 sc91 foul water drainage

10 No development requisite for the erection of the building hereby approved shall commence, before plans and particulars showing precise details of a satisfactory means of surface water drainage systems (incorporating sustainable drainage techniques/methods) for this site have been submitted to and agreed in writing by the Local Planning Authority. Any scheme of drainage details as may be agreed in writing by the Local Planning Authority, shall be implemented commensurate with the development hereby permitted and made available for use upon completion of the development.

REASON To enable the Local Planning Authority to secure satisfactory means of surface water drainage at the site.

11 In discharging the design and external appearance of the building as required by Condition No 1 above details of all elevations of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented at the site and be retained as such thereafter.

REASON In the interests of the character and appearance of the site and surrounding area.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, nor harm to any other material planning considerations, including harm to the character and appearance of the such as to justify refusing the application.

Relevant Development Plan Policies and Proposals:

EB1, EB2, EB5, Adopted Local Plan

EB1, EB2, EB3, Second Deposit Draft.

The local Ward Member(s) for the above application is/are CllrXXXXXXXXXX