



PLANNING APPLICATIONS WEEKLY LIST NO. 1763
Week Ending 27th June 2025

NOTE:

- (i). Decision Notices will be issued in accordance with the following recommendations unless **ANY MEMBER** wishes to refer any application to the Development Committee on the 31st July 2025
- (ii). Notification of any application that is to be referred must be received no later than 1:00pm on **Wednesday 2nd July 2025** this needs to include the application number, address and the planning reasons for the referral via email to the PBC Technical Support team pbctechnicalsupport@rochford.gov.uk. If an application is referred close to the 1.00pm deadline it may be prudent for a Member to telephone PBC Technical Support to ensure that the referral has been received prior to the deadline.
- (iii) Any request for further information regarding applications must be sent to Corporate Services via email.

Note

Do ensure that, if you request a proposal to go before Committee rather than be determined through officer delegation following a Weekly List report, you discuss your planning reasons with Emma Goodings Director of Place. A planning officer will then set out these planning reasons in the report to the Committee.

Index of planning applications: -

1. Recommended Approve – 25/00352/FUL Unit 2 Airport Retail Park
Southend Airport Rochford Pages 2-5

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| Application No: | 25/00352/FUL Zoning: No allocation (JAAP) nor Allocations plan |
| Case Officer | Mr Harry Goodrich |
| Parish: | Rochford Parish Council |
| Ward: | Roche South |
| Location: | Unit 2 Airport Retail Park Southend Airport |
| Proposal: | The construction of a single storey flat roof extension to rear of premises, siting of AC plant to roof of extension with edge protection, creation of bin store at ground level, forming of 2 no. openings in external wall for AC pipework/vent grills, forming of new door opening etc. |

SITE AND PROPOSAL

1. The proposed works are to take place on Unit 2 within the Airport Retail Park at Southend Airport. The unit was previously occupied by Carpetright and is to be occupied by Iceland Food Stores.
2. The proposed works include the erection of a single storey flat roof extension to the rear of the premises. This space is to include some additional storage space and allow for an enlarged cold storeroom to be created.
3. The proposed development also includes the placing of Air Conditioning units (AC) on the roof of the extension, the creation of a bin store, the installation of ancillary AC pipework and the erection of new door openings.

RELEVANT PLANNING HISTORY

4. Application No. 96/00341/REM - Construction of Non-food Retail Warehouse, Garden Centre and 450 Space Car Park – Permitted 16.10.1996.
5. Application No. 96/00442/FUL - Site Remediation (Decontamination) and Services (Utilities) Diversion Works (Engineering Operations Pursuant to Applications RM/0340/96/ROC and RM/0341/96/ROC for Retail Warehouse, Garden Centre and Car Park) – Permitted 16.10.1996.
6. Application No. 97/00017/REM - Construction of Non-Food Retail Warehouse, Garden Centre and 450 Space Car Park (Reserved Matters - Amended Scheme) – Permitted 10.03.1997.

7. Application No. 97/00079/FUL - Internal Access Road Alterations (Including New Roundabout) as a Revision to Previously Approved Scheme RM/0341/96/ROC – Permitted 15.05.1997.
8. Application No. 97/00486/ADV - Display of Two Internally Illuminated Signs and Four Internally Illuminated Poster Panels – Permitted 24.02.2000.
9. Application No. 25/00343/ADV - High level internally illuminated sign to front elevation, replacement vinyl's/panels to existing totem pole, replacement panels to existing sign beneath canopy and loading bay sign to rear elevation – Pending Decision.
10. Application No. 25/00344/FUL - Installation of 2 no. new full height and 1 no. half-height shopfronts complete with automatic bi-parting entrance doors – Permitted 25.06.2025.

MATERIAL PLANNING CONSIDERATIONS

11. The proposed development must be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.

12. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) The London Southend Airport and Environs Joint Area Action Plan (JAAP) 2014 and the Development Management Plan (2014).

13. Policy ED1 of the Rochford Core Strategy (2011) looks to promote employment growth across the district. It states that 'The Council will encourage development that enables the economy to diversify and modernise through the growth of existing businesses and the creation of new enterprises providing high value employment, having regard to environmental issues and residential amenity.'

14. In this instance the site forms part of an existing retail park and is currently not occupied since the previous user vacated the unit. The proposed new user Iceland, is a well-established business nationally and is a suitable use to co-exist with the existing units on the site. As detailed below the site will not result in any significant residential amenity impacts and likely result in no significant environmental issues beyond what currently exist through the existing authorised use.

15. Moving to the considerations of design for the extension, policies CP1 of the Council's Core Strategy (2011) and DM1 of the Rochford Development Management Plan (2014) set out a number of criteria that must be met to promote good design. The proposed development is of typical commercial construction, would read as an ancillary addition to the building and would be beneficial to the building's end use. This, when taken as a whole, results in a development that reflects the character of the area, is suitable in its environment and would not result in unacceptable impacts to residential amenity.

16. The proposed development is not to encroach on the parking provision provided on the site and as such will not result in unacceptable highways impacts.

Green Belt

17. The site is located outside the Metropolitan Green Belt, with this being located off the business park to the east. Given the site's relationship to the Green Belt, ensuring appropriate design is crucial to its preservation. The proposed development would be modest in scale, reflective of the proposed commercial end use and would form part of a wider commercial setting. As such the proposed development is not considered to result in any significant undue impact on the Metropolitan Green Belt when considered against the aims of paragraph 153 of the National Planning Policy Framework (2024) (NPPF) .

Impact on Character

18. Given the sites location, within the wider Southend Airport envelope, and forming part of an existing retail park provides a defined commercial character to the site. The site, as part of the retail park is separated from residential development to the south and east by roadways and train tracks respectively. As such the proposed development to make changes to the building to facilitate its proposed end use are not considered to significantly impact the character of the site, nor the wider character of the area.

Impact on Residential Amenity

19. The proposed site forms part of an existing commercial retail park. The site does not have any residential properties within close proximity to the site and forms part of the wider Southend Airport envelope. The development as a whole is not considered to result in any significant undue impacts on residential amenity and as such is acceptable in this regard.

20. The proposed development is to include the erection of AC units on the roof of the proposed extension, as well as its ancillary pipework. Whilst a level of noise is expected to arise from these units, when considered in the locality the level of noise proposed is unlikely to be dissimilar to that of neighbouring units and likely to be considerably less than that of aircraft operations on the neighbouring London Southend Airport.

EQUALITIES AND DIVERSITY IMPLICATIONS

21. The Public Sector Equality Duty applies to the Council when it makes a decision. The duty requires us to have regard to the need:

- To eliminate unlawful discrimination, harassment, and victimisation.
- To advance equality of opportunity between people who share a protected characteristic and those who do not.
- To foster good relations between those who share a protected characteristic and those who do not.

22. The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, and pregnancy/maternity.

23. Taking account of the nature of the proposed development and representations received, it is considered that the proposed development would not result in any impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

CONCLUSION

24. Approve.

CONSULTATIONS AND REPRESENTATIONS (summary of responses):

Rochford Parish Council: No comments received.

London Southend Airport: No Objections.

Essex County Council Highways: Considered Acceptable from a highway's perspective.

Neighbour representations: No responses received.

Relevant Development Plan Policies:

National Planning Policy Framework (2024) (as amended).

Core Strategy Adopted Version (December 2011) – Policies CP1, ED1.

Development Management Plan (December 2014) – Policy DM1.