



Council Offices
Rochford
Essex
SS4 1BW

TOWN & COUNTRY PLANNING ACT, 1990

NOTICE OF DECISION

Date : 23rd May 2006

Application No : 06/00244/OUT

Parish : Rochford Parish Council

Proposal : Outline Application to Construct a 3 Storey Office Building with Basement Car Park (means of access, siting and design to be considered here)

Site Location : Land Adjacent Saxon Hall Aviation Way Southend-On-Sea

Applicant : S Miller

The Council as District Planning Authority hereby give notice of their decision to **GRANT OUTLINE PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) date stamped 5th April 2006, subject to the conditions set out below.

Your attention is drawn to the notes enclosed

CONDITIONS

- 1 No development shall commence, before plans and particulars showing precise details of the development, hereby permitted (hereinafter called the "Reserved Matters") have been submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character of the locality.

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- 2 Application for approval of all "Reserved Matters" referred to in Condition 1 above, shall be made to the Local Planning Authority before the expiration of three years from the date of this planning permission. The development hereby permitted, shall be begun before the expiration of three years from the date of this permission or two years from the date of the final approval of "Reserved Matters", whichever is the later.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 No development shall commence, before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority, shall be those used in the development hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building, in the interests of amenity.

- 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 splays 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.

- 6 No floodlights or other means of artificially illuminating any part of the site shall be installed and/or operated, whether or not in association with the use of the site hereby permitted.

REASON: To enable the Local Planning Authority to retain adequate control over such means of illumination, in the interests of the amenity of the area and also aircraft and highway safety.



- 7 No development shall commence, before plans and particulars, which shall have been submitted to the Local Planning Authority concurrently with the "Reserved Matters" referred to in Conditions 01 and 02 above, showing precise details of any gates, fences, walls or other means of screening or enclosure, to be erected, have been agreed in writing by the Local Planning Authority. 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 development to which they relate first being occupied and thereafter maintained in the approved form, notwithstanding the provisions of Article 3, Schedule 2, Part 2, 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).

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 the character and amenity of the area.

- 8 No development shall commence, before details of the proposed finished ground floor level of the buildings hereby permitted, in relation to the natural and finished ground levels of the site, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over proposed finished ground floor levels, in the interests of the character and amenity of the area.

- 9 No development requisite for the erection of the development shall commence, before plans and particulars showing precise details of a satisfactory means of foul water drainage for this site, have been submitted to and agreed in writing by the Local Planning Authority. Any scheme 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 prior to the occupation of the development.

REASON: To enable the Local Planning Authority to secure a satisfactory means of foul water drainage.

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- 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, EB3, of the Rochford District Council Local Plan First Review

EB1, EB2, EB3 of the Rochford District Replacement Local Plan



SHAUN SCRUTTON
HEAD OF PLANNING AND TRANSPORTATION

