



**Rochford District
Council**

INDEX

1992

January - December

Access

Access & Facilities for the Disabled	300,316
Rochford Reservoir - Improved Access	306

Allotments

Allotment Competition 1992	342,433
Transfer of Whitehouse Chase Allotment Site	108(E), 429,434, 513(i), 522
Kenilworth Gardens Allotment Site	557,558

Anglian Water Services Ltd

Pipe Laying Dalys Road to Hall Road Closure - Reopen Cherry Orchard Lane	90
Sewerage South Fambridge Progress Report	147
Sewerage South Fambridge Implications for Development	166
Notice of Motion - Sewerage Scheme for Ashingdon Park Estate	489,496

Assets

Asset Management Panel	183(c), 414(b), 434
Asset Appraisal	504,522
Asset Review - Progress Report - Leisure Services	544

Association of District Councils

Judgment Against North Tynesides Enhanced Severance Scheme	24
Annual Meeting and Conference 1992	26,423
ADC Members Group - Local Government Reorganisation	510

Audit

Terms of Reference Performance Review Panel to Include Internal Audit Reports	108(a)
--	--------

Bosnian Refugees

Bosnian Refugees - Accommodation 426

Bridleways

Proposed Diversion 17 Foulness 31
Spencers Nursery, Hawkwell - Proposed Bridleway 552

British Rail

Train Crash at Rayleigh Station 132
British Rail Liaison - Liverpool Station 271,509

Budget Strategy

Budget Strategy 36,39
Budget 1992/93 - Target Savings 131,185,293,368,415,434
Residual General Rate 198
Contract Management 383,386
Grounds Management Contract 383(i)
Computer Facilities Management 383(ii)
Leisure Management Contract 383(iii)
Annual Report & Accounts 1990/91 and External Auditor 108(a)
Budget 1993/94 585,595
Budget 1993/94 - Leisure Services 598
Budget 1993/94 - Development Services 600
Budget 1993/94 - Health & Housing Services 601
Budget 1993/94 and 1994/95 605

Byelaws

Hairdressers & Barbers Byelaws - Prosecution 475

Capital Programme

1992/93 19

Caravan Sites

Spacing of Caravans - Progress Report 69,329
Transfer & Alteration of Caravan Site Licence -
Lansdowne Country Club, Shoeburyness 324,529

Car Parking

High St. Rayleigh - Proposed Variation to Street Parking
Places & Prohibition of Waiting Orders 175
Websters Way Car Park 196,216,316,370
Car Park Rear of 12-24 Eastwood Road, Rayleigh 197
Car Park at Rear of Somerfields (formerly Gateways),
High Street, Rayleigh 418

Cashering Facilities

35,39,42

Chairmans Announcements

Future Engagements 38
Duke of Gloucester 136
Visit to Kiel 136
Tribute to Former Councillor S A Silva 136
Fitzwimarc School - Poster Competition on Litter 215
Civic Banquet 215
Standing Down - Councillors Mrs E Marlow & C Wren 215
Resignation of Councillor Mrs V J Arnold 215
Childrens Havern Hospice Appeal 315,385,432
Photograph Competitions 315
Southend Health Care Trust 385
Ice Hockey Team Czechoslovakia 385
Gt. Wakering Memorial Hall 432
Centenary Celebrations - Southend 432
Rev. Crozier new appointment 432
Mr. J Mitchel, Traffic Warden Retiring 432
Essex Games 432
Remembrance Day Service 521
Childrens Hospice Appeal - Collection of Money 521
Getting Closer to Business 521
Agenda for Action 594
Former Councillor J Gibson 594
Festive Lights in Rayleigh 594

Charges

Charges 1993/94 - Leisure Services 599
Charges 1993/94 - Health & Housing Services 602
Charges 1993/94 - Policy & Resources 606

Childrens Play Areas

Childrens Play Spaces 380,543

hur	<u>Church</u>	
uri St	Burial Act 1853 Section 1 - Proposed Closure of St. Andrews Churchyard, Rochford	576
iti	<u>Citizens Charter</u>	
erf	Performance Indicators	501
omm	<u>Committee Structure</u>	
pec he	Special Meetings of P&R Committee - 11th February 1992	14
eri	The Future of Raleigh Consultative Committee	299
irc	Performance Review Panel - Terms of Reference	108(a)
refe	Circulation of Agenda	435(ii), 506(ii)
	References from Annual Council	291, 316
Com	<u>Community Charge</u>	
ri Set	Write-Offs	22
Com	Setting the Level of Community Charge 1992/93	131, 133
Res	Community Charge 91/92 Re-Billing Grant	184
Hou D	Residual General Rate	198
	Housing & Community Charge Benefit - Liaison with DSS Benefit Agency Offices	417
Com	<u>Compulsory Competitive Tendering</u>	
Com T	Competing for Quality in Housing - Compulsory Competitive Tendering of Housing Management	372, 386
Com CCT H	Compulsory Competitive Tendering	373, 572
	CCT Consultation Paper Competing for Quality in Housing Management	409
Cor	<u>Conferences</u>	
Was	Waste Management Seminar	118
Con	<u>Consultation Documents</u>	
Com	Competing for Quality - Competition in the Provision of Local Services	28
Gu	Guidance to the Local Government Commission for England	29
Ge	Getting Closer to Business	115, 202
Ac	Access to Information on the Environment	144
En	Energy Management - Making a Corporate Commitment	199
Pu	Public Transport Plan & Transport Policies & Programmes (TPP19) 1993/94	172, 201
Re	Review of Local Government - Consultation Paper on Cost/Benefits Methodology	194, 307
Do	DoE Consultation Paper: Local Authority Housing Investment Programme Process	261
Do	DoE Consultation Paper: Using Water Wisely	464
Th	The Role of Parish & Town Councils in England	502
Co	Code of Conduct by the ADC & ACC	508
He	Health of the Nation	533, 595

Consultations from Neighbouring Authorities

Southend on Sea Borough Local Plan	3,103,173,283,491
Consultation from Southend on Outline Application SOS/91/1035 for Proposed Leisure Park at Land Forming Part of Fox Hall & Shopland Hall Farms and Francis Sports Ground, North of Eastern Avenue, Southend	4,592
Southend on Sea Application SOS/90/1016 - Land North of Bournes Green Chase, Southend for Golf Course	47
Southend on Sea Retail Superstore, Petrol Filling Station North of Wellesley Hospital, Eastern Avenue	128,397
Consultation from Southend Borough Council - Change of Use from Industrial Unit to Tennis Club, Unit A, Sutton Road, Temple Farm Ind. Est.	225
Draft Chelmsford Borough Plan	281
Castle Point B.C. No. CPT/484/92 for the Refurbishment of existing building inc. roof and wall cladding & windows at Coordinated Ind Est, Claydons Lane, Benfleet	390
Castle Point B.C. No. CPT/479/92 for the Erection of a Bungalow on land between Arterial Road and Eastwood Old Road, Leigh	393
Southend on Sea B.C. SOS/92/0685 Erection of 3 Double Span Poly Tunnels for Production of Bedding Plants at Central Nursery, Wakering Road, Southend	402
Essex County Council ESX/32/92/ROC Vary Cond. 33 of ROC/845/83 Proposed Extension of Time Completion of Works, Barling Quarry, Barling Magna	406
Southend B.C. No SOS/92/0646 Use Agricultural Land as Playing Fields, Land East of Francis Sports Ground, Southend	444
Southend B.C. No SOS/92/0752 Erect Public House and Restaurant (Class A3) with Parking at Land off Coopers Way, Temple Farm Ind. Est. Southend	449
Basildon D.C. BAS/1152/92 Single Storey Extension to Units 1-10 Annwood Lodge, Arterial Road, Wickford	450
Basildon D.C. BAS/1197/92 Change of Use of Land and Buildings from Agriculture to Outdoor Leisure, Carpenters Field, Harrow Road, Nth. Benfleet	517
Draft Castle Point Borough Council Local Plan	561
Draft Basildon District Council Local Plan	561
Southend Borough Council - Outline appl. to Erect 3 Houses Adjacent 21 Avro Road, Southend	616
Southend Borough Council - Change of Use for Temporary Period at Unit A, The Forum, Temple Farm Ind. Est. Southend on Sea	617

Contracts

No.1620 - Hullbridge Foreshore Design and Supervision Consultancy	18,178,203
No.1616 - Provision of Banking Services	32(i)
No.1636 - Conversion of Bed Sits to 1 Bed Flats & Installation of List, Goodmans, Gt. Wakering (Phase II)	117,332
No.1623 - Cyclical Repairs & Ext. Paint, Rayleigh Area 1	154
No.1624 - " " " " " " Area 2	154
No.1625 - " " " " " " Area 3	154
No.1635 - Fully Comp. Service & Maint. Agreement for Lifts	154
No.1637 - Replacement of Windows with uPVC	154

No.1639 - Window Cleaning at Elderly Persons Schemes and Flatted Blocks	264
No.1477 - Maintenance of Central Heating & Hot Water Services: Sheltered Accommodation and Leisure Buildings	265
No.1644 - Hullbridge Foreshore Revetment Works	284,316
Leisure Management Contract	308
No.1647 - Re-Roofing 1992/93	331
No.1649 - (Phase II) Goodmans, High Street, Wakering	332
Grounds Maintenance Contract	344,383(i)
Computer Facilities Management Contract	383(ii)
Leisure Management Contract	383(iii)
No.1650 - Office Cleaning	507
Annual Programme of Pre-Painting, Repairs and Decoration of Council Dwellings 1993/94	531
No.1657 - Comprehensive Maintenance & Service Agreement for Fire Alarms & Emergency Lighting	535

Corporate Plan

Review of the Corporate Plan	195,301
Corporate Plan Review - Health & Housing Services	327,468,522
Corporate Plan Review - Leisure Services	340,456
Corporate Plan Review - Development Services	360,488,522
Corporate Plan Review - Policy & Resources	367,503

Council Property & Premises

Accommodation for the Citizens Advice Bureau, Rayleigh	183,298,499
Former Staff Association Demountable Accommodation	500
Accommodation - Rochford Citizens Advice Bureau	583

Councillors

Members Allowances 1992/93	111,571
Former Councillor S A Silva	134
Royal Garden Party	139
New Register of Members Pecuniary Interests	192,237
Resignation Councillors Mrs V J Arnold & Mrs K Smith	217
Chairman of the Council	218
Appointment of Chairman of the Council 1992/93	226
Appointment of Vice Chairman of the Council 1992/93	227
Appointment of Chairmen and Vice-Chairmen of Committees	228
Appointment of Chairman's Chaplain	229
Results of District Council Elections	230
Record of Attendances	231
Appointment of Standing Committees and Panels	232,233
Dates of Meetings	234
Appointment of Member with Special Responsibility for the Disabled with Regard to Planning Applications	236
Appointment of Chairman & Vice for Development Services	267
Appointment of Chairman & Vice for Policy and Resources	286
Seats on Panels and Outside Bodies	291
Future of Rayleigh Consultative Committee	299
Civic Car	304,316
Postal Votes	317(i)

Appointment of Chairman & Vice for Leisure Services	334,335
National Housing & Town Planning Council	374
Mrs E M Hart	519
Pro Rata Representation	596
Appointment on the Whitehouse Chase Panel	513,522

Council Tax

Council Tax Implementation	186
Council Tax Instalment Scheme	511
Setting The Council Tax Base	603

Crime Prevention

Community Liaison Co-Ordinator	23
Crime Reduction Panel - Ashingdon	82
Community Liaison Officer	302

Crouch Harbour Authority

Contributions for 3 year period	21
---------------------------------	----

Cycle of Meetings

1992/93	25
---------	----

Deemed Planning Consents

Extensions to Form Lift Shaft & Machine Room, Goodmans, High Street, Gt. Wakering	30
Extinguishment of Highway Rights Doggetts Close, Rochford	167
River Bank Revetment Works - Foreshore Land Bet. Smugglers Den, Ferry Road, Hullbridge	178

Delegation of Authority

Chief Env. Health Officer - Registration of Food Premises	51
Delegated Powers to the Director of Development and Post Holder ES12 Property Services Manager	114
Delegations to Officers - Pesticides Act 1989	145(i)
Delegations to Officers - Private Water Supplies	145(ii)
Senior Environmental Health Officer (Post S39), Environmental Health Assistant (Post ES40) - Delegated Authority - Serving of Notices	183(b), 252
Treasury Management	296
Extension Periods to Proscution Policies	322

Dogs

Control of Stray Dogs	68
Dog Fouling	83

Education

Proposed Closure of Park School, Rayleigh	33,39
Use of School Playgrounds/Playing Fields	76
Petition - Holt Farm School	90

Environmental Health

Institute Legal Proceedings	17
Notices Prosecution Policy	17,322
Food Safety Act 1990	17,51
Proposed Pharmacy - 5 Woodlands Avenue, Rayleigh	52
Cable Burning	72
Communicable Disease Control	143
Access to Information on the Environment	144
Energy Management - Making a Corporate Commitment	199
Waste Disposal Licence - Franklin-Jay Ltd	224
Waste Disposal Licence - Burnham Yacht Harbour Marina Ltd	224
Notices - Prosecution Policy	322
Provision of Pest Control Services	330
Essex Environmental Forum	424
Registers of Potentially Contaminated Land	461
DoE Consultation Paper - Using Water Wisely	464
HM Inspectorate of Pollution	466
Health of the Nation	533,566,595
Meals on Wheels Service	579

Environmental Protection Act 1990

Section 49 - Recycling Plan	257
-----------------------------	-----

Ernie Adcock Trophy

Ernie Adcock Trophy	107
Rochford Badminton Team	86,137,138

Financial Matters

Judgment Against North Tynside's Enhanced Severance Scheme	24
Borrowing Policy 1992/93	109
Treasury Management	296
Municipal Mutual Insurance	437
Request from Carrick District Council for Assistance with legal costs	465
Insurances	512
War Pension Disregard	568
Public Procurement	573
Seetec - Application for Financial Assistance	567,597

Footpaths

Proposed Diversion & Extinguishment of Public Rights of Way at Stambridge, Rankin Farms Ltd	98
Proposed Diversion of Footpath 5 (Part) Canewdon	99
Footpath 22 - Little Wheatleys, Rayleigh	270,357,386,480
Proposed Diversion of Footpaths 12,17,19 Stambridge	98,279
Footpath 25, Rayleigh - Notice of Motion	317(ii)
Proposed Diversion of Footpath 31, Hawkwell	377,481
Footpath 21, Little Wheatleys, Rayleigh	357,480
Proposed Diversion of Footpaths 3,5,31,33 and 34 Barling Magna	551

Getting Closer to Business

115,202,292,316

Grants and Loans

Grant Aid for Housing Improvements & Repairs	254
Application for House Renovation Grant	266
Grant Aid to Outside Bodies:	58,84,96,113,138
Essex Physically Handicapped Assoc.	58
Southend & District Assc. for Mental Health	58
Stepping Out Blind & Partially Sighted	58
REACT	58
1476 Rayleigh Squadron ATC	84
Eastern Council for Sport & Recreation	84
Rayleigh Over 50's Club	84
Essex Assoc. of Boys Clubs	84
Grove Nursery Group	84
Sports Aid Foundation Eastern Ltd	84
The Tree Council	96
Citizens Advice Bureau	112,183(a)
Ex Services Housing Squadron ATC	256,316
Essex Racial Equality Council	256,316
Rayleigh Over 50's Club	256,316
Gt. Wakering Village Memorial Fund	113
British Trust for Conservation Volunteers	276
Advisory Committe for the Protection of the Sea	276
Essex County Scout Council	295
Hockley Cricket Club	295
Essex Wildlife Pension	569
East Anglian Screen Commission	570

Grounds Maintenance

Grass Cutting - Sweyne Park	341(i)
Grounds Maintenance Contract	344

Gypsy Sites

Eastwoodbury Lane, Eastwood	2
Gypsy Sites and Illegal Camping	467

Golf Facilities

Proposed 9 Hole Golf Course at Land East of Clements	
Hall Leisure Centre	557
9 Hole Golf Course at Little Wheatleys Chase	557

Health Authorities

South Essex Health Consortium - Information for Community Care - Steering Group Representative	262
Merger of District Health Authorities - Consultation	460

Health & Safety

Institution of Legal Proceedings Under the Health & Safety at Work Etc Act 1974	251
--	-----

Highways

County Highways Matters	90,356
The Northern By-Pass	91,138
Proposed Variation to Existing Waiting Restrictions	
- The Chase/Eastwood Road, Rayleigh	92
- Castle Drive, Mount Avenue, Mount Close, Rayleigh	93,278
Proposed Temporary Closure of Market Square & West Street, Rochford	94
Dial-a-ride Services	95
Improvement to A130 Bet. A132 Rettendon Turnpike and A127 Southend Arterial Road	104,242
Opening of Cherry Orchard Lane Link	138,140(i),174
Rayleigh Weir Underpass Scheme	140(ii),274,359,386
Extinguishment of Highway Rights Doggetts Close, Rochford	167
Traffic Calming Measures Doggetts Close, Rochford	168
High St. Rayleigh - Proposed Variation to Street Parking Places & Prohibition of Waiting Orders	175
Temporary Closure of Ashingdon Road by Anglian Water	176
Proposed Waiting Restrictions - Rayleigh	278
Annual Road Surface Dressing	356
A130 By-Pass Stage II - A129 Realignment Options	242,398
Enclosure of Grass Verges	482
Liaison Meeting with County Highways Chairman	513(ii)
Proposed Vehicular Access to Nos. 38 and 40 Appledore Avenue, Hockley	532
Proposed Temporary Closure of West Street (Part), Rochford	550,595
Proposed Deed of Grant of Easement - Rear 2 Anchor Lane Cottages, Canewdon	553
Speed Restrictions - Lower Road from Ashingdon Through Hockley to Hullbridge	560,595
Proposed Temporary Closure of Spa Road (Part) Hockley	562

Housing (General)

Extensions to Form Lift Shaft and Machine Room at Goodmans, High Street, Gt. Wakering	30,117
Flat 3, Glenmore House, East Street, Rochford	48,138
Housing Rents 1992/93	59,138,476
Upgrading of Sheltered Housing Bedsitters	60,152,420
Housing Strategy - Working with Housing Associations 1992-1995	61,138
The Plight of the Homeless	62
Mobile Homes	253,528
Grant Aid for Housing Improvements and Repairs	254
Tenant Reimbursement - Energy Conservation Grants	255
House Renovation Grants	266,581,595
Council Housing Stock - Notice of Motion	317(iii),469(i)

Low Cost Social Housing - Notice of Motion	317(iv),469(ii)
Council Tenant's Charter	325,470
Internal Decorations	326
Application for House Renovation Grant - The Flat, Trenders Hall, Trenders Avenue, Rayleigh	333
National Housing & Town Planning Council	374
St. Clare Meadow	379
Housing Consultation	526
Housing & Community Care	527
Annual Programme of Pre-Painting, Repairs and Decoration of Council Dwellings 1993/94	531
Virements - Adaptions for the Physically Disabled	580
Cash Incentive Scheme - Supplementary Credit Application	582

Housing Investment Programme (HIPS)

Local Authority Housing Investment Programme Process	251
Housing Investment Programme 1993/94	421

Land

New Conservation Areas	100
Land Rear of 37 South Street, Rochford	170
Proposed Purchase of land at Little Wheatleys	179
Websters Way Car Park	196
Vacant Garden Plot - Meadowside, Rayleigh	471
Enclosure of Grass Verges	482
Land to the North East of Hambro Hill	493
Romney Marsh & St Clare Meadow - Zoning of Land	536
Land east of Clements Hall Leisure Centre - Asset Review	544

Leisure General

Sports Council (Eastern Region)	75
Use of School Playgrounds/Playing Fields	76
Provision of Skateboard Facilities	77
Rawreth Playing Fields - Flying Powered Model Aircraft	79,453, 496,522,574,595
Arts Provision Whats On Guide	80
Fyfield Path	81
Rochford Sports Council	183(a)
Sports Council Liaison Arrangements	297
Eastern Arts Board	338
Joint Use of School Playground Facilities	339,386,542
Grass Cutting	341(i)
Transfer to the National Playing Fields Assoc.	341(ii)
Firework Display - Pooles Lane Playing Field	343
Childrens Play Spaces	380,386,543

Licences & Leases

King Georges Playing Field, Rayleigh - Licence	78,138,452,541
of Premises to Rayleigh Bowls Clubs	
116 and 120 High Street, Gt. Wakering	97
172/174 Rochford Garden Way, Rochford	169
Sub Station Rear of 32 Olivers Crescent, Gt. Wakering	171

Litter

Litter Consultative Panel	53,259
National Spring Clean Campaign "Get a Grip on Litter"	54
Wheeled Bin Cleaning	55
Wheeled Bin Scheme Extensions	148

Loans

Hockley Community Centre Association	204
--------------------------------------	-----

Local Government

Review of the Structure of Local Government	194,307,523
---	-------------

National Health Service

Rochford Hospital Site 365(b)

National Non Domestic Rating

Consultation Panel 130
Charitable Organisations - Discretionary Relief 187,216
Mandatory and Discretionary Rate Relief 188,294,416,434
National Non Domestic Rating - Hardship 310,316,319,428,434,
578,

National Rivers Authority

Sewage Treatment Works Final Effluent Monitoring 146
Flooding 165
Proposed Capital Programme - Flood Protection Needs
1993/94 to 2002/3 487

Notice of Motion

Contract No.1616 Provision of Banking Services 32(i)
South East Essex Traffic Study 32(ii),91,138
Sunday Trading 40(i),64,70
Garage Conversions 40(ii),102
Cherry Orchard Link 138,174
Postal Votes 317(i)
Pedestrians Crossing A127 Rayleigh Footpath 25/
Footpath 3 Benfleet 317(ii)
Council Housing Stock 317(iii),469(i)
Low Cost Social Housing 317(iv),469(ii)
Separation Distance Between Dwellings 317(v),362
Public Notice Boards 435(i),506(i),577,595
Circulation of Agenda 435(ii),506(ii)
Lord Braine of Wheatley 435(iii)
Section 71 Requisition 435(iv)
Sewerage Scheme - Ashingdon Park Estate 489

Outside Bodies

Appointment of Representatives to Outside Bodies and Organisations	191,235
Public Transport Parish Council Representatives Summer Meeting	273
References from Annual Council	291
Glebe County Infants School	375
Rochford Sports Club	375
Rochford Hundred Rugby Football Club	422
Silver Jubilee Centre Management Committee	436

Panel Minutes

Group Leaders	17(a), 108(B), 183(D), 290(D), 366(B), 414(c), 497(b)	497(d), 567(c)
Personnel Sub-Committee	17(b), 108(c), 183(B), 290(E), 366(A),	497(a), 497(c)
R.V.C.Z.		101(a), 177, 485
District Plan W.P.101(b), 101(c), 110, 282, 358(B), 365, 386, 557, 586		
Performance Review	108(a), 183(A), 290(A), 366(C), 567(a)	
Emergency Panel	108(d), 290(C), 414(a), 567(b), 595	
Whitehouse Chase		108(e), 567(d)
Assett Management Review		183(c), 414(b), 434
NNDR		130
Litter Consultative		53
Community Charge Benefit Review Board		290(B)
Waste Disposal Working Party		358(a)
Twinning Sub Committee		387
Hullbridge Foreshore		486, 554
Music & Dancing		534

Parish Matters

Parish Review		27
Parish Liaison Meetings		116
Rochford Hundred Association of Parish Councils -		
Nominations for Leisure Liaison Working Party		454
Nominations for DPWP & Waste Disposal Working Party		484

Performance Indicators

Performance Indicators		63,151
Leisure Services		85
Housing Department from 1.4.91 - 14.2.92		151
Housing Department from 1.4.91 - 3.4.92		260
Housing Department from 6.4.91 - 11.9.92		474

Pertinent Business

Eastern By-Pass/Cherry Orchard Lane Link		140
Rayleigh Weir Underpass Scheme		
a. Traffic Lights	140(ii)(a), 174(iii)(a)	
b. Noise from the Weir Underpass	140(ii)(b), 174(iii)(b)	
Leaflet Distributed Re Cherry Orchard Lane Link		174(ii)
Land at Romney Marsh & St Clare Meadow, Rochford		536

Planning Appeals

Analysis of Decisions Received Third Quarter 1991 -		
July to September		5
Analysis of Decisions Received October to December 1991		
and January to March 1992		391
Analysis of Decisions - April to June and July		
to September 1992		612

Planning Development Control

Development Control Statistics - Planning		
Applications		46,161, 213, 351, 447

Police Liaison

Disabled Access to Police Stations	164
Random Speed Controls	
Burglaries Purdeys Industrial Estate	
Golden Cross Parade - Control of Youths	
Marine Watch	
Parking Outside Schools	

Postal Facilities

Proposed Closure of Sub Post Office, Rochford	376(i)
Rochford Sorting Office	376(ii)

Prosecution

Hairdressers & Barbers Byelaws	475
--------------------------------	-----

Public Entertainment Licensing

Academy Enterprises	65
Public Entertainment - Waiver of Fees	323
Consultation of Fire Safety	462(i)
The Pink Toothbrush, Rayleigh	200,250,462(ii)

Public Open Spaces

Wyburns Public Open Space, Rayleigh	303
Rochford Reservoir - Improved Access	306
Grass Cutting - Sweyne Park	341(i),457,490
Betts Wood Public Open Space	361,386
Brays Lane	358(b),365
Little Wheatleys	414(b)
Land at Little Wheatleys & St John Fisher Playing Field - Asset Review	544
Land at Rochford Recreation Ground - Asset Review	544
Hullbridge Foreshore Public Open Space	545,555
Hambro Hill Public Open Space	493,547
Upper & Lower Lambricks, Rayleigh	554,557
Romney Marsh South of St. Clare Meadow	557

Public Notice Boards

435(i),506(i),577

Public Transport

Train Crash at Rayleigh Station	132
Public Transport Parish Council Representatives Summer Meeting	273
Renewal of Local Bus Contract - Service 222, Southend to Brentwood	401

Questions

Public Question Time - How Many Raleigh Residents
Have Been Chairman

431

Recycling

Home Recycling Project - ADUR	56
Recycling Initiatives - European Community Funding	57
Recycling Christmas Trees	149,472
Recycling Credits	150
Recycling Forum	258

Refuse Collection

Wheeled Bin Cleaning	55
Refuse Collection & Street Cleansing Quality Control	67,473,538
Wheeled Bin Scheme Extensions	148,530

Rochford District Local Plan

New Conservation Areas	100
First Review	365,425,484,557,558,595
Cover Price for Sale of Plan	558
A Vision Statement for Rayleigh Town Centre	559,595

Sewers

Private Sewer Blockage - Consultation with Residents	71
Sewage Treatment Works Final Effluent Monitoring	146
Sewerage South Fambridge Progress Report	147
Sewerage South Fambridge - Implications for Development	166

South East Essex Traffic Study

Nomination of Members for Panel	32(ii) 272
---------------------------------	---------------

Southend Airport

Extension to Runway 24	283
Southend Airport - Minutes of Meeting	316,394,518

Staff

Community Liaison Co-Ordinator	23
Cashiering Facilities	35,39,42
North East Essex 1992 Club - Director of Development	190
Authorisation of Prosecuting Officers - Defend Proceedings	193
Mrs R Friend	219

Standing Orders

Treasury Management - Financial Standing Orders	296
Local Government (Access To Information) Variation Order 1992 - Standing Order 26.3	378
Action Under Standing Order 18	
- Siting a Mobile Breast Screening Unit	
- Libel Action Costs - Derbyshire County Council	
- District Plan - Policy RC10	
- Seminar in Eastbourne	419

Street Lighting

Street Lighting Programme	275
---------------------------	-----

Subscriptions

1992/93	20
North East Essex 1992 Club	190

Sunday Trading

Sunday Trading	40,64,70
----------------	----------

Taxi

Disclosure of Criminal Convictions in Respect of Applicants for Hackney Carriage & Private Hire Vehicle Drivers Licences	277
--	-----

Teach Ins and Seminars

Waste Management Seminar	118
Homelessness Teach In	119,138,371
Council Tax Teach In	305
Crime Prevention	505
Europe	584

Tender Specification

Tenders for Contracts 1623 - 1637	154
-----------------------------------	-----

Town and Country Planning

Separation of Dwellings	10,317,362
Flat 3, Glenmore House, East Street, Rochford	48,138
Proposed Gypsy Site at Eastwoodbury Lane, Eastwood	2
Use of Land as Waste Transfer Station & Erect Control Office Unit 1 Rawreth Ind Est Rayleigh	129(i)
Barling Quarry, Barling	129(ii)
Planning Contravention Notices	158
Town & Country Planning General Development (Amendment) (No3) Order 1991 - Schedule 2 Part 6 Determinations	160
Mineral Extraction & Restoration of Waste Landfill, Former Gravel Pits East of Creeksea Ferry Road, Canewdon	16,243
New Conservation Areas	100
Construction of River Bank Revetment Works, Forshore Land Between Smugglers Den, Ferry Road, Hullbridge	178
Planning and Conservation	280
Southend Airport	173,283
Mineral Extraction & Restoration by Waste Landfill & Construction of External Haul Road, Land at Barling Marsh, West of Little Wakering Road, Barling	246,358(a)
T&C Planning (Demolition - Description of Buildings Direction 1992 (Planning Controls Over Demolition (DOE Circular 16/92))	352
The Flat, Trenders Hall, Trenders Avenue, Rayleigh - Urgent Works Notice	353
Adj. 60 Princess Gardens, Rochford - Variation of House Type Including Detached Garage	404,407
Town & Country Planning General Regulations 1992	445
Publicity for Planning Applications, Town & Country Planning General Development (Amendments) (No4) Order 1992 And Circular 15/92	446
Land Corner of Poynters Lane/Wakering Road, Gt. Wakering	497
Erection of Aerial Masts by Telecom Companies	556
A Vision Statement for Rayleigh Town Centre	559,595
Appl. OL/233/92/ROC Southend Airport - O/L for the Erection of a Non Food Retail Warehouse and Garden Centre Junction Eastwoodbury Crescent/Rochford Road	589
Employment Generation	591
CC/0592/92 - Gt. Wakering Tip, Common Road, Wakering	595,615
F/0367/92/ROC 239-243 Eastwood Road, Rayleigh	595
37 West Street, Rochford - Urgent Works Notice	614

Appl. No. CU/0602/91 - 239-243 Eastwood Road, Rayleigh -
Re Siting of Wall 618

Town and Country Planning - Contraventions

17 Heycroft Road, Hawkwell	6
The Old Rectory, Rectory Road, Hawkwell	7
The Rear Service Yard, 89 High Street and Car Park to the Rear of 91 High Street, Rayleigh	8,206
Breaches of Planning Control relating to Car Boot Sales	9
The Ives, Trenders Avenue, Rayleigh	12
Pengally, McCalmont Drive, Rayleigh	121
The Bungalow, Adj Meadow Lodge, Montefiore Ave, Rayleigh	122
Fairfields, Lower Rd, Hullbridge	123
108 Main Rd, Hockley	124
Land Adj. Longridings, Greensward Lane, Hockley	125
2 Peartree Cottages, Barling Road, Gt. Wakering	126
Highgate, Lower Rd, Hockley	157
2 Wymans Cottages, Mount Bovers Lane, Hawkwell	207
Glazebrook Farm, Canewdon Road, Ashingdon	208
Lower Barn Farm, London Road, Rayleigh	210,222
Olicana, Magnolia Road, Hawkwell	211
14 Main Road, Hawkwell	212
Land Opp. Kildare, New Hall Road, Hockley	240
Sunrise, 18 Pudsey Hall Lane, Canewdon	241
Longfield Goat Centre, Lower Road, Hockley	313
Land North Side of Vanderbilt Ave & Adj. Trenders Avenue, Rayleigh	347
Land Adjoining Pyne Cottage, Trenders Avenue, Rayleigh	348
Searles Yard, Trenders Avenue, Rayleigh	349
South Side Vanderbilt Avenue/Trenders Avenue, Rayleigh	347,440
Land Opp. Bricklayers Arms, Trenders Avenue, Rayleigh	441
Great Oaks, Goldsmiths Drive, Rayleigh	442
High House Farm, Barling Road, Barling	443
Land to South & West of Rawreth Ind. Est., Rayleigh	515

Tourism

UK Tourism - Competing for Growth 492

Trees

Tree Planting/Landscaping Rayleigh Station 455

Untidy Sites

Untidy Sites - Whole of District 563

Urgent Works Notices

The Flat, Trenders Hall, Trenders Avenue, Rayleigh 353

VFM Studies

Performance Review Panel	108(a)
Development Control Activities	108(c)

Vehicular Access

Nos. 38 & 40 Appleyard Avenue, Hockley	532
--	-----

Waste Disposal

Waste Disposal Licences:-

Franklin-Jay Ltd	224
Burnham Yacht Harbour Marina Ltd	244
Waste Disposal Licence - Statutory Consultation	463
Waste Disposal Licence - Barling Marsh	575,595

Weather

July Storms	381
-------------	-----

Woodland

Spring Bulbs - Virement of a sum of £500	427
Tree Planting/Landscaping - Rayleigh Station	455
Tree Planting - New Community Woodland	546
Tree Planting for Commemoration of the 40th Anniversary of H M The Queens Accession to the Throne	607

Write-Offs

Sundry Debtor Accounts	110
Residual General Rate, Housing Benefit, Community Charge, National Non Domestic Rating	22,198,369,498



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1992

January (Part 1)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 9th January 1992. Present: Councillors R.E. Vingoe (Chairman), R.S Allen, Mrs. V J. Arnold, C.I Black, R.H. Boyd, M C. Brown, Mrs. J.A. Christie, B.A. Grick, Mrs. J Fawell, T. Fawell, D F. Flack, G Fox, Mrs. J.M Giles, Mrs. H.L.A Glynn, M J. Handford, Mrs E.M. Hart, D.R. Helson, Mrs J. Helson, Mrs M. Hunnable, Mrs. A R. Hutchings, S.N. Jarvis, G.C.A. Jones, Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs. E. Marlow, C R. Morgan, R.A. Pearson, J.M Roden, S.A. Skinner, A. Stephens, Mrs. M.W. Stevenson, S.R. Tellis, Mrs. L. Walker and D.A. Weir

Apologies: Councillors N. Harris and T.A. Powell.

1. MINUTES

The Committee noted advice from Councillor Mrs. E. Marlow that she had been present at the previous Meeting.

Resolved that subject to that amendment the Minutes of the Meeting of 12th December 1991 be approved as a correct record and signed by the Chairman. (CE(D))

2. PROPOSED GIPSY SITE AT EASTWOODBURY LANE, EASTWOOD, SOUTHEND-ON-SEA (Minute 604/91)

The Director of Development reminded Members of this Committee's response to an earlier consultation from the County Council on the above proposal who had now asked for this Council's support when the local Public Inquiry took place.

Resolved that the Director of Development be authorised to attend the Public Inquiry and support the County Council in accordance with the views already expressed as set out in Minute 604/91. (17729) (DD)

3. SOUTHEND-ON-SEA BOROUGH LOCAL PLAN (Minute 593/91)

The Committee considered the report of the Director of Development regarding three further pre-Inquiry changes to the above Local Plan, two of which related to this Authority's earlier objections and having noted their effect it was

Resolved (1) that Objection Number O/224 be withdrawn but that Objection Number O/225 be maintained.

(2) that a holding objection be made to the change to the text relating to Proposal P8(a) in the absence of an alternative site being identified in the Plan and the definition of an alternative allocation for the site.

(3) that Southend-on-Sea Borough Council be informed that this Council would object to the site of Proposal P8(a) being allocated as an extension to the proposed Area of Special Restraint. (TP25A) (DD)

Planning Services

4. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL ON OUTLINE PLANNING APPLICATION SOS/91/1035 FOR PROPOSED LEISURE PARK AT LAND FORMING PART OF FOX HALL AND SHOPLAND HALL FARMS, AND FRANCIS SPORTS GROUND, NORTH OF EASTERN AVENUE, SOUTHEND-ON-SEA

The Committee had before them the report of the Director of Development suggesting the form of a response to a consultation on the above planning application from Southend-on-Sea Borough Council which they accepted particularly the need to avoid creating a direct route into the Rochford District and voiced concern that the development should not adversely affect existing traffic flows along Sutton Road

Resolved that Southend-on-Sea Borough Council be informed that this Authority raises no objection in principle to the proposed development, subject to:-

(i) The golf driving range building being only single storey and additional parking to be provided in the southern part of the site, together with overflow parking provision to be made available for major events

(ii) Planning conditions being imposed concerning landscaping (particularly around the boundary of the site), parking, no vehicular access to the site from the north and floodlighting (to require low level side facing directional lighting to be provided for the proposed golf driving range) and external materials to be used appropriate to a rural area.

(iii) This Authority being consulted on any planning application submitted for a sports centre/athletic stadium complex on land to the south of this site.

(iv) This Authority's concern over possible traffic generation in Rochford District being noted and particular regard being paid to traffic flows along Sutton Road. (DD)

5. PLANNING APPEALS - AN ANALYSIS OF DECISIONS RECEIVED DURING THE THIRD QUARTER OF 1991, i.e. JULY TO SEPTEMBER (Minute 157/91)

The Committee noted the report of the Director of Development analysing those decisions received during the third quarter of 1991 i.e. July to September

6. BREACH OF PLANNING CONTROL AT 17 HEYCROFT ROAD, HAWKWELL

The Director of Development reported that a single storey rear extension at the above address had reached an advanced stage of construction without the benefit of planning permission, the dimensions of which would exceed the residual permitted development rights and were contrary to Policy H9 of the Rochford District Local Plan.

Members noted the grounds on which a previous application for extension works had been refused and it was

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (31726) (SOL)

000002

Planning Services

7. BREACH OF PLANNING CONTROL AT THE OLD RECTORY, RECTORY ROAD, HAWKWELL

The Director of Development reported that a satellite dish had been installed at the above Grade II Listed Building without the benefit of Listed Building Consent, and that its prominent position had a detrimental effect on the setting and character of this distinctive building contrary to the Council's policy relating to satellite dishes.

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning and Listed Building control now reported. (SOL)

8. BREACH OF PLANNING CONTROL ON THE REAR SERVICE YARD AT 89 HIGH STREET (RAYLEIGH LANES) AND CAR PARK TO THE REAR OF 91 HIGH STREET, RAYLEIGH

The Director of Development reported that the use for car sales of the service yard to the rear of 89 High Street, Rayleigh together with an associated building on the car park to the rear of 91 High Street was in breach of the conditions laid down under RAY/396/73 and prevented that land from being used for its authorised purpose. Members noted that as a result delivery vehicles parked on Websters Way to the detriment of the free flow of traffic and highway safety generally, and that the use was intrusive and visually damaging to the street scene and the Rayleigh Conservation Area.

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breaches of planning control now reported. (12079) (SOL)

9. BREACHES OF PLANNING CONTROL RELATING TO CAR BOOT SALES

The Director of Development and Solicitor reported jointly on the need for immediate action to assist the enforcement process where the period permitted by the General Development Order for car boot sales was exceeded. Members noted by reference to two regular venues within the District the hazards which could be created by the use of land adjoining principal traffic routes.

Resolved that authority be delegated to the Solicitor in consultation with the Director of Development to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of any breaches of planning control relating to the use of land for the purposes of holding car boot sales or any other sales or markets without the benefit of planning permission. (189) (SOL,DD,CE(D))

10. SEPARATION OF DWELLINGS (Minute 527(C)(4)/91)

The Committee had before them within the Schedule of Development Applications and Recommendations the report of the Director of Development regarding the fact that certain applications had been submitted prior to the Council's decision to amend the policy relating to isolation of dwellings, having considered which it was

Resolved that the revised policy be applied only to planning applications submitted after the date of its adoption by Council. (DD)

Planning Services

11. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation.

Resolved that decisions be made in accordance with the recommendations in the appended Schedule subject to:-

Para D4 - F/0741/91/ROC

Add informative:-

The Local Planning Authority is mindful that problems of access and car parking are occurring in Brook Close and asks the applicant to ensure that his staff and visitors use the on-site car parking facilities provided.

Para. 6 - CU/0708/91/ROC

Amend the description to read:-

"... financial and professional offices".

Para 7 - CU/0711/91/ROC

NOTE: Councillor Mrs. E.M. Hart declared a non-pecuniary interest in this matter by virtue of her husband's acquaintance with the applicant but remained in the Meeting and participated in the discussion and voting thereon.

The Committee received a verbal report from the Chief Environmental Health Officer on the contents of an acoustic consultant's report and noted the various conditions recommended to ensure that this use did not give rise to a noise nuisance. They also concurred with the suggestion of a Member that there should be an earlier finishing time on a Sunday

Authority delegated to the Director of Development to approve subject to those conditions and to a requirement for Sunday use to finish at 10.00 p.m

Para. 8 - CU/0731/91/ROC

Consideration of this application was deferred to enable a site visit to be arranged. In the meantime however Members noted advice from the Chairman that it would be the intention to amend Condition 2 so as to achieve consistency with the response of the Local Planning Authority to the consultation from Southend-on-Sea Borough Council on the application site to the south.

Resolved that arrangements be made accordingly. (CE(D),DD)

Para. 9 - CU/0735/91/ROC

NOTE: Councillor G. Fox declared a non-pecuniary interest in this matter by virtue of proximity of residence but remained in the Meeting and participated in the discussion and voting thereon.

Planning Services

Para. 10 - F/0501/91/ROC

In delegating authority to the Director of Development to approve this application the Committee noted that Condition 24 should be amended to read:-

"Soil sampling analysis/method statement".

Members asked that a two metre high brick wall be specified under Condition 24 instead of fencing and that three conditions be added requiring construction traffic to observe the route authorised by County, lorry wheels to be cleaned on site and the ditch to the rear of Purleigh Road to be piped.

Para. 11 - F/0571/91/ROC

Having noted advice from the Chairman that it was the intention to add a further condition relating to foul drainage the Committee accepted a proposition that consideration of this application be deferred to enable consultees to be advised of an additional detail in the heading.

Para. 13 - F/0755/91/ROC

Application approved for a temporary period of one year.

Para. 14 - F/0771/91/ROC

Approved subject to the following additional Condition:-

"At no time shall the number of commercial vehicles over 3½ tonnes gross vehicle weight parked, stored or attending the site exceed ten"

Para. 15 - F/0783/91/ROC

NOTE: Councillor Mrs. J.A. Christie declared a pecuniary interest in this application by virtue of her spouse's potential employment and left the Meeting while the matter was discussed.

NOTE: During consideration of paragraph 10 the Chairman ruled pursuant to Standing Order 12 that the Meeting should be adjourned for a period of five minutes because of a disturbance by a member of the public. The Meeting resumed at 9.29 p.m

12. BREACH OF PLANNING CONTROL - THE IVES, TRENDERS AVENUE, RAYLEIGH
(Minute 523/85)

The Director of Development and Solicitor reported jointly in confidence on the current position with regard to the unauthorised siting of a mobile home on the above land in consequence of which it was

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported.
(01816) (SOL)

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 9TH JANUARY 1992

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.

000006

LEV

PLANNING SERVICES COMMITTEE 9TH JANUARY 1992

DEFERRED ITEMS

- D.1 OL/0611/91/ROC GJ
OUTLINE APPLICATION TO ERECT FIVE DETACHED HOUSES
AND A DETACHED CHALET WITH GARAGES AND PRIVATE DRIVE
44 HAWKWELL PARK DRIVE HAWKWELL
- D.2 F/0679/91/ROC JW
TWO DETACHED HOUSES AND GARAGES
ADJ 21 POPLARS AVENUE HAWKWELL
- D.3 CU/0720/91/ROC LDG
CHANGE OF USE FROM OFFICES TO A CLUBHOUSE
UNIT 4 ESSEX MARINA CREEKSEA FERRY ROAD
WALLASEA ISLAND
- D.4 F/0741/91/ROC GJ
REMOVAL OF CONDITION 1 AND VARIATION OF CONDITION 4
TO INCREASE NUMBER OF ELDERLY RESIDENTS FROM 18 TO 20
IMPOSED ON EARLIER PERMISSION REF ROC/279/89

SCHEDULE ITEMS

5. CC/0776/91/ROC JW
CONSTRUCTION OF 2 RAMPS FOR WHEELCHAIR ACCESS,
CONSTRUCTION OF STEPS AND PROVISION OF NEW DOORWAY
134 HIGH STREET RAYLEIGH
6. CU/0708/91/ROC NACB
CHANGE USE OF EXISTING SINGLE STOREY BUILDING TO
FINANCING AND PROFESSIONAL OFFICES
RAPHAEL HOUSE OLD SHIP LANE ROCHFORD
7. CU/0711/91/ROC JAW
CHANGE OF USE FROM WAREHOUSE TO INDOOR GO-KART
CENTRE
UNIT 13 BROOK ROAD RAYLEIGH

R.P.V.

8. CU/0731/91/ROC JW
CHANGE OF USE OF AGRICULTURAL LAND AND FARM
BUILDINGS TO EQUESTRIAN CENTRE AND ALTERATIONS TO
ACCESS FROM SHOPLAND ROAD
SHOPLANDS HALL SHOPLAND ROAD ROCHFORD
9. CU/0735/91/ROC JW
CHANGE USE TO LICENSED BETTING OFFICE
16 HIGH STREET GREAT WAKERING
10. F/0501/91/ROC GJ
LAYOUT & CONSTRUCT ROADS, FOOTPATHS & SEWERS, ERECT
171 TWO STOREY HOUSES, 171 GARAGES, ONE AGED
PERSONS GROUPED FLATLET SCHEME WITH WARDENS
ACCOMMODATION & 22 BUNGALOWS (RENEWAL OF
ROC/544/85)
LAND RAYLEIGH STN/THE APPROACH/ HATFIELD ROAD
RAYLEIGH
11. F/0571/91/ROC MW
ERECT SINGLE STOREY BUILDING INCORPORATING SHOWER,
TOILET AND STAFF REST ROOM AND SITE MOBILE HOME AND
NEW 3,000 BIRD PERCHERY
GLAZEBROOK FARM CANEWDON ROAD ASHINGDON
12. F/0752/91/ROC NACB
ERECT FOUR BUNGALOWS WITH GARAGES
COTSWOLD COTTAGE WHITE HART LANE HAWKWELL
13. F/0755/91/ROC HL
VARIATION OF CONDITION 3 OF ROC/700/84 TO EXTEND
OPENING HOURS TO OPEN ON SUNDAY BETWEEN 5.00PM AND
11.00PM
26 HIGH STREET RAYLEIGH
14. F/0771/91/ROC NACB
ERECTION OF VEHICLE WORKSHOP DRIVERS MESS OFFICES
ETC WITH CAR/LORRY PARKING & LANDSCAPING TO FORM
TRANSPORT DEPOT
UNIT 12 (BIFFA) RAWRETH IND ESTATE RAWRETH LANE
RAYLEIGH
15. F/0783/91/ROC TRF
SINGLE STOREY ROOF EXTENSION TO PROVIDE FAMILY ROOM
AND DISABLED WC
THE COCK INN HALL ROAD ROCHFORD

QV

PLANNING SERVICES COMMITTEE

9TH JANUARY 1992

DEFERRED ITEMS

INTRODUCTORY REPORT TO ITEMS D.1 AND D.2

D.1

OL/0611/91/ROC - 44 HAWKWELL PARK DRIVE HAWKWELL

D.2

F/0679/91/ROC - ADJACENT 21 POPLARS AVENUE HAWKWELL

This introductory report is in respect of the common issue to both proposals, namely, the Council's recently revised policy of 1m separation to dwellings. Site specific reports and recommendations are set out below with each separate item.

Both Item D.1 and D.2 have house types involving single storey garage elements up to the site boundary. Similarly, both were submitted well before the adoption of the new policy by Council on the 29th October, 1991.

When adopting the revisions to the policy recommended by the District Plan Working Party, no cut-off date for implementing the new provisions was mentioned. This means that a number of applications submitted during the currency of the original policy are caught in an over-lap situation.

In the past with operation of sewage embargoes it has been the practice of the Local Planning Authority to impose either a delayed implementation date or to allow applications submitted under previous policy to be determined in accordance with them.

It is felt that in this situation a reasonable implementation of the policy would be to apply it to all applications received after the date it was adopted rather than to applications received before. The original recommendation to Item D.1 was made accordingly.

RECOMMENDED: Arrange that the Planning Services Committee recommend the Development Services Committee to adopt that the revised policy applies only to applications submitted after 29th October, 1991.

In determining these two items, Members may wish to consider this course of action.

D.1
OL/0611/91/ROC
PARISH OF HAWKWELL

Zoning: Residential.

44 HAWKWELL PARK DRIVE HAWKWELL

OUTLINE APPLICATION TO ERECT 5 DETACHED HOUSES AND A DETACHED CHALET WITH GARAGES AND PRIVATE DRIVE

Applicant: New England Building Company

DEFERRED REPORT:

As requested by the Committee on the 14th November, 1991, the applicants have submitted a revised layout plan setting the garage elements in 1m from the boundary on the five plots concerned in this proposal.

In the light of the above introductory report and the fact that the earlier outline application indicated the garages on three properties up to the site boundary, Members may feel that the original recommendation could be reconsidered.

The item as it appeared originally is reprinted below.

NOTES:

Frontage: 28.5m; Depth: 76m; Density: 9.4 d.p.a.

HAWKWELL PARISH COUNCIL - no comments.

Vacant site situated at the eastern end of Hawkwell Park Drive on which outline planning permission was granted on 1st March, 1991 for five detached dwellings, following a site visit by Members (OL/0755/90/ROC).

This outline application is for the erection of six detached dwellings comprising two detached houses on the site frontage with three houses and a chalet at the rear, with access via a proposed private drive. All the properties will have garages with additional on-site parking facilities and generous rear garden areas.

The proposal is similar to the pattern of development approved by the previous scheme and the relationship with the neighbouring properties is considered to be acceptable.

The CHIEF FIRE OFFICER, COUNTY SURVEYOR, NATIONAL RIVERS AUTHORITY, HEAD OF ENVIRONMENTAL SERVICES (ENGINEERS) and the SOLICITOR have raised no objections. ANGLIAN WATER have no objection, subject to a condition concerning the sewage embargo which affects the site.

No replies have been received following NEIGHBOUR notification.

APPROVE:

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 NON STANDARD CONDITION

Before any of the properties hereby approved for plots 3, 4, 5, or 6 are occupied, the private drive and turning area shall be constructed together with surface water, foul sewers and mains services for the entire development, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The private drive shall be a minimum width of 3.7m from Hawkwell Park Drive throughout its length extended to the southern extent of the garage drive of Plot 3.

04 PRIVATE DRIVES-SURFACE FINISH

05 NON STANDARD CONDITION

The private drive, turning areas, access to garages and proposed vehicular crossings to Plots 1 and 2 shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

06 CAR PARKING-MULTIPLE DWELLINGS

07 MATERIALS FOR EXTERNAL USE

08 LANDSCAPING SCHEME - DETAILS

ADD AT END "The landscaping scheme shall also include details of all existing trees to be retained"

09 TREE AND SHRUB PROTECTION

10 DETAILS OF MEANS OF ENCLOSURE

11 DETAILS OF SCREENING

ADD ..the screening, as approved, shall thereafter be retained to the satisfaction of the local Planning Authority.

12 PD RESTRICTIONS PRIVATE DRIVES

13 GROUND/FLOOR LEVELS

14 NON STANDARD CONDITION

Details of refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and such facilities, as approved, shall be permanently provided to the satisfaction of the Local Planning Authority.

15 NON STANDARD CONDITION

Details of any floodlighting or street lighting to the private drive shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced.

D.2

F/0679/91/ROC PARISH OF HAWKWELL

ADJ 21 POPLARS AVENUE HAWKWELL

2 DETACHED HOUSES AND GARAGES

Applicant: KNOLLCRAY DEVELOPMENTS

Zoning: Residential.

Frontage: Plot 1 - 10.668m(35ft); Plot 2-10.668m(35ft);
Depth: Plot 1 - 45m(147ft.6ins); Plot 2-45m(147ft.6ins);
Floor Area: Plot 1 - 238sq.m(2561sq.ft); Plot 2-254sq.m(2734sq.ft.);
Density: 20d.ha(8d.a.).

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS PROVISION OF SAMPLES

03 GARAGES AND HARDSTANDINGS

04 NON STANDARD CONDITION

The vehicular accesses to Plots 1 and 2 shall have a minimum width of 5m splayed to a 7m wide dropped kerb crossing. Furthermore, there shall be no obstruction to visibility above the height of 600mm on the site frontage and to a depth of 2m indicated by the letters A, B, C and D and hatched on drawing No. RH.7239:91 returned herewith.

05 600MM BRICK WALL TO THE FRONT

06 GARAGES INCIDENTAL TO DWELLING

07 LANDSCAPING SCHEME - DETAILS

08 DETAILS OF SCREENING

09 OBSCURE GLAZING

REPORT:

The applicants are seeking to develop a site for which outline planning permission was first sought for two dwellings in 1989 (ROC/797/89 refers). This was refused for sewerage embargo reasons only on 29th November, 1989.

The present application follows planning permission given for a similar proposal comprising the erection of a detached house and chalet on the adjoining, neighbouring site immediately to the west on 5th March, 1991 (F/0664/90/ROC). One dwelling is built, the other under construction. To the east there is a detached bungalow. The surrounding development within Poplars Avenue comprises a mixture of houses, chalets, bungalows and bungalows with rooms in the roof on plots of varying sizes.

The current detailed proposals include semi-integral garages which extend up to the boundary consistent with the recent permission being developed on the adjacent site (F/0664/91/ROC) and other development in the vicinity and, in particular, numbers 15 and 17 Woodside Chase. Furthermore, a number of properties in Poplars Avenue have separate garages and garaging sited adjacent to flank boundaries. Notwithstanding the recently adopted isolation policy, the circumstances of the proposal suggest it may be difficult to justify refusal on these grounds.

The proposal complies generally with policy H.9 of the Rochford District local Plan and the application was submitted on the 16th October prior to endorsement of the new 1m separation policy by full Council on 29th October, 1991. The applicant advises that the properties have buyers and were sold on the reasonable expectation that the individual designs would be acceptable to the Council.

Three LOCAL RESIDENTS have written to the Council and two object to the proposed built form and the site having been cleared in advance of the planning permission. One resident is concerned about the drainage implications of a pipe recently fractured by a gas main and another about a concrete base set adjacent to his northern boundary which now houses a brick built shed on land recently conveyed to the occupier of a property called Troco Del Oeste in Mount Bovers Lane.

ANGLIAN WATER note that the site is within the sewerage embargo area which, it is anticipated, will be lifted at the end of this current year (Minute 437/91).

The COUNTY SURVEYOR leaves the matter to the discretion of the Local Planning Authority and the CHIEF ENVIRONMENTAL HEALTH OFFICER has no adverse comments.

D.3

CU/0720/91/ROC PARISH OF CANEWDON

UNIT 4 ESSEX MARINA CREEKSEA FERRY ROAD WALLASEA ISLAND

CHANGE OF USE FROM OFFICES TO CLUBHOUSE

Applicant: ESSEX MARINA YACHT CLUB

Zoning: M.G.B. (Marina)

Floor Area: 60.8sq.m. (9.65m x 6.30m)

CANEWDON PARISH COUNCIL - no comments.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

The premises shall only be used as a clubhouse for the Essex Marina Yacht Club and for no other purpose.

REPORT:

It is proposed to use one of the existing small units, previously used for office purposes, as a club house for meetings and various activities of the Essex Marina Yacht Club.

In support of the application, the Club Secretary states that the Club has been in existence for over 26 years without club premises; they have previously used the adjoining "Wardroom" to hold meetings, etc. However, now that the "Wardroom" is closed, alternative premises are urgently needed. It is envisaged that there would be a monthly meeting of some 15 persons, three or four tuition evenings during the winter months, with some 30 - 40 members present, and the club premises probably being open from Friday evening through to Sunday afternoon only.

In response to CONSULTATIONS and notification, no adverse comments have been received.

The premises are considered to be suitably sited, with no dwellings in close proximity, but adjacent to existing licensed premises (closed at present) and within the limits of the Marina as defined on the Local Plan.

D.4

F/0741/91/ROC PARISH OF ROCHFORD

17 BROOK CLOSE ROCHFORD

REMOVAL OF CONDITION 1 AND VARIATION OF CONDITION 4 TO INCREASE NUMBER OF ELDERLY RESIDENTS FROM 18 TO 20 IMPOSED ON EARLIER PERMISSION REF ROC/279/89

Applicant: MR C RATTAN

Zoning: Residential.

ROCHFORD PARISH COUNCIL object to the application pointing out the permission was personal for the reason that the District Council considered the applicant suitable at the initial application and to control the use. The Parish Council consider an increase to the number of residents will generate more visitors and there is already difficulty with parking in Brook Close.

APPROVE:

01 NON STANDARD CONDITION

There shall be no more than 20 residents living within the building, as already extended, which shall be used only as an elderly persons home. All residents shall be aged persons (60 years of age or over for women and 65 years of age or over for men), unless otherwise agreed in writing with the Local Planning Authority.

REPORT:

This detached two storey premises is situated at the southern end of Brook Close within a residential area.

On 16th October 1987 planning permission was granted for the use of the original dwelling as an old peoples home (ROC/668/87). More recently, on 1st August 1989, planning permission was granted for extensions to provide an elderly persons home for 18 persons (ROC/279/89). The development has been completed which includes the provision of on-site car parking facilities for 11 cars.

The planning approval ROC/279/89 was granted subject to a number of conditions. Condition 1 restricts the permission for the sole benefit of the applicants (Mr. C. Rattan and Dr. Tandon) and Condition 4 limits the maximum number of elderly residents living at these premises to 18. The current application seeks to remove Condition 1 and vary Condition 4 to allow for a maximum of 20 residents. No alterations or extensions to the building are proposed.

In support of the proposal the applicant has pointed out that Dr. Tandon has foregone his interest in the premises and Mr. Rattan is concerned that Condition 1 will preclude any future sale of the property. The staffing needs have changed and overnight sleeping accommodation is no longer required and, as a result, to comply with Condition 4, two single bedrooms are unoccupied. The applicant wishes to amend the condition to enable these rooms to be used by residents.

The existing staffing levels will remain and the parking facilities available are adequate for the level of use proposed.

No planning objection is seen to the removal of Condition 1 which personalised the previous permission. The modest increase in the number of residents, from 18 to 20, will not significantly alter the level of activity.

The FIRE OFFICER and the COUNTY SURVEYOR have raised no objections.

The views of the CHIEF ENVIRONMENTAL HEALTH OFFICER will be reported at the committee.

Following NEIGHBOUR notification to residents in Brook Close five letters of objection have been received raising concern mainly with regard to; increased traffic/congestion, increase in the level of activity and disturbance, greater impact on the area and a precedent for further increases in the number of residents.

SOCIAL SERVICES have no comments to make at this stage.

CHIEF ENVIRONMENTAL HEALTH OFFICER has no observations.

A handwritten signature in dark ink, appearing to be 'R.P.U.', is located in the lower right quadrant of the page.

SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S
RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE

5.

CC/0776/91/ROC RAYLEIGH

134 HIGH STREET RAYLEIGH

CONSTRUCTION OF 2 RAMPS FOR WHEELCHAIR ACCESS, CONSTRUCTION OF
STEPS AND PROVISION OF NEW DOORWAY

Applicant: ESSEX COUNTY COUNCIL

Zoning: Residential.

RECOMMENDATION That the County Planner be advised that the District
Council raises no objection to the proposal subject to the following :-

01

The materials used in external construction shall match those of the existing
building.

REPORT:

The present scheme follows a previous proposal (CC/0116/91/ROC) which included
a new vehicular access, parking spaces and one pedestrian ramp for the
disabled withdrawn for highway safety reasons on 26th April, 1991.

The RAYLEIGH CIVIC SOCIETY comment on the existing scheme which includes two
ramps, one at right angles to the building, that the ramp adjacent to the
front wall will have limited use. The loss of the public seat set into the
wall where the elderly sit is regretted and suggest efforts be made to provide
a free standing replacement possibly on the remaining grassed area to the
front of the building. They also suggest that the new entrance doors should
open inwards or be of a double hinged type able to swing through 180 degrees.
However, the Council's BUILDING CONTROL MANAGER considers that the latter
measure is not desirable. A copy of the Rayleigh Civic Society's letter will
be forwarded to the County Council to explore the possibility of a replacement
seat.

The COUNTY SURVEYOR raises no objection and the CHIEF ENVIRONMENTAL HEALTH
OFFICER has no adverse comments.

6.

CU/0708/91/ROC PARISH OF ROCHFORD

RAPHAEL HOUSE OLD SHIP LANE ROCHFORD

CHANGE USE OF EXISTING SINGLE STOREY BUILDING TO FINANCING AND
PROFESSIONAL OFFICES

Applicant: DR N M CAIRN

Zoning: Residential/Conservation Area.

THE PARISH COUNCIL has objected on the grounds that the premises should be kept available for another doctor and the proposal will cause traffic/parking problems.

APPROVE:

01 COMMENCE IN 5 YEARS

02 CAR PARKING DELINEATED

03 NON STANDARD CONDITION

Notwithstanding the provisions of Article 3, Schedule 2 and Part 2 of the Town and Country Planning General Development Order, 1988 (or any order revoking and re-enacting that order) the use hereby permitted shall be restricted to those within Class A2 of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order).

REPORT:

Members will recall that permission was granted for the erection of this building for use as a doctors surgery in 1987 (ref.no. ROC/924/86). The building is a modest single storey structure, with limited parking to the front, situated within the Rochford Town centre and close to public car parking.

No objections have been received from the COUNTY PLANNER'S CONSERVATION SPECIALIST, the ROCHFORD 100 AMENITIES SOCIETY the CHIEF ENVIRONMENTAL HEALTH OFFICER or NEIGHBOURS

THE ESSEX FAMILY HEALTH SERVICES AUTHORITY states it has no opposition to the proposal being satisfied that development elsewhere will ensure patients interests are safeguarded.

NOTE: Whilst it is agreed that the existing 3 parking spaces are below the standard for this type of use - 4 to 5 spaces would be the standard figure - the building is immediately adjacent to a short stay car park and within easy walking distance of the Back Lane public car park as well as casual, on-street parking areas.

7.

CU/0711/91/ROC RAYLEIGH

UNIT 13 BROOK ROAD RAYLEIGH

CHANGE OF USE FROM WAREHOUSE TO INDOOR GO-KART CENTRE

Applicant: MESSRS GOODRICH, TUCKER & OLDHAM

Zoning: Industrial.

Floor Area: 2,166sq.m.

RECOMMENDATION: That Members consider that report together with Officers verbal presentation to be made on receipt and analysis of the awaited acoustic report.

REV.

REPORT:

THE LOCATION

The proposal is to use the former cash and carry warehouse at the southern edge of the Brook Road Industrial Estate facing the A127 as an indoor go-kart centre.

The site is zoned for Industrial Use with commercial use flanking all sides and also principally on the southern side of the A127 within Castle Point District.

The nearest residential properties to the site within this District are in Weir Gardens some 133m (437ft.) from the large warehouse building. Site notices were placed in all the roads flanking the Industrial Estate.

THE PROPOSAL

The building would be fitted out with an indoor go-kart circuit covering some three quarters of the floor area. Around one half of the circuit will be the entrance and reception area, viewing an refreshments area, changing rooms for racing suits and video/waiting area. With a corporate function suite on a mezzanine floor.

The applicant explains that there are upwards of some 40 such indoor centres around the country. All activity takes place within the building with karts specifically designed for indoor use (see attached appendix). Clients attend on a "pay and play" basis - the cost covering hire of kart, racing clothing, instruction, insurance etc. Each competitor will follow a cycle taking between 45-60 minutes comprising:-

- (i) vetting of individuals (minimum age 17) - insurance,
- (ii) issue of overalls, helmets - changing etc.,
- (iii) video instruction and safety,
- (iv) racing.

The centre will be open for both individuals and corporate hire. Limited food and non-alcoholic drinks will be available generally. Corporate clients once racing has finished will be entertained with a meal and alcohol in the first floor viewing/restaurant area.

The applicant also stresses that safety is a premier consideration the centre operating to RAC standards although, the RAC advise that as of 31st December 1991 they will no longer be involved in regulating or licensing indoor go-kart centres other than those already on their books.

Some 62 car parking spaces are to be provided on-site, there being a total of 36 staff working on 3 shifts x 12 persons.

The use is intended to be 7 days a week with last admissions at 10pm. i.e closing at 11pm. Minimum age of 17 years with 100cc 4 stroke indoor racing karts that approach 40mph. Same for Saturday and Sunday mornings which will be set aside for children using smaller specification karts.

Track use will be limited to 6 karts and admission to Members plus one guest.

GENERAL CONSIDERATIONS

Whilst the location may not be ideal this would be difficult to resist on grounds of lack of other premises/sites for employment uses particularly in the current recession. Obviously this is a new type of use for which no specific provision is made in the Local Plan and there are recreation uses on Aviation Way Industrial Estate.

This is the first instance of a recreation or retail warehouse at Brook Road. The acceptability would therefore turn on local environmental considerations.

As far as traffic and car parking is concerned access to the estate is good off the A127 and 62 car parking spaces are provided. There is no specific standard for this use but given 12 staff plus 3 x 6 karts = 18 i.e. arrivals/uses/departures totalling 30 spaces, 62 seems reasonable. Although clearly roads bordering the Industrial Estate do experience different levels of overspill car parking.

The site does not abut any residential properties which are situated some distance away to the west beyond intervening uses and industrial buildings and is well within the existing industrial backcloth of industrial users. It is felt that the crucial issue is the question of potential for noise and nuisance late into the evenings and at weekends. In this regard the applicants have commissioned an acoustic report including on-site monitoring which the Chief Environmental Health Officer hopes to receive, and digest and be in a position to advise the Committee on the acceptability or otherwise of the project.

CONSULTATIONS/NOTIFICATIONS

20 letters of objection received from RESIDENTS of Weir Gardens, Richmond Drive, St. Martins Close and Arterial Road. The objections in the main are noise, fumes especially late in the evenings and at weekends creation of a second tide of activity once the commercial users are closed and overspill car parking into Weir Gardens and Richmond Drive in particular. The site should be used for industrial activity; added security risk and possible other entertainment uses. Also lack of information submitted with application.

Five letters of objection from COMMERCIAL OPERATORS on grounds of added security risk, noise, should be industrial use, added traffic and negative influence on adjoining companies image.

WHITEHOUSE RESIDENTS ASSOCIATION - excess noise and extra parking to residents at the end of Weir Gardens during the evenings and at weekends. Lack of information contained in application. Estate ought to remain only industrial.

HEALTH AND SAFETY EXECUTIVE - not a notifiable site or installation under 1982 Regulations - therefore no observations to make.

ESSEX COUNTY COUNCIL CONSUMER AND PUBLIC PROTECTION DEPT. (PETROLEUM) - no objections to proposal as shown.

CASTLE POINT DISTRICT COUNCIL - no objections subject to use operating solely from within the building and to conditions being imposed to control emission of noise generated by the use.

ESSEX POLICE note some 60 car parking spaces provided and that there are no parking restrictions in Brook Road. There could be potential for parking to overflow into the public highway. "Also although not our responsibility we will be the first line of complaint for nearby residents who may be affected by noise from the establishment."

RAYLEIGH CIVIC SOCIETY list a number of queries regarding potential problems with insulation against noise, exhaust fume extraction, medical aid facilities, petroleum storage, adequacy of car parking space, opening hours, Sunday opening and impact on nearby residential area.

ACCESS OFFICER FOR THE DISABLED - consideration should be given to disabled parking space, access to and entrance into the building for a wheelchair, disable spectator provision, "unisex" disabled W.C. and possible involvement of disabled persons in the sporting activity.

FIRE AND RESCUE SERVICE - acceptable in principle - appropriate fire precautions to be considered.

DEPARTMENT OF TRANSPORT - no comment.

COUNTY SURVEYOR recommends a standard condition be imposed on any permission granted regarding car parking to be laid out and turning space.

8.

CU/0731/91/ROC SUTTON

SHOPLANDS HALL SHOPLAND ROAD ROCHFORD

CHANGE OF USE OF AGRICULTURAL LAND AND FARM BUILDINGS TO EQUESTRIAN CENTRE AND ALTERATIONS TO ACCESS FROM SHOPLAND ROAD

Applicant: TRUSTEES OF THE NORMAN GARON TRUST

Zoning: M.G.B.

The SUTTON PARISH COUNCIL express concern with regard to drainage and the need to consider the future development of the buildings but raise no objections to the application.

RECOMMENDATION: That the decision be delegated to the Director of Development to issue on completion of consultations and subject to a Section 106 Legal Agreement to secure the required visibility sight splay across land outside the applicants control.

APPROVE:

01 COMMENCE IN 5 YEARS

02 ACCESS-RESTRICTED TO ONE POINT

03 PARKING AND TURNING SPACE PROV

ADD An overflow car park shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the use hereby approved is commenced.

660020

04 CAR PARKING DELINEATED

05 NON STANDARD CONDITION

The surface treatment of all access roads, paths and other hard surfaced areas within the site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved is commenced and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

06 LOADING-UNLOADING - 2

07 STORAGE RESTRICTION OPEN AREAS

08 STABLES BURNING OF WASTE

09 SERVICES--SURFACE WATER

10 MATERIALS FOR EXTERNAL USE

11 LANDSCAPING SCHEME - DETAILS

ADD "the landscaping scheme shall also include all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection"

12 DETAILS OF MEANS OF ENCLOSURE

13 NON STANDARD CONDITION

Details of the boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use and thereafter maintained to the satisfaction of the Local Planning Authority.

14 PD RESTRICTIONS--FLOODLIGHTS

15 NON STANDARD CONDITION

A full schedule of the proposed uses of all the buildings shall be submitted to the Local Planning Authority, together with detailed floorplans and full elevations, showing the proposed use and treatment of all the buildings. These details to be approved in writing by the Local Planning Authority before any part of the use hereby approved is commenced and thereafter fully implemented to the satisfaction of the Local Planning Authority.

16 NON STANDARD CONDITION

All solid and liquid animal waste shall be stored and disposed of in a manner to be approved in writing by the Local Planning Authority.

17 NON STANDARD CONDITION

The existing access shall be widened to a width of 6m for the first 20m into the site, measured from the highway boundary and provided with 10.5m radius kerbs.

18 NON STANDARD CONDITION

The existing hedge along the Shopland Road frontage shall be reduced and maintained to a height not exceeding 1m above the level of the adjoining carriageway within a 4.5m x 120m visibility splay provided on the eastern side of the access.

REPORT:

This application relates to the proposed change of use of part of the agricultural land in the ownership of the Norman Garon Trust together with the existing farm buildings known as Shopland Hall. The site is some 40 hectares (76 acres) and is situated on the south side of Shopland Road, extending southwards to the boundary with Southend-on-Sea Borough. Three public footpaths cross the site. The public footpath link with the land to the south will be retained.

Members should be aware that the land to the south is the site of the proposed Leisure Park application which is being considered by Southend-on-Sea Borough Council and is the subject of a separate report on the agenda of this Committee. Members will therefore wish to take both these proposals into account.

There are a number of farm buildings of mixed character, including old brick built buildings and some modern steelframed buildings. The Local Planning Authority have recently served a Building Preservation Notice on an early 18th century timber framed barn which is sited within a central location in the farmyard. Until the notice is confirmed by the Department of the Environment, the building is treated as a Listed Building.

The original site of St. Marys Church and its graveyard and a few dwellings which are centrally placed and within the applicants ownership are excluded from the application site.

The site is within the Green Belt and a Landscape Improvement Area. The Local Plan Policies GB4 and GB5 relating to the use of redundant Listed and farm buildings apply and support the proposal.

It is proposed to create a new Equestrian Centre to be accommodated within the existing buildings, together with outdoor riding facilities including a cross country practice course and an all weather menage (72m by 25m).

Indoor facilities will include the provision of; eight livery loose boxes and tack room, workshop feed and tack room, an indoor arena, a bulk storage barn, an indoor riding school, a livery block with 10 loose boxes, a block of 10 loose boxes for the riding school, a calf yard with 6 loose boxes, toilets, reception and administration centre.

Vehicular access will be from Shopland Road, along Shopland Hall Road, which is to be widened at the junction with Shopland Road. A car park for approximately 100 cars will be provided together with a separate horsebox park.

It is envisaged that the site will be used for some six shows and events per year and could be used for a Pony Club annual event in August. The applicant anticipates that there would be only limited riding outside the centre with the vast majority of riders having lessons or using the facilities within the site of the equestrian centre.

This application seeks to establish the principle of an equestrian centre and is for a change of use only. Details of the treatment of the buildings will be the subject of a future submission, in the event of this application being approved.

The NATIONAL RIVERS AUTHORITY have no objection from a land drainage point of view.

ANGLIAN WATER - no objection.

The CHIEF ENVIRONMENTAL HEALTH OFFICER has no objection subject to a condition concerning the burning of waste.

The HORSE OWNERS and RIDERS of SOUTH-EAST ESSEX support the concept of the proposal but are concerned about increased use of the bridleways and roads in the area and ask for an extensive riding route to be provided within the site and to the land to the south.

The BRITISH HORSE SOCIETY raise no objections in principle subject to the buildings being of the required standard and off-road tracks to be provided in the area in view of the potential traffic danger.

SOUTHEND-ON-SEA BOROUGH COUNCIL welcome this proposal and urge that permission be granted.

The ESSEX WILDLIFE TRUST have expressed a wish to see hedgerows retained.

The COUNTY PLANNER advises that the area around the site of Shopland Church and Hall is of considerable archaeological significance. However the present proposal involves only limited disturbance to the ground.

The COUNTY SURVEYOR raises no objections subject to conditions concerning the access, sight splays, parking and turning facilities. The plans have been amended to improve the vehicular access to the site.

Following the display of site and press notices, together with NEIGHBOUR notification, three letters of objection have been received raising concern mainly with regard to; overloading of existing bridleways in the area, traffic danger, need to provide more off-road riding tracks, need to consider the joint impact with the proposed leisure park to the south, increased traffic and conflict with existing public footpaths.

A further letter has been received raising no objections in principle but requesting suitable boundary fencing be provided and raising concern with regard to increased horse riding within the locality and the need to consider improved riding facilities on the site linked to the existing bridleway network.

In addition three letters of support have been received stating the proposal will provide safe onsite riding, give better facilities for riders in the area and provide an asset to the community.

9.

CU/0735/91/ROC PARISH OF GREAT WAKERING

16 HIGH STREET GREAT WAKERING

CHANGE USE TO LICENSED BETTING OFFICE

Applicant: JAMES E JENNINGS

Zoning: Local Neighbourhood Shops.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

The premises shall be used for a licenced betting office and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order but does not preclude the return of the unit to an A1 (Shops) use as prescribed within Schedule 2, Part 3, Class D of the Town and Country Planning General Development Order, 1988.

03 NON STANDARD CONDITION

A window display shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the commencement of the use hereby permitted and shall thereafter be retained.

REPORT:

The applicants are seeking to use a vacant unit last used as a D I Y shop located within a neighbourhood shopping parade designated on the Rochford District Local Plan Proposals Map B. There are eight units (but one is a double unit) within this parade, three of which are already in non-retail use (two hot food takeaway and an insurance office), one vacant authorised retail unit with the balance in retail use. Also there are two adjoining shops in the residential area.

Policies SAT 1 and SAT 4 apply and, in particular, the latter states that changes to non-retail uses described in SAT 3 may be allowed provided this does not result in a concentration of non-retail uses and the amenities of residents are not adversely affected. If permission is granted for the present application allowing for all the nearby shopping there are 11 units, four would be non-retail, i.e. 36%. Furthermore, the proposal as conditioned is considered to comply with policy in this instance and there are over a dozen additional retail units scattered throughout the rest of the High Street. Members may recall a successful appeal against a refusal for a betting shop at 75, Grove Road, which again was in a Neighbourhood Shopping Area. Also a similarly successful appeal at 109 High Street, Rayleigh. Whilst betting shops are often seen locally as objectionable (though no such objections have been raised here) it is more difficult to sustain an objection against them on appeal. The Local Plan and both of the Inspectors on the above felt that the uses would be equal to ordinary shopping or even improve trade by spin-off shopping of their customers. Whilst the percentage quoted would be 44% if it was applied to the Neighbourhood Shopping Area alone, it would still respect the percentage promoted in the review policy SAT 3 of at least 55% retail (for secondary shopping areas). On balance, approval is recommended.

this proposal insofar as it affects the Great Wakering Conservation Area, but regrets the loss of a retail shop. Any changes to the front elevation would be relevant to the Conservation Area context, but none are proposed at this time. The COUNTY SURVEYOR raises no objection and the CHIEF ENVIRONMENTAL HEALTH OFFICER has no adverse comments.

10.

F/0501/91/ROC RAYLEIGH

LAND RAYLEIGH STN/THE APPROACH/ HATFIELD ROAD RAYLEIGH

LAYOUT & CONSTRUCT ROADS, FOOTPATHS & SEWERS, ERECT 171 TWO STOREY HOUSES, 171 GARAGES, ONE AGED PERSONS GROUPED FLATLET SCHEME WITH WARDENS ACCOMMODATION & 22 BUNGALOWS (RENEWAL OF ROC/544/85)

Applicant: RAYLEIGH GRANGE VILLAGE LTD

Zoning: Residential.

RECOMMENDATION: Decision to be delegated to the Director of Development on completion of negotiations/consultations and subject to the applicants entering into a Section 106 Legal Agreement to achieve (i) improved road junction at Hatfield Road/London Road/Victoria Avenue, including the installation of traffic signals; (ii) a new water main; (iii) a limitation on the age groups of persons occupying the elderly persons units.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

Prior to the development hereby approved commencing, the installation of traffic signals (lights) along with the widening of the carriageway of London Road(A129) and the provision of new footways and bus laybys and consequential drainage and other works shall have been carried out at the junction of Hatfield Road with A129 to the satisfaction of the Local Planning Authority or such other forms of road junction as shall be agreed.

03 ESTATE ROADS-PRIOR CONS.

04 NON STANDARD CONDITION

The independent public footpath between Lansdowne Drive and estate road No. 5 shall be laid out, surfaced, drained, lit and fenced concurrent with the construction of Road No. 5 all in accordance with details which shall have been approved by the Local Planning Authority before any development is commenced.

05 NON STANDARD CONDITION

Private drives, other private access ways, vehicle turning areas and garage courts shall be laid out, surfaced, drained and lit, prior to the occupation of the relative dwellings, all in accordance with details which shall have been agreed with the Local Planning Authority before any development is commenced.

06 NON STANDARD CONDITION

Details of all screen fencing, walling or other means of enclosure shall be agreed with the Local Planning Authority before any development is commenced.

07 NON STANDARD CONDITION

Floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the Local Planning Authority.

08 NON STANDARD CONDITION

A scheme of tree and shrub planting shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the Local Planning Authority.

09 NON STANDARD CONDITION

A scheme for the retention of selected trees and shrubs shall be agreed with the Local Planning Authority before any development is commenced. All such trees and shrubs shall be protected by chestnut railing fences for the duration of the construction period at a distance equivalent to not less than the spread of the trees and shrubs. No materials shall be stored, buildings erected or ground levels varied within the fenced areas.

10 NON STANDARD CONDITION

A schedule of materials to be used on external finishes shall be approved by the Local Planning Authority before any development commences.

11 NON STANDARD CONDITION

A detailed scheme for the drainage of surface water from the site and the area surrounding the Hatfield Road/London Road junction shall be submitted to and approved by the Local Planning Authority before any development now approved is commenced. Such scheme shall inter alia provide for :- (i) accommodating a peak flow of 600 litres per second of surface water originating from the south side of the railway line; (ii) arranging for the peak flow indicated in (i) above and two-thirds of the impermeable surfaces of the estate development to drain to the existing public surface water sewer in Grange Gardens; (iii) the remaining one-third of the impermeable area of the estate development to drain to the existing public surface water sewer in Hatfield Road; (iv) The surface water ditch along the south side of London Road (A129) between the point of connection of the Grange Gardens public surface water sewer westwards to the open ditch on the north side of London Road (A129) adjoining house No. 164 to have a minimum flow capacity through existing and proposed piped sections of 2,000 litres per second of surface water; (v) adequate land drainage for the area of the estate.

12 NON STANDARD CONDITION

A detailed scheme for the drainage of foul sewage from the site to the existing public foul sewer in Hatfield Road shall be submitted to and agreed by the Local Planning Authority before any development now approved is commenced.

13 NON STANDARD CONDITION

The clearance of the site shall be phased and programmed in accordance with a scheme of working which shall be submitted to and approved by the Local Planning Authority prior to any development now approved is commenced. No tree or shrub clearance shall take place prior to the approval of the required scheme of working.

14 NON STANDARD CONDITION

Facilities shall be provided within the application site for the parking of contractors' and employees' vehicles. Details of the facilities shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

15 NON STANDARD CONDITION

Prior to the commencement of the development, details shall be submitted to and agreed in writing with the Local Planning Authority, of appropriate traffic calming measures to be incorporated within the proposed estate road(s). Such traffic calming measures to be constructed as an integral part of the estate road(s) prior to the commencement of the erection of any residential development proposed to have access from such road.

16 NON STANDARD CONDITION

The bellmouth junction on to the County road inclusive of cleared land within the sight splay to this junction must be formed prior to any other works or delivery of any other materials.

17 NON STANDARD CONDITION

At each bend in internal estate roads at which the Local Planning Authority shall have indicated by a broken blue line on the plan which accompanied the application and is returned herewith, the said roads shall be so formed as to include within their boundaries a splay at each bend, giving from any part of the road within the limits of such splay in conformity with the said lines so placed on the plan.

18 NON STANDARD CONDITION

Mews and mews courts. Details of the proposed finished surface(s) shall be submitted to the Authority for approval prior to the erection of any of the dwelling units proposed to have access therefrom. All statutory undertakers' services shall be laid prior to the commencement of any works of construction on the said access way(s); thereafter these works of construction shall proceed in such a manner as to ensure that each of such dwelling units before it is occupied shall be served by a properly consolidated and surfaced means of access between the dwelling and the existing highway. The final finished surface(s) of the access way(s) as approved by the Authority shall be laid within three months of the completion of all dwelling units obtaining access therefrom or within any such extended period as may be agreed by the Authority.

19 NON STANDARD CONDITION

A 2.1m x 2.1m pedestrian visibility splay, relative to back of footway/highway, should be provided on both sides of all vehicular accesses and no obstruction above 600mm in height should be permitted within the area of the splays.

20 NON STANDARD CONDITION

Where the surface finish of private drives are intended to remain in unbound materials the first 6m, as measured from the back of the highway, should be treated with an approved surface dressing to avoid the displacement of loose material onto the highway.

21 PD RESTRICTIONS PRIVATE DRIVES

22 NON STANDARD CONDITION

No construction work shall take place outside the hours of 7.00 a.m. to 7.00 p.m. each day Monday to Friday and 7.00 a.m. to 2.00 p.m. on Saturdays. No work shall take place on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

23 CAR PARKING-MULTIPLE DWELLINGS

24 SOIL SAMPLING ANALYSIS

25 CONSTRUCTION PROGRAMME

26 NON STANDARD CONDITION

During both the clearance of the site and the construction of the dwellings hereby approved, there shall be no burning of waste materials.

REPORT:

This partly Council owned mainly vacant site is situated to the west of Rayleigh Station fronting The Approach and Hatfield Road and to the rear of properties in Lansdowne Drive / Purleigh Road to the north and is adjacent to the Gas Board land to the south on which outline planning approval was granted, on appeal, for 96 dwellings (ref ROC/349/89).

This is a duplicate application to planning application ROC/544/85 which was approved on 1st August 1986 but since the development was not commenced within the five year period, the original permission has expired and this application has been submitted to renew the approval. No alterations have been made to the scheme which remains as previously agreed.

The development comprises 171 two storey houses, being a mixture of detached, semi-detached and terraced properties. In addition a group of 22 aged person bungalows are proposed at the eastern end of the site, fronting The Approach. An aged persons grouped flatlet scheme with wardens accommodation is also included, in the north-western corner of the site, fronting Hatfield Road.

Most of the development will be served from a proposed new road link to Hatfield Road with a system of cul-de-sacs penetrating the central areas of the site. The bungalows at the eastern end of the site will gain access from The Approach which will also give emergency access to the main part of the site. Access is also safeguarded to the land to the south which has planning approval for further residential development following a successful planning appeal.

Garage and parking space provision will be provided and adequate garden areas will be provided.

A pedestrian link from Purleigh Road will be kept and the public footpath adjacent to and outside the southern site boundary will be retained.

In the south-eastern part of the site an area of land is set aside for a possible development of three shops, public house and flats, with parking and servicing provision but this is outside the scope of the current application and is for information purposes only at this stage.

The layout does not fully meet the Council's recently adopted policy relating to the minimum separation of 1m from side boundaries for all development but the applicant considers it would be unreasonable to apply this requirement in this case taking into account that the application was submitted prior to the adoption of the policy and, in addition, this application is for exactly the same layout as the previously approved scheme.

THE COUNTY SURVEYOR raises no objections in principle, subject to conditions and subject to a legal agreement to secure a traffic light controlled new improved road junction at Hatfield Road/London Road.

ANGLIAN WATER no comments.

THE CHIEF ENVIRONMENTAL HEALTH OFFICER has no objections, subject to conditions similar to those previously imposed and to include conditions concerning soil sampling, method statement, burning of rubbish and limiting the hours for construction work to take place (not on Sundays or Bank Holidays)

THE NATIONAL RIVERS AUTHORITY object because no details are given for disposal of surface water run-off from the site.

THE RAMBLERS ASSOCIATION are concerned to ensure footpath 22 is retained.

THE CHIEF FIRE OFFICER raises no objections in principle subject to satisfactory emergency access being provided from The Approach.

HEALTH AND SAFETY EXECUTIVE - no objections.

CHIEF HOUSING MANAGER - no comments.

SOLICITOR - no comments.

THE RAYLEIGH CIVIC SOCIETY have asked for the elderly persons flats to be moved so as to be more convenient to the "proposed" shops. Concern has also been expressed with regard to water supply sewage treatment and increased traffic on London Road.

Following NEIGHBOUR consultation and the display of site notices, four letters of objection have been received raising concern mainly with regard to; limited vehicular access, increased traffic congestion, loss of amenity, loss of wildlife and existing plants/trees and overdevelopment of the area.

Two additional letters have been received raising no objections in principle but expressing concern with regard to an existing drainage ditch, boundary fencing and fencing to the existing footpath. One of these letters also supports the proposal for new housing on this site.

Furthermore, two letters have been submitted disputing the ownership of the site but this does not affect the planning merits of the proposal and is a separate legal matter.

At the time of writing this report some consultations and negotiations with the applicants, which may result in additional information/ amendments being received, are still pending. In order to enable the matter to be resolved with the minimum of further delay Members are asked to delegate the decision for this application to the Director of Development.

11.

F/0571/91/ROC PARISH OF ASHINGDON

GLAZEBROOK FARM CANEWDON ROAD ASHINGDON

ERECT SINGLE STOREY BUILDING INCORPORATING SHOWER, TOILET AND STAFF REST ROOM AND SITE MOBILE HOME AND NEW 3,000 BIRD PERCHERY

Applicant: P J HIMFEN (ENFIELD LODGE SALES)

Zoning: M.G.B.

Delegate to the Director of Development to determine on expiration of the consultations still outstanding.

APPROVE:

01 NON STANDARD CONDITION

Permission for the siting of a mobile home on the site is hereby granted for a limited period only expiring on 31st December, 1994. The mobile home shall be removed from the application site on or before this date unless a renewal of consent has been sought and obtained from the Local Planning Authority.

02 NON STANDARD CONDITION

The mobile home shall only be occupied by persons employed full-time in agricultural activities on the land the subject of this application and currently known as Glazebrook Farm.

03 NON STANDARD CONDITION

Should the keeping of livestock within the existing and proposed perchery buildings cease at any time prior to the 31st December, 1994, the mobile home shall cease to be occupied and shall be removed from the application site.

04 NON STANDARD CONDITION

The staff rest room and toilet building shall be begun before the expiration of five years from the date of this permission.

05 MATERIALS PROVISION OF SAMPLES

06 TREE AND SHRUB PLANTING SCHEME

07 HEDGEROWS-ADDITIONAL PLANTING

08 PD RESTRICTIONS-AGRICULTURAL

09 NON STANDARD CONDITION

The staff room hereby granted permission shall be used as an ancillary staff room in connection with the agricultural use of the site at all times and for no other purposes.

10 NON STANDARD CONDITION

The precise siting of the staff room and mobile home hereby permitted shall be agreed in writing and by means of a site visit with Local Planning Authority representatives before its construction/siting commences.

REPORT:

This 'L' shaped site of almost 7 acres lies on the south side of Canewdon Road. It forms a holding on rising ground towards St Andrews Church with trees and hedges to some boundaries. It accommodates a two storey egg laying perchery of 4,000 bird capacity set back 30m (100' approximately) from the road. It currently holds 2,000 birds now approaching the end of their laying cycle. The building has been stocked for the past four years.

The most recent egg sales verified by A.D.A.S. in their appraisal for this application during September 1991 amounted to 2,200 dozen or 73 cases (30 dozen per case) 25 cases of which were imported. Some potatoes are occasionally also grown on the site. This crop is regularly supplemented by the importation of potatoes from other producers in the vicinity of the holding who are under contract to the applicant as well as from the applicant's other holdings outside of the district.

Construction of a second perchery was commenced towards the southern end of the site earlier this year but ceased at about dpc level when the owner was advised that planning permission was required as the building was intended for the accommodation of livestock and lay within 400m of a "protected building". Subsequently this application was submitted to regularise those works commenced for a second brick built 3,000 bird perchery, sited as commenced; and a separate staff room, and mobile home, both to be located as close as is practicable to the existing perchery in order to prevent unnecessary encroachment into the site.

The new perchery will be 'L' shaped in common with the latest design for percheries. Consequently the restricted width of the site for half its depth necessarily dictates a siting in the wider part of the site. It will have a traditional half hip roof with a ridge height of 6.8m(22') an overall length of 19m(62') and width of 8m(26'). It will have a brick and half weatherboarded elevations with a plain tile roof and an acceptable barn like appearance. The chicken manure is used unprocessed as fertiliser to be removed periodically from the base of the perchery by rams in the new perchery and by a small tractor in the existing one. The hens have free range of the loft area typical of this method of egg production.

This agricultural building requires the grant of express planning permission because it will house livestock and lies within a 400m radius of both St Andrew's church Ashington and dwellings in Canewdon Road which lie 350m away (1150') to the north.

REV.

The staffroom will be 6m wide x 7m long and ridge of 5m (19'9" x 23' x 16'6") and is designed with a gable end plain tiled roof and face brick elevations. It will provide washing and sanitary facilities together with a rest and eating area incorporating a galley kitchen for male and female employees working both on site and those working from out of the site who sell the produce via delivery rounds.

The mobile home proposed measures 36' x 20' providing two bedrooms. Its presence on the site is supported by A.D.A.S. They advise that the even more substantial amount of livestock that will be accommodated needs a manager constantly "in sight and sound of the livestock buildings." They had previously given their support for a residential unit on the site in 1988 with regard to the existing perchery given the scale of that livestock operation then involved. A.D.A.S. also advise that partnership problems forced the owner to postpone applying formally for the dwelling at that time and not due to "a shortage of need" for the accommodation. A.D.A.S. have further advised that the manager of the unit is a graduate of Writtle Agricultural College with particular experience of poultry unit management.

On the basis of the support expressed by A.D.A.S. it is considered appropriate to grant planning permission for the mobile home initially for a temporary period and subject to conditions requiring it to be removed upon cessation of the current agricultural use, and being occupied solely by persons employed in agriculture on the site. Its stationing on site will also assist in overcoming security problems currently being experienced.

The existing workforce of both sexes totals ten fulltime and one part time worker, six of these are sales/delivery drivers who attend the site three times a day; morning, lunchtime and at the end of the day. Toilet facilities are at present provided for on site workers at the owners house two miles away in Hockley. The Health and Safety Executive previously advised the applicant in May 1991 that he was required to provide sanitary conveniences on site for both sexes to comply with the requirements of the Health and Safety at Work Act 1974.

Whilst the rest room will provide more than basic toilet facilities the existing agricultural activity already generates a significant number of employees. The applicant has advised that this will increase with the existing part time employee becoming a fulltime on site operative. He will also engage both a further fulltime and a parttime site operative upon completion of the new perchery.

Consequently the proposed staff room size (which has been reduced following negotiations to a maximum of 42 sqm) is not considered to be excessive for its function. Its precise siting within the area of the existing group of buildings is conditioned to ensure that it will not have an acceptable visual impact upon the surrounding countryside. A tree planting scheme is also required.

It is considered that the staff room and mobile home being located towards the front of the site but behind the two storey perchery is desirable to avoid unnecessary encroachment further into the site and thus adverse impact on the countryside.

Given the scale and particular nature of the agricultural activities on the site that generate a significant number of employees it would seem reasonable that the applicant should be able to provide reasonable staff facilities and also allow for the immediate anticipated increase in numbers. The floorspace involved is 449 sq ft a substantial proportion of which will be occupied by male/female toilets and showers and the recommendation includes conditions to restrict its use to a staffroom and no other purpose thus giving control over any future alternative uses.

The new perchery will increase egg production and figures provided by A.D.A.S. on the current level of stocking indicate that the 25 imported cases will be displaced with a total on site egg production of up to 168 cases, or over 15,000 eggs per week when in peak production.

This application represents the consolidation and expansion of a significant agricultural operation which, it is felt, merits an exceptional controlled permission to ensure that the objectives of the Green Belt and the Local Plan are not prejudiced.

A.D.A.S. support the need for the mobile home.

HEALTH AND SAFETY EXECUTIVE reiterate the need for proper staff sanitary facilities onsite.

CHIEF ENVIRONMENTAL HEALTH OFFICER requires details of foul drainage to be submitted by imposition of a condition.

ANGLIAN WATER have no objection.

PROPERTY SERVICES (ENGINEERS) no observations.

E.C.C. FIRE AND RESCUE makes various recommendations that can be sent to the applicant with the decision notice advising him of his responsibilities.

E.C.C. PLANNING - no objections raised.

Two letters of objection received, one from a near NEIGHBOUR of the site the other from the ROCHFORD HUNDRED AMENITIES SOCIETY on the grounds that the proposals will have an adverse visual impact and that some work has commenced prior to consideration of the planning application.

12.

F/0752/91/ROC PARISH OF ASHINGDON

COTSWOLD COTTAGE WHITE HART LANE HAWKWELL

ERECT FOUR BUNGALOWS WITH GARAGES

Applicant: MR & MRS B A GOODING

Zoning: Residential.

Frontage: 87m (285ft);

Depth: 42m narrowing to 10m (137 narrowing to 32ft)

Density: 7-8 per acre.

ASHINGDON PARISH COUNCIL - strongly objects on grounds of; overloaded sewage system; flooding; poor access; overdevelopment; need to preserve trees on site. (N.B. Tree Preservation Order already in force.)

REFUSE:

01 NON STANDARD REFUSAL

The Local Planning Authority considers the proposal to be an overdevelopment of the site by reason of the cramped nature of the development which is out of character with the adjacent residential properties. Furthermore, by submitting this form of layout it would be difficult for the Authority to resist a further dwelling in the vacant plot to the east of the site which would exacerbate this cramped appearance. As such, the proposal is considered to be contrary to Policy H9 of the Rochford District Local Plan.

02 NON STANDARD REFUSAL

The access to the site, including the proposed passing bay at the entrance of the private drive involves land within the highway and therefore will be unsatisfactory resulting in vehicles obstructing the highway.

REPORT:

Members will recall that permission was recently refused for five dwellings on this site (F/0278/91/ROC). This present proposal, although of a similar acreage, has amended site boundaries and includes a large area to the east which is unallocated to any of the dwellings. Consequently, whilst four dwellings on this site area results in a low density overall the appearance would be somewhat cramped with each of the dwellings closely grouped towards the western end of the site. Even though the rear garden sizes of the proposal all meet and exceed the 100sq.m. policy minimum it is considered that these properties will be out of character with those elsewhere in the vicinity and excessive for this site.

An outline planning permission (ROC/671/85 for three dwellings on this site and adjoining land was granted in April, 1986 following a Members' site inspection.

ANGLIAN WATER - has no objections.

BRITISH RAIL PROPERTY BOARD - no objection in principle but raises detailed comments regarding stability of the embankment and requires a re-positioning of the southernmost garage.

NEIGHBOURS - 14 letters received objecting on the following grounds; on-street parking problems; detrimental effect on drainage of site/possible flooding; damage to preserved tree roots; overcrowding; problems with connection to private sewer, inadequate site access road to site and dust/noise problems caused from traffic using it; damage to surrounding building by piling, etc; strain on local services; loss of wildlife/trees; lack of pavement to White Hart Lane.

13.

F/0755/91/ROC RAYLEIGH

26 HIGH STREET RAYLEIGH

VARIATION OF CONDITION 3 OF ROC/700/84 TO EXTEND OPENING HOURS TO OPEN ON SUNDAY BETWEEN 5.00PM AND 11.00PM

Applicant: MR RUSTU TABAKCI

Zoning: Prime Shopping; Conservation Area.

APPROVE:

O1 COMMENCE IN 5 YEARS

REPORT:

This application follows several recent applications to vary the opening hours of this Hot Food use. The earlier applications were all refused primarily because of objections to extending the late night opening hours beyond the present closure of 11.30 pm (Monday - Saturday). Currently, the premises are required to be closed on Sundays.

The proposal to open on Sundays between 5.00 pm and 11.00 pm does not seem unreasonable and corresponds favourably with public house licensing hours, closure being 10.30 pm on Sundays with 30 minutes 'drinking up' time. THE ESSEX POLICE sustain previous concerns regarding potential for public disorder, and lack of parking facilities in the area of the premises. However, THE COUNTY SURVEYOR raises no objections. No other adverse comments have been received.

RAYLEIGH CIVIC SOCIETY support the view of Essex Police regarding possible obstructions of the highway due to lack of off street parking, but have no other comments to add to those made on application F/0629/91/ROC. These stated that they were not aware of any conditions which had altered since the refusal of F/0732/90/ROC, but suggested a temporary review period of one year on that application.

14.

F/0771/91/ROC RAYLEIGH

UNIT 12 (BIFFA) RAWRETH IND ESTATE RAWRETH LANE RAYLEIGH

ERECTION OF VEHICLE WORKSHOP DRIVERS MESS OFFICES ETC WITH CAR/LORRY PARKING & LANDSCAPING TO FORM TRANSPORT DEPOT

Applicant: BIFFA WASTE SERVICES

Zoning: Industrial.

Frontage: Depth: Floor Area: Density:

APPROVE:

01 COMMENCE IN 5 YEARS

02 PARKING AREA-PROVIDE & RETAIN

03 NON STANDARD CONDITION

The use hereby permitted shall be restricted to the following hours :- 6.00 a.m. to 7.00 p.m. Mondays to Saturdays with no working on Sundays or Public Holidays.

04 NON STANDARD CONDITION

No waste materials shall be brought onto the site.

05 BURNING OF WASTE MATERIALS

06 NON STANDARD CONDITION

Prior to the commencement of the development hereby permitted, a scheme of soil sampling and analysis shall be carried out to identify any contamination or offensive material on the site. All such material shall be removed or rendered innocuous to the satisfaction of the Local Planning Authority prior to the commencement of this development.

07 NON STANDARD CONDITION

All surface water from impermeable vehicle parking areas shall be passed through a petrol/oil interception facility (constructed in accordance with details which have been submitted to and agreed in writing with the Local Planning Authority) before being discharged to any surface water sewer. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any surface water sewer.

08 NON STANDARD CONDITION

Prior to the commencement of the development hereby permitted, surface water drains from vehicle re-fuelling areas shall be connected to the foul sewer via oil/petrol/grit interception facilities constructed in accordance with details which have been submitted to and agreed in writing with the Local Planning Authority.

09 NON STANDARD CONDITION

The external surfaces of the buildings hereby permitted shall be a dark grey (BS 18 B 25) or other dark colour as may be agreed in writing with the Local Planning Authority.

10 NON STANDARD CONDITION

Within twelve months of the date of this permission, the extended bund shall be constructed as indicated on the submitted drawing No. 9110/2A and planted with trees of such species and size as may be agreed in writing with the Local Planning Authority.

REPORT:

Members will recall that following an earlier refusal (F/0164/91/ROC) the Committee resolved, at the November meeting, to favourably consider a duplicate application such as this current one. A copy of that report is re-printed below for Members' information.

As will be apparent from that previous report the site is on an established industrial estate and an existing permission allows the site to be used for scrap yard activities. The use proposed is a modest one and the applicants are willing to provide embankments and landscaping to minimise the effect on the future housing areas to the south and east. Furthermore, with the conditions above imposed it is considered that the impact of the proposal will be limited.

ANGLIAN WATER - no objections subject to Conditions 7 and 8 being imposed.

RAYLEIGH CIVIC SOCIETY - consider it essential that adequate landscaping is provided, the number of vehicles is limited to ten, the building is finished in dark green or dark brown, the portable buildings are eventually replaced with permanent buildings. Further suggested that a condition is imposed prohibiting waste storage and the noise levels are monitored by the Council's Environmental Health Officers.

CHIEF ENVIRONMENTAL HEALTH OFFICER - no objections subject to Conditions 3-6 being imposed.

EXTRACT FROM PLANNING SERVICES COMMITTEE - 14TH NOVEMBER 1991

REPORT OF THE DIRECTOR OF DEVELOPMENT ADDED TO THE AGENDA

BREACH OF PLANNING CONTROL - USE OF LAND AS A TRANSPORT DEPOT.
UNIT 12, RAWRETH INDUSTRIAL ESTATE, RAYLEIGH (MINUTE 217/91 PARA 14)

Background

Members may recall that planning application F/0164/91/ROC, for the use of this site by Biffa for erection of vehicle workshop, drivers' mess, offices, etc. with car/lorry parking and landscaping to form a transport depot, was refused planning permission by the Committee on 25th April, 1991, for reasons relating to the adverse impact to existing residential properties, intensification of traffic movement in nearby residential areas and detrimental effects on the amenities of the future occupants of land to the east and west identified for housing in the post 1995 period. An appeal against this decision has recently been lodged.

Consideration of enforcement action had been deferred in April to enable a further report to be made to the next meeting when the Committee resolved under Minute 240/91 that a further report be made on the expediency of taking enforcement action against the current operation of the site in the light of the County Surveyor's views.

Current Position

Investigations have been carried out into the planning history and current use of the site. Correspondence has been received also from the applicant's agent raising additional information.

With regard to the planning history, until recently the site was used as a scrapyards, following planning approval ROC/436/84, approved on 5th October, 1984.

The County Surveyor raised no objections to the planning application but, given Members' concern regarding traffic movements, he has been asked to re-appraise the operation of the site from a traffic point of view and having done so he would be unable to assist the Council with any justification for refusal on highway grounds.

On the issue of the impact of the development on the land to the south and east, which is reserved for residential purposes in the post 1995 Plan period, Members may recall a suggestion made earlier relating to the application that a temporary permission to cease at a date corresponding with the release of this land post 1995 may be an appropriate course. However, the possibility of a temporary permission has been rejected by the applicants.

Given the history of the site, particularly its use as a scrapyards, together with the industrial zoning of the site and adjoining area, the relatively modest level of activity envisaged and the absence of highway objections from the County Surveyor, it is not considered expedient to take enforcement action in this case.

The predominant activity effectively comprises an overnight parking area for the Company's vehicles and the storage of empty waste bins of varying types which are not in active use. During the day activity on the site is minimal comprising the maintenance of vehicles and this is to be undertaken in a purpose-built workshop well divorced from the common boundary of the industrial estate and the future housing land. Single storey portakabins are proposed to accommodate staff based on site.

The principal activity of the company is the transport of waste and this takes place away from the site. The implication that gave rise to some concern was the fact that the vehicles based at the depot would be started up and driven from the site before normal working hours at around 6.30 a.m. giving rise to a potential noise nuisance to future residents on the planned housing land. Having regard to the applicants' offer to provide an embankment supplemented by planting on the site boundary, and to locate the lorry parking area away from the boundary, it is felt that the potential for noise nuisance would be minimised to a level where it would not unreasonably intrude on the amenities of any future housing. It is a fact that the existence of the industrial estate as a whole is well established and will need to be recognised in the formulation of any detailed proposal on the housing land whether Biffa or any other industrial undertaking occupies the site.

Furthermore, a planning approval on this site can be controlled by conditions including limits on the number of vehicles, hours of use restrictions, limiting the use of the site, and requiring a landscaping buffer all of which would help to limit the impact of the development and give the Council a measure of control over the future use of the land.

In a letter received on behalf of Biffa, it is stated that they are not willing to accept a temporary approval but wish to resolve the position if possible by negotiation. Biffa make a number of points, namely :-

1. There is a long established use for industrial purpose not least its previous use as a scrapyards. The site could revert to this type of use.
2. Substantial landscaping and improvements to the boundary appearance of the site can be provided.
3. A limited number of vehicles are involved (maximum of ten).

4. There would be little activity during the day, other than the maintenance of vehicles, which in planning terms is more desirable than the more intensive uses to which the site could otherwise revert.
5. They are the U.K.s largest waste management company with a positive approach to improving the image of the waste disposal industry.
6. They need to be located in the area and consider this site to be suitable both in environmental and logistical terms.

Biffa consider that every effort should be made to resolve the situation by negotiation.

15.

F/0783/91/ROC PARISH OF ROCHFORD

THE COCK INN HALL ROAD ROCHFORD

SINGLE STOREY ROOF EXTENSION TO PROVIDE FAMILY ROOM AND DISABLED WC

Applicant: GRAND METROPOLITAN ESTATES

Zoning: M.G.B.

Frontage: 25m approx.

REFUSE:

01 NON STANDARD REFUSAL

The site occupies a prominent position on Hall Road a classified link road between the settlements of Rochford and Hawkwell and is located in an area zoned Metropolitan Green Belt. In the opinion of the Local Planning Authority the proposed addition to the public house would be unreasonable and excessive - given that the facilities of the public house have already been substantially increased over the last decade - and as such detrimental to the character and amenities of the surrounding countryside and neighbouring residential occupiers. Furthermore, there is a potential for increased noise and disturbance, by reason of increased patronage of the public house, especially at unsocial hours, which would be detrimental to the amenities of neighbouring residential occupiers.

02 NON STANDARD REFUSAL

There is inadequate car parking space provision within the site to meet the Local Planning Authority's adopted standards for the off-street parking of vehicles in terms of the proposed and existing facilities on the site. This will produce congestion within the site and therefore possible overspill car parking and congestion on the highway to the detriment of the free and safe flow of traffic as well as the amenities of the occupiers of frontage properties. The parking standards required by the Local Planning Authority are contained in Appendix 2 of the Rochford District Local Plan.

REPORT:

The Cock Inn, located on Hall Road between Rochford and Hawkwell, has been significantly altered and enlarged over the last decade. A new ladies toilet (ROC/706/80), a kitchen and bottle store (ROC/840/86), enlarged garden area (ROC/947/87), and a new entrance, additional residential accommodation and revised rear extension details (ROC/1029/87) have all been approved and have subsequently been implemented. The present application seeks to add a further single storey rear extension to provide a family room and disabled toilet facility.

The site currently has provision for 67 car parking spaces. The rear extension will lead to the loss of three spaces. However, the applicant suggests that a further six spaces can be provided to the front of the public house taking the provision up to 70 car parking spaces.

The proposed extension would add a further public floor area (excluding disabled toilet and baby changing facility area) of 56sq.m. approximately which would call for a further 19 car parking spaces on the site. The application does not make sufficient provision for these additional spaces.

Furthermore, it is considered that the proposed extension would not be reasonable in this instance. The facilities at the Cock Inn have been significantly increased over the last decade and, given the location of the public house in the Green Belt, any further additions will only detract from the general appearance of the countryside and cause an undesirable nuisance to surrounding residential properties.

The CHIEF ENVIRONMENTAL HEALTH OFFICER - no adverse comments.

ESSEX COUNTY COUNCIL FIRE & RESCUE SERVICE - no objections subject to certain design details being incorporated.

COUNTY SURVEYOR - no objection.

ESSEX COUNTY SPECIALIST ADVICE - no objection. However, would suggest one amendment to the east elevation which would improve the design.

NEIGHBOURS - one letter stating no objection in principle to the extension. However, raise concern over likely car parking problems that may be generated by further increase in facilities.



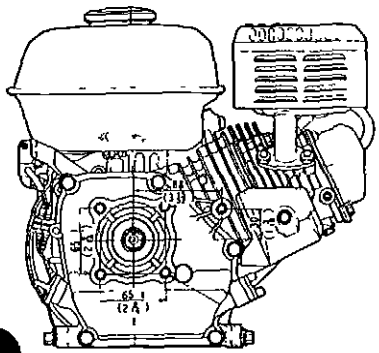
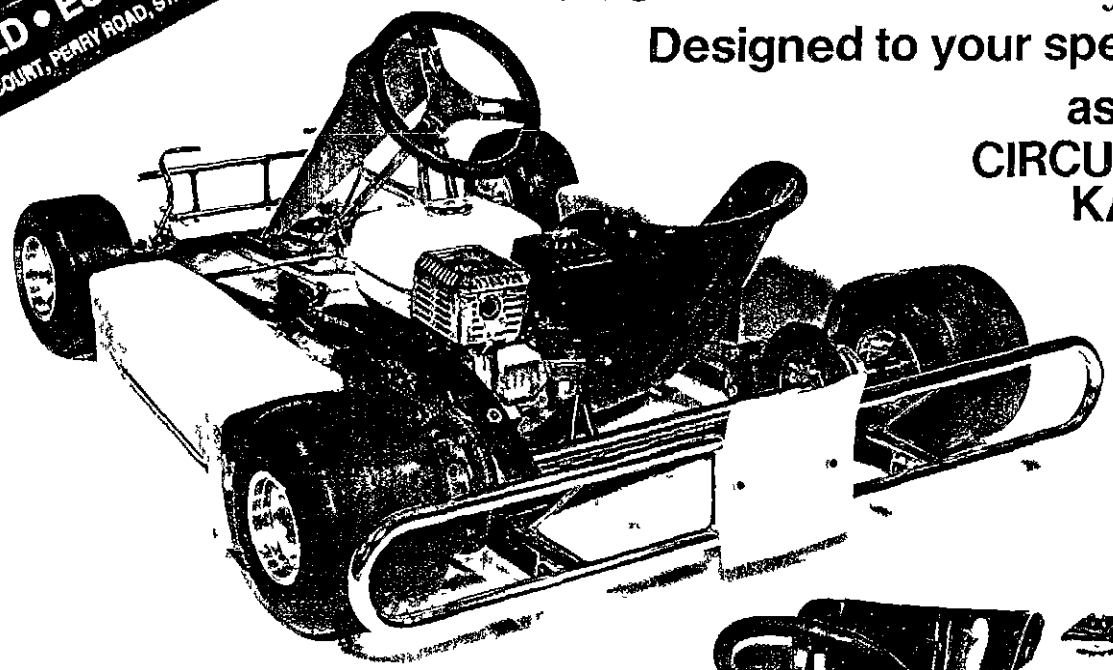
ANDERSON
WORLD • EUROPEAN & BRITISH CHAMPIONS
SHEPHERD COURT, PERRY ROAD, STAPLE TYE, HARLOW, ESSEX CM18 7NS, ENGLAND TEL: 0279 36000 FAX: 0279 451290

LEISURE INDOOR KART

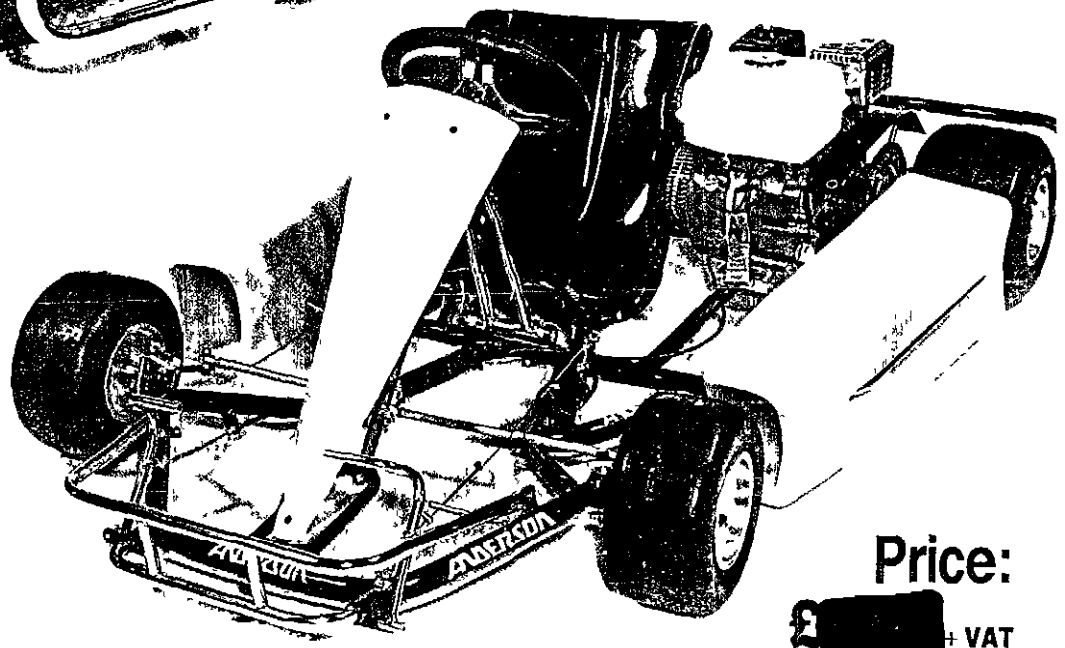
"Proven Business Performer"

Designed to your specification

as used by:
**CIRCUIT SPORT
KART CITY**



HONDA
GX 140 5hp



Price:

£ [redacted] + VAT

CHASSIS. Based on our 100cc chassis with a few design changes to accommodate the GX140 HONDA engine. A heavier gauge material is used as experience has shown that a greater service life is achieved without the loss of performance

SIDE PODS. Close fitting side pods with integral crash bars are standard fittings. The pods are of polypropylene construction giving high resistance to damage

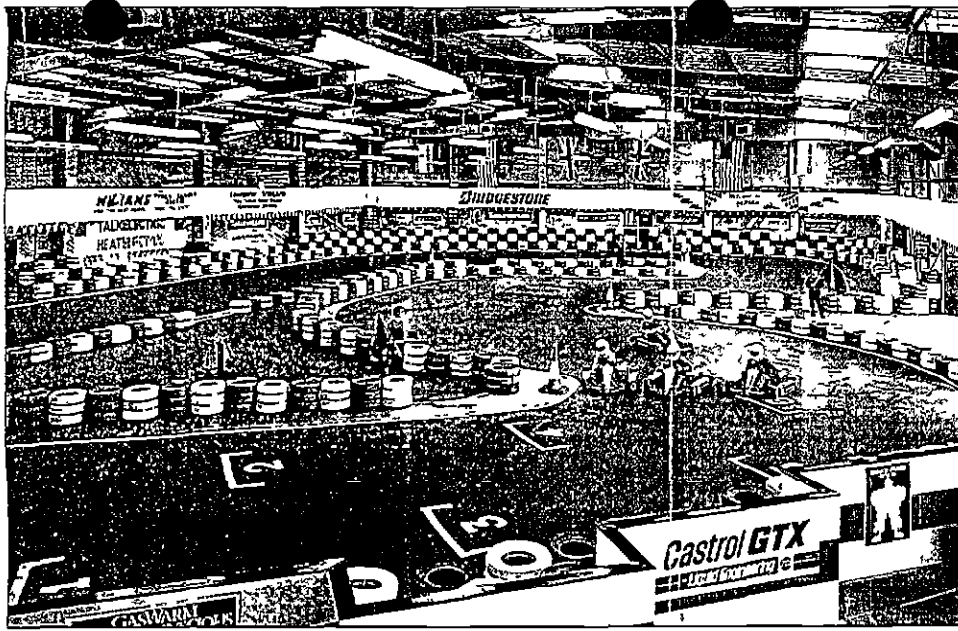
BUMPERS. The rear bumper provides full cover to both rear wheels. The front bumper is the same part that we use on our racing karts. Both front and rear bumpers along with the crash bars are chrome plated

STEERING. These components are manufactured to the highest standard and are also the same parts that we use on our 100cc racing karts – again chrome plated

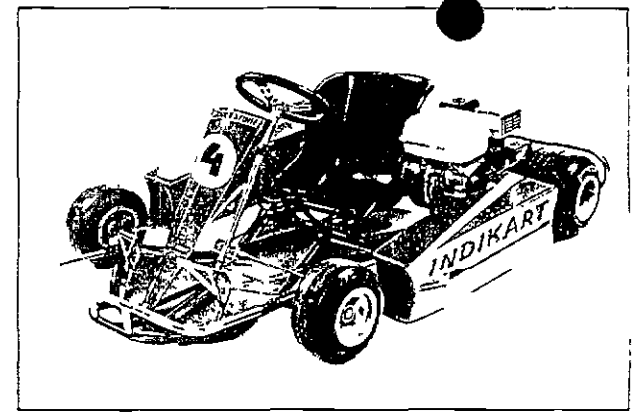
TYRES. Supplied to customer's requirements

ENGINE. Honda GX 140. This is the undisputed leading engine for performance and low running costs – Low noise

000041 REV



140 mph even if you are doing less than 50 Try it once, and you will want to make INDIKART Racing a regular event. INDIKART Racing isn't just an executive sport You can't beat it for removing the tensions and frustrations of a busy week So why not join together with your friends and try a session We're open seven days a week from 10 am to 10 pm We cater for small groups and individuals too. Why not telephone and ask for details



The Kart

Made by ZIP KART Britain's largest manufacturer With 140cc engines and Bridgestone Tyres The centrifugal clutch gives simple two pedal control and the karts are geared to get the best use of our circuit Engines run on lead-free petrol

Your equipment provided

- Each driver will be provided with
- ★ A padded fire-retardant Racing Suit
 - ★ A Full Face Helmet with visor
 - ★ Scuff Proof Gloves
 - ★ A freshly laundered balaclava

Promoting your business . . . a great time out . . . do it - INDIKART !

The spectacular thrills and fun of indoor karting has come to Colchester for all to enjoy! Business and public alike There is nothing quite like INDIKART Racing to hype up the executive, motivate the representative, or develop relationships with a client All the thrills and excitement of competitive racing are there, the pitting of skill against skill, the jostling for position around the corners, the sensation of accelerating up the straight - it will feel like



Edmund Spurgeon and Duncan Drye both successful drivers in the National Motor Racing scene formed Indikart Racing Colchester They aim to provide the East Anglian business scene with full scale corporate hospitality and first class entertainment

SAFETY FIRST

As with all active sports there must, of course, always be an element of danger, no matter how small At Indikart our safety precautions are second to none At least three safety marshalls attend each event Your Indikart instructor, responsible for your safety, will be an experienced racing driver You will not be allowed to compete until he is satisfied as to your competence The kart itself runs on smooth racing tyres that hold the track with tremendous grip and, in any case, should you spin, the kart's light weight means that there is little chance of doing serious damage Staff surveillance coupled with warning lights around the tyre walled track further enhance safety



Nigel Mansell and Ayrton Senna both started their careers in karting

Karting is undoubtedly the safest form of motor sport, it is also an excellent training ground for drivers. Virtually every Formula One driver today started off in karting. Indikart Racing's commitment to improving the British Motor Racing scene is shown by their announced intention to sponsor, by yearly scholarship deals, promising young drivers and give them a first chance on the circuits. Your own driving skill will improve, too, when you come Indikarting. That skill and your heightened awareness will not be lost when you take to the public road

0600420711

000043

Raceworld Provide:

- ▶ Karts
- ▶ Helmets
- ▶ Racesuits
- ▶ Instructors
- ▶ Diner.
- ▶ Showers & changing rooms
- ▶ FUN!

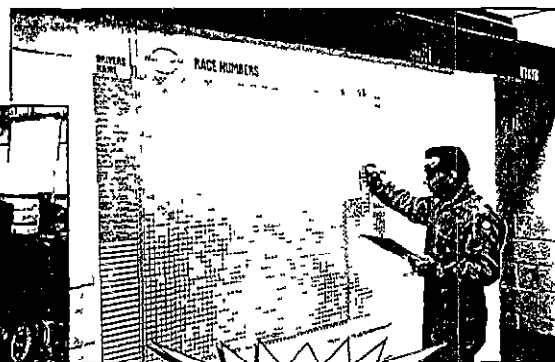
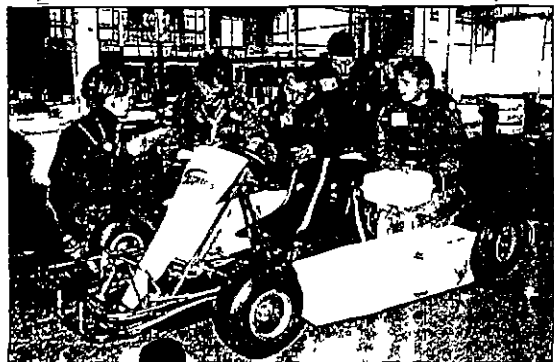
Costs vary according to time and type of event
As a rough guide individuals can enter a session from around £30

Groups can enjoy exclusive use of Raceworld from £750

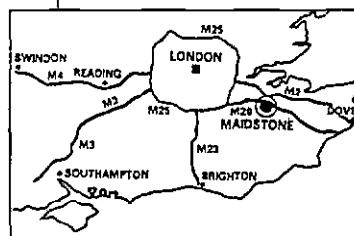
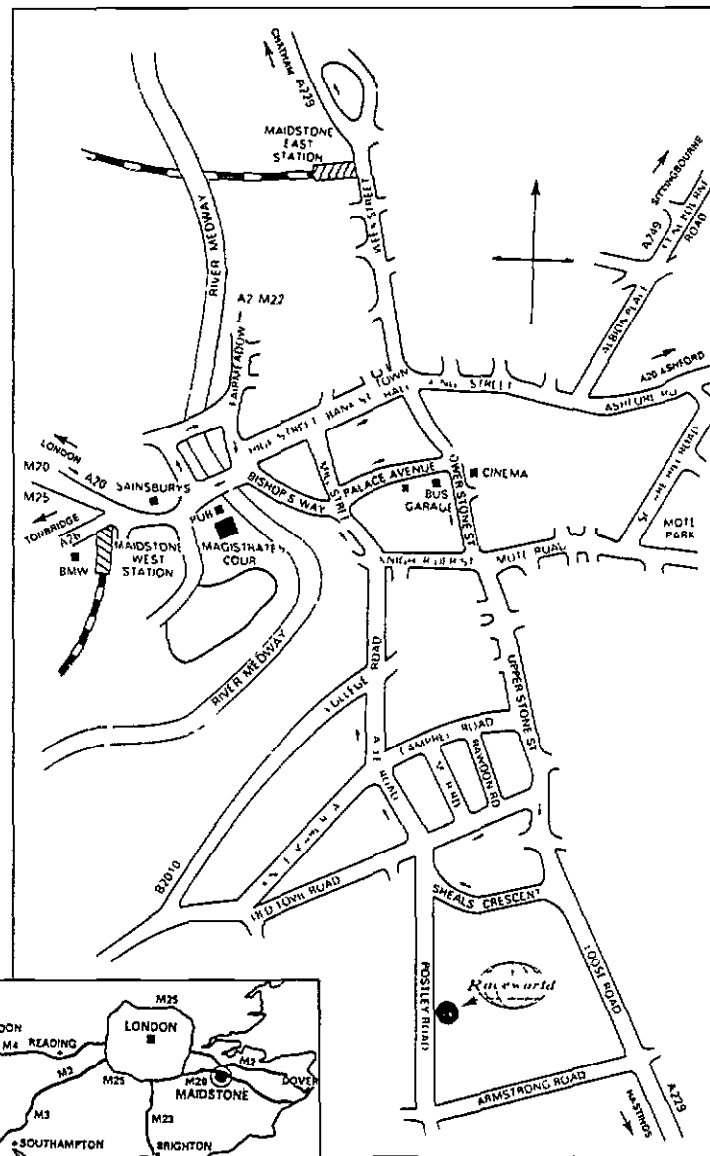
Full corporate facilities are available and we are happy to meet your individual requirements

Bookings can be secured by telephone, using major credit cards

We are open daily from 11 am If you would like more information or advice, call us or call in!



**CORPORATE
HOSPITALITY
SPECIALISTS**



Raceworld Ltd.,
Unit 8, Postley Works, Postley Rd., Maidstone,
Kent. ME15 6RX.
Tel: (0622) 763333. Fax: (0622) 690952.

DELEGATED PLANNING DECISIONS - 9TH JANUARY 1992

I have decided the following applications in accordance with the policy of delegation:

CU/0667/91/ROC APPROVE
USE HALL FOR CLASS B1 (A) OFFICE AND ANCILLARY STORAGE AND
DISTRIBUTION
MISSION HALL SHOPLAND ROAD SUTTON
NEW WAY PUBLISHING

CU/0704/91/ROC APPROVE
CHANGE USE OF DOCTORS SURGERY TO RESIDENTIAL
JUNC RECTORY AVENUE/ LASCELLES GARDENS ROCHFORD
B SINGH

EUC/0525/90/ROC REFUSE
ESTABLISHED USE APPLICATION CONCERNING STORAGE OF VEHICLES, PLANT
AND EQUIPMENT AND MAINTENANCE THEREOF
HIGHGATE LOWER ROAD HOCKLEY
JOHN C BUCKFIELD
01
NOT SATISFIED THAT THE CLAIM IS MADE OUT EITHER IN RESPECT OF THE
ENTIRE SITE OR ANY PART THEREOF

EUC/0584/91/ROC APPROVE
AN ESTABLISHED USE CERTIFICATE FOR THE GARDEN AREA
IVY COTTAGE CHURCH ROAD RAWRETH
DONALD RUSSELL ABBEY

F/0389/91/ROC APPROVE
ADD NEW ROOF TO EXISTING DWELLING
326 PLUMBEROW AVENUE HOCKLEY
MR & MRS I YOUNGSON

F/0628/91/ROC APPROVE
ERECT BLOCK OF 3 STABLES WITH HAY STORE AND TACK ROOM
R/O 99-101 RAYLEIGH ROAD & OPP 10 DISRAELI ROAD RAYLEIGH
MRS K JORDAN

F/0649/91/ROC APPROVE
RAISE HIP ROOF TO FORM GABLE FRONT & REAR DORMER ROOF EXTENSION
61 PARK GARDENS HAWKWELL
MR & MRS B TIPLADY

F/0655/91/ROC APPROVE
GROUND FLOOR FRONT AND FIRST FLOOR SIDE EXTENSION
143 EASTWOOD ROAD RAYLEIGH
MR & MRS DOWNER

F/0656/91/ROC APPROVE
REMOVE EXISTING FENCE AND ERECT REPOSITIONED 1.8M HIGH BRICK WALL
47 WELLSFIELD RAYLEIGH
MR TODD

F/0664/91/ROC APPROVE
EXTEND ROOF AND ADD REAR DORMER
98 WEIR GARDENS RAYLEIGH
MR C CLEAVER

F/0671/91/ROC APPROVE
DEMOLISH EXISTING GARAGE AND REBUILD NEW DETACHED GARAGE WITH
PITCHED ROOF
165 SHOE BURY ROAD GREAT WAKERING
MR B MARTIN

F/0674/91/ROC APPROVE
SINGLE STOREY SIDE EXTENSION AND FRONT AND REAR DORMERS
26 KENDAL CLOSE HULLBRIDGE
G B LINDSEY

F/0680/91/ROC APPROVE
GARAGE
9 KINGSMANS FARM ROAD HULLBRIDGE
MR V W WALKER

F/0686/91/ROC APPROVE
DETACHED HOUSE WITH INTEGRAL GARAGE
ADJ 60 PRINCESS GARDENS ROCHFORD
GLEN CONSTRUCTION CO LTD

F/0689/91/ROC REFUSE
SITING OF A MOBILE HOME ON A SELF RELIANT ORGANIC SMALLHOLDING
BROAD OAK FARM WADHAM PARK AVENUE HOCKLEY
MR & MRS R & D ALLEN
01
EXCESSIVE DEVELOPMENT IN THE MGB

02
UNDESIRABLE PRECEDENT

F/0690/91/ROC APPROVE
SINGLE STOREY SIDE EXTENSION BRICK PIERS AND NEW ROOF OVER WHOLE
HILLSIDE VIEW ELLESMERE ROAD ASHINGDON
B WILSON

F/0692/91/ROC REFUSE
DORMER TO FRONT
8 RAVENSWOOD CHASE ROCHFORD
MR B J FINCH
01
DETRIMENTAL TO CHARACTER OF EXISTING DWELLING

F/0693/91/ROC APPROVE
RENEWAL OF TEMPORARY PERMISSION TO SITE MOBILE HOME.
STAMBRIDGE FISHERY STAMBRIDGE ROAD ROCHFORD
A SAUL

F/0697/91/ROC APPROVE
SINGLE STOREY REAR AND SIDE EXTENSIONS WITH PITCHED ROOF TO SIDE
AND ROOMS IN ROOF
27 HOCKLEY RISE HOCKLEY
MR & MRS A FORT

REV.

F/0702/91/ROC REFUSE
CONSERVATORY TO SIDE
1 NEW BUILDINGS COTTAGES MUCKING HALL ROAD BARLING MAGNA
MR & MRS R P SHARPLEY
01
EXCESSIVE DEVELOPMENT IN THE MGB

F/0715/91/ROC APPROVE
DORMER WINDOWS TO FRONT AND REAR TO FORM ROOMS IN THE ROOF
5 LEICESTER AVENUE ROCHFORD
P SMITH

F/0719/91/ROC APPROVE
GROUND FLOOR EXTENSION WITH ELEVATIONAL TREATMENT TO FIRST FLOOR
50 EAST STREET ROCHFORD
ROYAL MAIL

F/0721/91/ROC APPROVE
TWO STOREY SIDE EXTENSION AND FIRST FLOOR REAR EXTENSION
40 WOODLANDS ROAD HOCKLEY
MR T BERKUMSHAW

F/0728/91/ROC APPROVE
FIRST FLOOR SIDE EXTENSION OVER GARAGE.
10 WEDGEWOOD WAY ROCHFORD
MR P HEAP

F/0729/91/ROC APPROVE
CONSERVATORY EXTENSION TO PROVIDE CONFERENCE AND FUNCTION ROOM AT
THE FRONT OF THE BUILDING ON THE EXISTING 1ST FLOOR ROOF
190 LONDON ROAD RAYLEIGH
EASTERN ELECTRICITY

F/0733/91/ROC APPROVE
REPLACE TIMBER STORAGE SHED WITH PRE-CAST CONCRETE GARAGE
THE GLEBE CHURCH ROAD ASHINGDON
1ST ASHINGDON SCOUT GROUP

F/0734/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION
24 WARWICK ROAD RAYLEIGH
MR P EDEN

F/0738/91/ROC APPROVE
FRONT AND REAR DORMERS AND SINGLE STOREY REAR EXTENSION
121 MAIN ROAD HAWKWELL
MR D WATSON

F/0740/91/ROC REFUSE
VARIATION OF CONDITION ON ROC 718/79 TO CONVERT GARAGE TO LIVING
ACCOMMODATION
14 VICTORIA AVENUE RAYLEIGH
MR & MRS J D HINE
01
WOULD CREATE VISUALLY UNATTRACTIVE CAR PARKING AREA CONTRARY TO
POLICY H9
02
UNSATISFACTORY VEHICULAR MOVEMENT AND PARKING

RSV
000046

F/0749/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION AND REAR CONSERVATORY
23 LOUIS DRIVE RAYLEIGH
MR BALDWIN

LB/0696/91/ROC APPROVE
PORCH
KINGS HILL COTTAGES OLD SHIP LANE ROCHFORD
JUNE BISHOP

OL/0691/91/ROC REFUSE
OUTLINE APPLICATION TO CONVERT CHALET TO 5-BED HOUSE
THREE ACRES ANCHOR LANE CANEWDON
MR & MRS A S HINES

01
EXCESSIVE DEVELOPMENT IN THE MGB

02
CONTRARY TO POLICY GB6

REV

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS

9/12/91

PLAN NO	ADDRESS	DESCRIPTION
91/627BN	117 Rochford Garden Way Rochford	Ground floor extension
91/630BN	42 Doulton Way Ashingdon	Cavity wall insulation
91/631BN	20 Bosworth Close Hawkwell	Cavity wall insulation
91/632BN	3 Wellington Road Rayleigh	Demolition and recon- struction of garage due to subsidence
91/635BN	Unit 1 Rawreth Ind Est: Rawreth Lane Rayleigh	Half hour fire wall between spray bay and existing work shop
91/638BN	Bungalow "B" Rayleigh Downs Road Rayleigh	New sun porch and Chimney
91/643BN	Unit 4 Essex Marina Creeksea Ferry Road Rochford	Removal of existing partitioning, refurbish interior, fitting extra door, erect kitchen and bar facility
91/647BN	Greengages Mount Bovers Lane Hawkwell	Demolish existing and build storage shed and garage
91/622	Spindleberry Cottage Ironwell Lane Hawkwell	Proposed Additions
91/619	38 Derwent Avenue Rayleigh	Single store rear ext:
91/610	42 Doulton Way Ashingdon	Proposed extensions
91/534	1 Sheridan Close Rayleigh	Two storey side and single storey front extension
90/568A	House 2 Rochford Hall Hall Road Rochford	Reposition existing building and provide new base
91/648BN	31 Pearsons Avenue Rayleigh	outbuildings and toilet changed to utility room and toilet

000048

91/655BN	7 Seaview Drive Great Wakering	Build new outer wall to kitchen running in line with original line of house and meeting up with conservatory
91/656BN	50 Seaview Drive Great Wakering	Convert existing garage into habitable room
91/657BN	19 Belvedere Avenue Hockley	Underpinning of garage
91/658BN	14 Helena Close Hawkwell	Rear ground floor ext: to provide bedroom & wc
91/659BN	Phase 1 Little Wheatleys	Erect 61 Dwellings
91/510A	143 Eastwood Road Rayleigh	Garage extension and bedroom over
91/518A	70 Windermere Avenue Hullbridge	garage conversion to dining room extend existing first floor dormer
91/543	Purdeys industrial est: Off Rochehall Way Rochford	Offices and factory
/		
91/548	14 Copeland Ashingdon	Change use of garage to playroom
91/572	73 High Mead Rayleigh	Part rebuild extension
91/604	10 Woodlands Avenue Rayleigh	Demolish garage and carport build side ext: forming new garage wc and laundry room
91/615	263 Rectory Road Hawkwell	Modification of previous approval 90/74 to newley submitted drawing
91/620	12 Highfield Crescent Rayleigh	Single storey rear extension
91/645	1 Brays Lane Ashingdon	Single storey rear extension
91/664BN	30 Bull Lane Rayleigh	Cavity wall insulation
91/665BN	28 Lancaster Road Rayleigh	Cavity wall insulation
91/670BN	17 Tudor Way Hockley	Cavity wall insulation
91/673BN	20 Cornhill Avenue Hockley	Demolition and reconstruction of rear extension due to subsidence

660049

91/609	27 Eastview Drive Rayleigh	Room in roof
91/334A	116 London Road Rayleigh	Back Addition
91/637	Ashington Bungalow Harrogate Drive Hockley	Pitched roof extension on the side elevation
91/624	28 Link Road Rayleigh	Rebuild of existing distressed extension
91/473A	Fairfields Lower Road Hullbridge	Alterations and first floor extension
91/592	Off Little Wheatley Chase Rayleigh	Residential Dwellings Plots 38-49
91/639	157 Stambridge Road Rochford	Tiled canopy, extensions and alterations
91/496A	6 Southend Road Hockley	Remedial foundation work
91/418	2 Daws Heath Road Rayleigh	Ground floor utility
91/636	204 Little Wakering Road Great Wakering	New U.B. in lounge
91/576	39 Mount Crescent Hockley	Single storey side extension
91/564	Churchill House 55/57 Eastwood Road Rayleigh	Two toilets and internal partitioning
91/650	155 Downhall Road Rayleigh	Underpinning

REV.

DELEGATED BUILDING REGULATION DECISIONS

REJECTIONS

9/12/91

PLAN NO	ADDRESS	DESCRIPTION
91/547	Adj 60 Princess Gardens Ashington	Detached house garage

CHAIRMAN



DATE: 30th Jan 92

660051