



Council Offices
Rochford
Essex
SS4 1BW

TOWN & COUNTRY PLANNING ACT, 1990

NOTICE OF DECISION

Date : 25th May 2006

Application No : 06/00219/FUL

Parish : Rochford Parish Council

Proposal : Construct Two Three Storey Buildings With Pitched Roofs Over Containing 30 Self Contained Flats (24x 2 Bed Flats and 6x 1 Bed Flats) With Amenity and Parking Areas.

Site Location : Land Adjacent Recreation Ground St Marks Field Rochford

Applicant : Genesis Housing Group

The Council as District Planning Authority hereby give notice of their decision to **GRANT PLANNING PERMISSION** for the above proposal as described in the accompanying drawings 1986/20, 1986/21, 1986/22, 1986/23, 1986/24 date stamped 15 March 2006, subject to the conditions set out below

Your attention is drawn to the notes enclosed

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 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.

PLEASE TURN OVER



- 3 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.

- 4 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 flank elevations of the development hereby permitted, in addition to those shown on the approved drawings.

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

- 5 No development shall commence, before plans and particulars showing precise details of any gates, fences, walls or other means of screening or enclosure, to be erected around the perimeter of the site, have been submitted to and 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.

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 appearance of the site and surrounding area.

- 6 The vehicular access hereby permitted shall not be used by vehicular traffic before sight splays measuring 1.5m x 1.5m, providing unobstructed visibility of pedestrians using the adjoining footway, have been provided at both sides of the access at its junction with the adjoining highway. Once provided, the said visibility splays shall be retained thereafter and maintained in their approved form free of obstruction above a height of 600mm above the finished surface of the approved vehicular access.

REASON: To enable the Local Planning Authority to ensure that adequate pedestrian visibility is provided, in the interests of highway safety.



7 No development shall commence, before plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted, have been agreed in writing by the Local Planning Authority. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority, which shall show the retention of existing trees, shrubs and hedgerows on the site and include details of:

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
- existing trees to be retained;
- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;
- existing and finished levels shown as contours with cross-sections if appropriate;
- means of enclosure and other boundary treatments;
- car parking layouts and other vehicular access and circulation areas;
- minor artifacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- existing and proposed functional services above and below ground level (eg. drainage, power and communication cables, pipelines, together with positions of lines, supports, manholes etc);

shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

REASON: To enable the Local Planning Authority to retain adequate control over the landscaping of the site, in the interests of the character of the site and surrounding area.

PLEASE TURN OVER



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- 8 Notwithstanding the details shown on the plans hereby approved the car park court (Nos 4-13) shall be remodelled so as to provide the potential for a soft landscaping buffer strip adjacent to the Community Hall railings.

REASON: In the interest of the character and appearance of the area.

- 9 Notwithstanding the details shown on the plans hereby approved the bin store shall either be relocated to a less prominent position the details of which shall have previously been agreed in writing by the local planning authority, and or details of screening sufficient to prevent public views from St. Marks Field.

REASON: In the interest of the character and amenity of the area.

- 10 Prior to the commencement of any works on site a method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall demonstrate the phasing of the development and also that an area for the parking of operatives vehicles and the reception and storage of building materials can be created at the site clear of the highway and be retained as such for the period of the construction.

REASON: To ensure that the highway is not obstructed by parked vehicles or building materials during the construction period and not be contrary to Policy T3 of the Essex and Southend-on-sea Replacement Structure Plan, and also in the interests of the character and amenity 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 consideration.

Relevant Development Plan Policies and Proposals:

H1, H2, H11, H12, H13, H14, H15, H16, H19, H24, of the Rochford District Council Local Plan First Review



SHAUN SCRUTTON
HEAD OF PLANNING AND TRANSPORTATION

