

**ADDENDUM FOR THE MEETING OF DEVELOPMENT AND REGULATION  
COMMITTEE 18 December 2020**

**Item (DR/43/20) The construction of an early years centre for 56 children, including outdoor play space, landscaping, cycle storage, staff parking and associated infrastructure (Planning Application Reference CC/BAS/33/20)**

**Page 114 – CONSULTATIONS**

BASILDON BOROUGH COUNCIL – No objection in principle

PLACE SERVICES (Urban Design) – No objection

PLACE SERVICES (Landscape) – No objection subject to a condition

HIGHWAY AUTHORITY - As far as can be determined from the details submitted, there are no changes from a highway perspective therefore the requirements contained in the Highway Authority recommendation dated 6<sup>th</sup> May 2020 still apply.

**Page 114 – REPRESENTATIONS**

Six further letters of representation have been received. These relate to planning issues summarised as follows:

**Observation**

**Comment**

Comment on behalf of Radford Park Residents Association – Thank you for taking in to consideration our feedback and for implementing changes which address our concerns.

Noted

We are pleased to see improvements to parking and drop off arrangements inside the site, better landscaping arrangements which are sympathetic to the surrounding area and the inclusion of brickwork on the main body of the building which matches the brickwork of the surrounding street scene.

Noted

Residents have expressed concerns about the use of bright yellow on the Roedean Crescent side of the building and to the rear of the building facing towards the industrial area.

Noted. The County's Urban Designer has not raised an objection to the colour of the render

We appreciate this is a facility for children and as such it should be inviting. We would suggest that the colour used here is more sympathetic to the surrounding area given that the Roedean Crescent side is directly facing residential properties.

Noted. The County's Urban Designer has not raised an objection to the colour of the render.

Continue to have concerns surrounding the potential for congestion on Warwick Crescent and potentially backing on to School Avenue during peak drop off and pick up times.

Noted

We have asked Essex highways on a number of occasions to consider parking arrangements on our estate in a holistic manner. However our requests have been ignored and matters are being considered piecemeal with the introduction of parking restrictions just on School Avenue.

Noted. This is outside the scope of this application

Given current arrangements there is a potential for road blockages to occur as users of the centre queue to enter the drop off area and these vehicles may come into conflict with parked cars which are often present on the opposite of the road in Warwick Crescent.

Noted. See appraisal

This nursery would increase traffic across the development and along with the already bad parking this would make it more dangerous. There has to be some parking restrictions around the estate and dedicated parking for the nursery otherwise it will negatively impact residents.

Noted. See appraisal

Strongly object to the yellow render colouring proposed as this is not in keeping with the local development architecture and scene. This does not address previous concerns raised in the first consultation and should be addressed.

The County's Urban Designer has no objection to the render colour. See appraisal

Having reviewed the documents, it is clear previous concerns raised by the residents has been taken into account.

Noted

However the yellow cladding on the outside walls is no way “fitting” with the surrounding development. The property will be located within a residential area overlooked by many houses, having such a bright colour will be a disadvantage to those houses and assume would impact re-sale value.

Noted. The County’s Urban Designer has no objection to the colour of the render. House price value are not a material consideration.

Hope the addition can be reviewed and reverted to brick like the remainder of the property which would in turn be more fitting with the surrounding properties.

Noted

Why would anyone want to agree to building being painted bright yellow especially in the middle of a very well designed housing estate?

Noted

It is a totally unacceptable design and colouring which isn’t in keeping with the architectural design of the properties in this estate.

Noted. The County’s Urban Designer has no objection to the amended design or proposed colours of the external materials

These properties costs hundreds of thousands to purchase and this design will significantly devalue the property values in and around this eye sore. Nobody in their right mind would want to purchase a house looking at that everyday. Design should come with a health warning and sunglasses!

House prices are not a material consideration

Still not enough parking to allow parents to stop and drop off children. The amount of staff needed to run the centre will more than fill the parking.

Noted. See appraisal

No public transport links within the estate. Cars will be parked on side roads and on paths, this is extremely dangerous and safe driving through the estate is already tricky due to the winding layout of the roads.

Noted. See appraisal

Have concerns about the effect on the swale once the natural drainage is built on. We have seen 3 or 4 times this year with heavy rainfall that the water level has been very close to the top and that is with the natural drainage of the field. Worry that it will overflow.

Noted. The attenuation pond was created as part of the residential development application, including provision for an early years centre, submitted to Basildon Borough Council (12/00951/FUL). The swale is on land owned by the developer and outside the control of Essex County Council

Question the fact the land set aside for the medical centre has been taken over. Originally the EYC was further up the green and this would make a significant difference to the houses on Roedean and Warwick and the impact the centre has on the people living there.

Noted. Drawings accompanying planning application 12/00951/FUL show the site allocated for use as an education facility. Any covenants which may in force on the site are outside the scope of this application.

#### Page 127 – DESIGN AND LAYOUT

New final paragraph to read:

“Place Services (Urban Design) has no objection to the application. It has commented that following previous comments we are pleased to see the changes of the render colour of the building from off-white/grey to a much more suitable colour that matches with the rest of the school building. This has now helped the building to read as one form, and along with the proposed roof form, will become a much more prominent building within its community.”

#### Page 129 – IMPACT ON NATURAL ENVIRONMENT

Delete 6<sup>th</sup> paragraph starting “It is considered appropriate to attach a condition....” and replace with “Place Services (Landscape) has no objection to the proposed development. It has commented that the amendments that have been made to the landscape proposal since we were last consulted are welcomed and we understand how the layout has progressed through pre-app discussions.

In regards to the planting palette, tree stock should be a minimum of 10-12cm girth. Small tree species such as *Pyrus* spp. (pear tree) and *Amelanchier* spp (serviceberry) would be suitable as they provide varied foliage and flowers. These should be accompanied by planting beds with shrubs, grasses and herbaceous planting, that provide texture, smell and colour. Fruiting shrubs should be avoided, given the context of the development.

To accompany the landscape plan we would expect a landscape management and maintenance plan be submitted.”

It is considered appropriate to attach the standard replacement landscaping condition should planning permission be approved.

Delete existing Condition 2 and replace with:

2. The development hereby permitted shall be carried out in accordance with the details submitted by way of application reference CC/BAS/33/20 dated 4 March 2020 and validated on 13 March 2020 together with Drawing Numbers:

- 323-412.P6 – East Elevation North Elevation – 16.11.20
- 323-411.P6 – South Elevation West Elevation – 16.11.20
- 323-311.P4 – Section AA – 26.7.20
- 323-212.P3 – Roof Plan – 04-09-20
- 323-211.P4 – Floor Plan – 27.07.20
- 323-113.P3 – Drainage Plan – 04-07-20
- 323-111.P4 – Site Plan – 04-07-20
- 323-112.P3 – Landscape and Planting Plan – 14-04-20
- 323-110.P2 – Location & Block Plan – 4.3.20

And in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:

Delete Conditions 4 & 5 and replace with new Condition 4:

4. Any trees, shrubs or hedge forming part of the landscaping scheme approved in connection with the development hereby permitted (shown on Drawing 323-112.P3 – Landscape and Planting Plan) dated 14-04-20 that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development shall be replaced during the next available planting season (October to March inclusive) with an appropriate species of tree, shrub or hedge the details of which shall have received the prior written approval of the County Planning Authority.

Reason: *In the interest of the amenity of the local area and to ensure the development is adequately screened and to comply with Policy NE5 (Development Impacts on Landscape and Landscape Features) of the Revised Publication Local Plan October 2018.*

Remaining conditions to be renumbered accordingly.