



**Rochford District
Council**

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1997

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1997

November

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At an Extraordinary Meeting held on 5th November 1997 Present: Councillors P J. Stanton (Chairman), D E Barnes, C I Black, S Cumberland, D F Flack, E L Francis, Mrs J M Giles, Mrs H.L.A Glynn, Mrs J Hall, M.J Handford, N Harris, Mrs J Helson, V C Howlett, Mrs M Hunnable, Mrs. A R Hutchings, V D Hutchings, V H Leach, Mrs S J Lemon, C.R Morgan, Mrs P M V. Pearse, T A Powell, S R. Tellis and R E Vingoe

Apologies. Councillors R S Allen, G C. Angus, P A. Beckers, M.C Brown, D M Ford, Mrs E M Hart, A Hosking, A L Stevart, Mrs M S Vince, D A Weir and Mrs M A Weir

475 EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in Paragraph 9 of Part I of Schedule 12A to the Act

476 YEAR 2000 INFORMATION TECHNOLOGY (I.T.) STRATEGY

Council considered the confidential report of the Corporate Director (Finance) detailing the background and nature of the Year 2000 I T strategy In a supporting presentation the Head of Information Technology Services further summarised the work leading to the strategy and outlined the immediate tasks required to see the strategy in action (including reference to the costs associated with P C installation)

Members noted that the intended compliance target date was in line with Department of Trade and Industry recommendations The Corporate Director (Finance) emphasised that, even without the year 2000 problem, the Council would have to be considering an I T equipment replacement exercise. He indicated that the proposed strategy was essentially low-risk (involving existing systems), that it was important to be able to maintain system integrity and that he would guarantee that PC replacement would only take place when absolutely necessary (each year's replacement/upgrade schedule being submitted to Members) Council noted that equipment was only replaced when beyond economic repair or when it was no longer able to access or run software systems and that difficulties could be associated with the donation of obsolete equipment to third parties

Members recognised that compliance was time critical and noted that the costs associated with proposals for PC Cascade were in line with those which would be expected by the external Auditors The Corporate Director (Finance) confirmed that financial penalties are built into the FM contract as a means of achieving contract performance The Council's current FM Contract was subject to a special (and discounted) Local Authority rate The current contractor would need to be involved in a supervisory capacity should another organisation be introduced to the commissioning process

Council noted that provision for funding the strategy had been built into VPERR review forecasts as part of a three year programme and that such an arrangement worked on the basis that, at the end of the three year period, up to £300,000 (less any savings) would be charged to capital In response to a Member question the Corporate Director (Finance) confirmed that tendering in respect of the next FM contract was likely to commence during March 1999 for a March 2000 commencement probably on the basis of a five year fixed contract. Any new contractor would be required to arrange a seamless takeover of IT activity

Resolved (1) that the year 2000 IT Strategy as described in the confidential report of the Corporate Director (Finance) be approved, together with authority to proceed with the necessary purchases (subject to tender and further reports to Committees) in line with the cost profile attached to the report for the years 1997/1998 to 1999/2000 (inclusive)

(2) that approval be given to proposals for PC installation) ^{in 1997/98 only} by the Council's FM contractor, Sema, in line with the installation plan, with installation reports to Committee (CD(F))

Chairman

Date

extraminsnov5

ROCHFORD DISTRICT COUNCIL

Minutes of the Community Services Committee

At a Meeting held on 11th November 1997 Present Councillors Mrs. S.J. Lemon (Chairman), P A. Beckers, D F Flack, D M Ford, E.L Francis, N Harris, Mrs J. Helson, Mrs A.R Hutchings, V D. Hutchings, Mrs. P.M.V. Pearse, R.A. Pearson, Mrs W.M Stevenson, D J Sutton, Mrs. M S. Vince and Mrs. M.A. Weir.

Co-Opted Member Attending. Mr. J Gibson MBE - National Playing Fields Association.

Apologies: Councillors M J Handford and Mrs M. Hunnable, and Mr G Bailey - Rochford Sports Council

Substitute: Councillors Mrs J M. Giles and Mrs H.L.A Glynn.

Visiting: Councillors D.E. Barnes, J.M. Dickson, T.A. Powell and D.A. Weir.

477. MINUTES

Resolved that the Minutes of the Meeting of 16th September 1997 be approved as a correct record and signed by the Chairman

478. MEMBERS' INTERESTS

Councillor Mrs A R. Hutchings declared a non-pecuniary interest in the items "South Essex Health Authority - Budget" and "Health Authority Joint Planning Funding" by virtue of her employment with Rochford Crossroads.

479. OUTSTANDING ISSUES - MEETINGS OF 7TH JANUARY AND 7TH MAY 1997

The Committee were satisfied that all necessary action had been taken Minute 288/96(HHHCC) was carried forward

480. NEW MEMBER

The Chairman welcomed Councillor J.M. Dickson to his first Meeting of the Community Services Committee since election

481. SUB-COMMITTEE MINUTES

(1) COMMUNITY SAFETY SUB-COMMITTEE - 18TH SEPTEMBER 1997

The Committee considered the Minutes of the Meeting held on 18th September 1997 and the recommendations contained therein

Minute 51 - Peacetime Emergency Planning - Integrated Emergency Management

Resolved that the District Emergency Planning Officer revises the Emergency Plan for Rochford District on the basis outlined in the report subject to reports back to the Community safety Sub-Committee on matters of detail at each stage. (6402) (HLS)

Minute 52 - Clean and Safe Communities - Update on Proposals

With regard to proposal CS41 (Closure of Alleyways, Louis Drive, Rayleigh to combat vandalism) the Committee were advised that the gating of alleyways had been achieved by the London Borough of Ealing, that it was their model that would be followed and that a report would be made to the Community Safety Sub-Committee in the future

With regard to Proposal CS55 (Improve Play Facilities for Older Children at Sutton Court Drive Playspace), Members questioned the costs for the proposal and asked whether they could be brought down by using equipment made by the Council's own Woodlands staff. The Committee was advised that all play equipment needed to meet strict British Standards and as such the equipment had to be bought meeting these Standards. Further to this Members requested Officers report back on whether the "rustic" products offered by the Council, as they did not meet British Standards, were in fact safe as some were providing seating in some play areas.

Minute 53 - Police Update Report (Part I)

With regard to "Mobile CCTV Units" some Members expressed concern at the cameras being used for traffic monitoring purposes rather than crime management/prevention

Resolved (1) that Members agree to the purchase of infra-red lighting equipment as discussed with an amount of £1,500 being made available from the amount of £5,000 set aside for the purchase of additional Mobile CCTV equipment

(2) that the situation regarding the provision of stab-proof vests be monitored, and that a further report be made to a future Meeting of the Community Safety Sub-Committee (CD(S))

Minute 54 - Drug Reference Group

Resolved that the report be noted

Minute 56 - Police Update Report (Part II)

Resolved (1) that the Police report back on the issue of whether an offer of assistance may be beneficial in respect of a recent incident.

(2) that security in the home be promoted in Rochford District Matters and possibly leaflets included in Council Tax Statements

(3) that suitable signage be made available to warn people of the use of Mobile CCTV within the Rochford District

(4) that £500 be set aside for the purchase of CCTV warning signs and the Parish Councils be advised of the scheme to enable them to participate.

(ii) LEISURE SUB-COMMITTEE - 21ST OCTOBER 1997

The Committee noted the Minutes of the Meeting held on 21st October 1997 and the resolution contained therein.

Minute 18 - Zero Nightclub, Aviation Way, Southend-on-Sea

Resolved that the Public Entertainment Licence in respect of Zero Nightclub be varied from 650 persons to 900 persons subject to completion of the works specified in the Schedule of Requirements sent to Mr Lloyd on 29th July 1997 to the satisfaction of the Head of Housing, Health & Community Care

(iii) Leisure Sub-Committee 4th November 1997

The Committee considered the Minutes of the Meeting held on 4th November 1997 and the recommendations contained therein.

Minute 20 - CIRCA Leisure Management Report

Members requested that, in future the CIRCA Leisure Management Report be accompanied by an Officer's report to assist Members and also that a report on the estimated cost of replacing the Astro turf at Clements Hall and alternative all weather surfaces be made to a future Meeting of this Committee.

Resolved (1) that in future the CIRCA Leisure Management Report to the Leisure Sub-Committee be accompanied by an Officer's report.

(2) that a report on the estimated cost of replacing the Astro turf at Clements Hall including the alternative all weather surfaces which could be used, be made to a future Meeting of this Committee, so that it may be included in the budget process

Minute 21 - Sports Development Initiatives - Employment of Coaches

Resolved that Members endorse the employment of coaches whenever required for a minimum payment of £5.00 per hour and a maximum payment of £12.00 per hour. (33562) (CD(S))

482

SPRINGBOARD HOUSING ASSOCIATION - ROCHFORD HOSPITAL SITE

The Committee welcomed Reverend Ken Start of Springboard Housing Association who had been invited to attend the Meeting to give a presentation to Members regarding the Rochford Hospital site following the deferral of the planning applications for the site at the last Planning Services Committee. Reverend Start informed Members that the misunderstandings from the Planning Services Committee were caused by a lack of communication and that the plans for the Hospital site were as follows:-

- * Provision of an elderly care centre, comprising 63 "Home Units", of which only 13 remained to be granted planning permission, with 8 communal lounges, a restaurant and other facilities
- * A wide range of care services at the site, home help etc, but a registered nursing home was not an option that could be offered by Springboard, although there was room on the site, if a private sector provider wished to develop such a facility
- * 24 hour supervision of site and elderly by "in-house" staff and other staff.

Members questions regarding the following were then answered by Reverend Start -

- * The number of staff per elderly person in comparison with nursing homes
- * The use of District Nurses to provide additional nursing care
- * The security of the site from the adjacent development.
- * The situation regarding residents needing hospitalisation or 24 hour nursing care, either permanent or temporary.
- * The taking on of the "Memory Lane" facility
- * The constant monitoring of individual residents needs including the use and review of care plans.
- * The method of funding a resident's care package.
- * The employment of local people in the scheme; including the transfer of staff and possibly residents from a Westcliff scheme
- * The situation regarding the purchase of units and arrangements following the death or departure of residents
- * The promotion of the scheme in Rochford to encourage persons from the District to use the facility.

In summing up Reverend Start informed Members that the scheme was moving with the times, was in line with the Community Care Act's vision of dealing with care in a home environment and was imaginative and ground breaking. Members were invited to attend the Open Day of the first phase of the site on 4th December 1997 prior to its

opening on 15th December 1997 to see the site and see at first-hand Springboard's idea. Members thanked Reverend Start for his presentation who then left the Meeting.

483

CHILD AND ADOLESCENT MENTAL HEALTH SERVICES IN ESSEX

Members welcomed Mr Jack Hawthorne, Locality Manager for South Essex Health Authority and Carol Hardcastle who had been invited to attend the Meeting to give a presentation to Members regarding a consultation document "Child and Adolescent Mental Health Services in Essex - A Joint Strategy"

By way of introduction Mr. Hawthorne informed Members that this was a joint strategy for Child and Adolescent Mental Health Services that North and South Essex Health Authorities, Essex County Council, Social Services and Education Departments had produced, detailing how the service needed to develop to meet the needs of a broader range of children including those currently supported by the child and family consultation service and also children with emotional and behavioural problems supported in other settings

Members noted that the model of service proposed was based on recommendations set out in the Health Advisory Services document "Together we Stand" (November 1995), which recommended a four-tier approach to providing child and adolescent mental health services. This model had recently been endorsed by the House of Commons Health Service Select Committee report (March 1997). Central to this model, the response to child mental health problems was organised, co-ordinated and graded - milder, low-risk problems being dealt with by primary care professionals, more specialist services being targeted at children with the most complex, disabling and high-risk disorders, and filters operating effectively between the respective tiers of services to ensure the identification, consultation and referral of children for services at the appropriate tiers.

Mr Hawthorne and Miss Hardcastle then answered members questions on the following:-

- * The current difficulties schools had obtaining educational psychologist advice and the current time delays in children being seen
- * The prioritising of referrals
- * The effects on the provision of services in light of Southend and Thurrock becoming Unitary Authorities
- * Statistics on success rates etc and the provision of a new information system to allow monitoring of cases
- * Problems with recruitment - a national shortage in suitably qualified staff.
- * The length of time to develop the strategy.
- * The increase in the percentage of youngsters in need of help and arrangements for the care of 17 year olds between child and adult care.

Members thanked Mr. Hawthorne and Miss Hardcastle for their presentation and they then left the Meeting

484

SOUTH ESSEX HEALTH AUTHORITY - BUDGET

The Committee considered the report of the Head of Housing, Health & Community Care following early warning from South Essex Health Authority that real reductions in services were likely if it was to keep within its budget for 1998/99. Members noted that the Health Authority spent over £400M each year purchasing health care for local residents, but faced financial pressures for a number of reasons, and that the Authority was now planning for a probable shortfall of between £6M and £11M, if current service levels and development already underway were to continue. Members also noted that the Health Authority were due to meet on 27th November 1997 to consider the issues further and that once decided there would be an 8 week public consultation period

Resolved that further reports on the South Essex Health Authority budget and contracting plans be made as information becomes available (26609) (HHHCC)

485. **HALCYON CARAVAN PARK**

The Committee considered the report of the Head of Housing, Health & Community Care dealing with the transfer of the Caravan Site Licence for the above site to its new owners and revision of the Site Licence to allow a number of vans to be used for permanent residential occupation following the grant of planning permission. In considering the report Members expressed a wish for the Licence Conditions to include a clause regarding the use of areas set aside for car parking to be solely for that purpose and the prohibition of the landing of aircraft at the site if such a condition were legal.

Resolved (1) that Caravan Site Licence No. 6 in respect of Halcyon Caravan Park, Pooles Lane, Hullbridge, be transferred to Berkley Leisure Group Limited, in accordance with the provisions of Section 10 of the Caravan Sites and Control of Development Act 1960

(2) that the new licence holder be consulted on the proposed revised Licence Conditions, including the Condition requiring areas set aside for car parking to be kept available solely for that purpose and prohibiting the landing of aircraft on the site should such a condition be legal

(3) that subject to there being no objections, the Licence be amended as detailed in the report in accordance with the provision of section 8 of the Caravan Sites and Control of Development Act 1960 (1479) (HHHCC)

486. **GREAT WAKERING SPORTS CENTRE (MINUTE 386/97)**

The Committee considered the report of the Corporate Director (Services) regarding a request from CIRCA Leisure to erect a partition in the store room in Great Wakering Sports Centre, to enclose the storage area and create a separate room in the area where the weights equipment is currently housed, and to withdraw the weights equipment to enable the room to be used for parties. Members noted that the request had been reported to an earlier Meeting of the Leisure Sub-Committee, where further clarification on usage was sought and considered that, as at the moment, the two uses of weights and parties did not clash the request be refused and that a report from Officers be made to this Committee regarding the possible upgrading of the site, and the possible promotion of the weights facility.

Resolved (1) that CIRCA Leisure's request to erect a partition as described in the report be refused

(2) that Officers report back regarding the possible upgrading of the facility and the possible promotion of the weights facility. (10287) (CD(S))

487 **SWIMMING DEVELOPMENT PLAN**

The Corporate Director (Services) reported on the need to produce a development plan regarding the provision of a swimming pool in Rayleigh which would form an essential component of any lottery bid. Members noted the proposal to set up a Working Party comprising representatives from RADS, CIRCA Leisure, Rochford Sports Council, schools, an independent Swimming Instructor and the Sports Development Officer and requested that a representative from groups representing people with disabilities be invited to attend in order for their views to be heard

Resolved (1) that a Working Party as described be set up to develop a swimming plan.

(2) that any issues Members wished to be included in the Swimming Development Plan are notified to the Head of Leisure and Client Services before 19th November 1997

(3) that any other comments are notified to the Head of Leisure and Client Services in accordance with the timetable detailed in the report (33562) (CD(S))

488. **HEALTH AUTHORITY JOINT PLANNING FUNDING**

The Committee considered the report of the Head of Housing, Health & Community Care regarding a request from the Health Authority to part-fund the Joint Consultative Committee following a review of the South Essex Local Planning Arrangements in 1996. Members considered the suggested contribution did not appear equitable with Rochford paying a similar amount to the County Council, the Unitary Authorities and other larger District Councils.

RECOMMENDED That the South Essex Health Authority be advised that this Authority rejects the request for funding and considers that the costs should be defrayed to the County Council and the Health Authority as service providers (26609) (HFS, HHHCC)

NOTE: During discussion of the foregoing item it was

Resolved that Standing 1.8 be suspended

489 **PUBLIC CONVENIENCES**

The Head of Leisure & Client Services reported on the need to re-examine the public convenience provision in the District following a continuing level of public dissatisfaction with the current service. In agreeing the need to review this subject Members felt they could not support the proposals to include "APC-Superloos" with the upgrading of the current stock or the closure of Mill Hall toilets and requested that a report be made to the next Meeting of the Community Services Committee by CIRCA Leisure on security and supervision at Mill Hall conveniences and also that a report on the possibility of a mobile contactable cleaning/maintenance operative being used to improve the current service.

RECOMMENDED (1) That CIRCA Leisure report to the next Meeting of the Community Services Committee regarding the Mill Hall public conveniences

(2) That a report on the possibility of a mobile contactable cleaning/maintenance operative being used to improve the current service provided. (HLCS)

490 **TYLNEY AVENUE PLAY SPACE (Minute 433/960)**

The Committee considered the report of the Head of Leisure and Client Services regarding the future of the Tylney Avenue Play Space following on from a report to this Committee in November 1996. In considering the report Members felt that the Option to reduce the play space in size, change its function to toddlers only and use the surplus part as a garden was the preferred option.

RECOMMENDED (1) That Members agree to the implementation of Option 1 as outlined in the report subject to necessary finance being made available and subject to consultation with the Parish Council.

(2) That the Finance & General Purposes Committee be requested to make sufficient funds available for the year 1998/99,

(3) That in the interim officers be authorised to discuss with the Parish Council the potential of taking on the management of the play space subject to the scheme being implemented. (HLCS)

491 POLICE RESPONSE TIMES

NOTE: Pursuant to Standing Order 26.2 the Chairman admitted this item as urgent

A Member advised the Committee of a recent incident whereby elderly persons within his Ward had occasion to ring the Police for assistance and were advised of a 15 minute wait for response. Members considered the problem to be one of management, with the entire District being served by one Police unit, at one end of the District, and requested that the item be raised at the next Meeting of the Community Safety Sub-Committee for the Police to respond.

492. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 13 respectively of Part 1 of Schedule 12A of the Act.

493 UNFIT HOUSE

The Committee considered the confidential report of the Head of Housing, Health & Community Care following a report to the last Meeting of this Committee where it was resolved that a Demolition Order be made on an unfit property within the District. Members noted that a Mindful to Take Action Notice had been served on the owner who had requested an opportunity to make representations to the Council about the proposed action. Members considered that it would be inappropriate to require the owner to appear at the normal Committee Meeting, in the circumstances, and requested that a report on the representations made be brought to the Community Services Committee in January.

RECOMMENDED (1) That the Ward Councillors be appointed to hear representations from the owner

(2) That a further report be made to the next Meeting of this Committee. (11724) (HHHCC)

CHAIRMAN S. J. Lemon

DATE 6-1-98

ROCHFORD DISTRICT COUNCIL

Minutes of the Audit Services Committee

At a Meeting held on 18th November 1997. Present Councillors N Harris (Chairman), D E Barnes, P A Beckers, C R Morgan, and R E Vingoe

Apologies Councillors C I Black, Mrs J Hall and Mrs J Helson

Substitutes. Councillors Mrs H L A Glynn and Mrs P M V Pearse

494 MINUTES

Resolved that the Minutes of the Meeting of 7th October 1997 be approved as a correct record and signed by the Chairman

495 RECRUITMENT AND TRAINING - VALUE FOR MONEY STUDY

The Committee considered the report of the Corporate Director (Law & Administration) on the Recruitment and Training Value for Money Study undertaken by the Council's external auditors, Ernst & Young

In endorsing the study, Members felt that the Corporate Resources Sub-Committee should now be provided with an opportunity to consider its content and, more specifically, ways in which the central recruitment role could be developed. The Committee concurred with the view of a Member that it would be appropriate for consideration to be given to the advantages and disadvantages of Member involvement in the recruitment process in respect of middle tier staff

The Head of Administrative Services confirmed that the study was a useful document which provided an action plan for the targeting of areas. Revised recruitment guidelines were well advanced towards completion by the end of December

Resolved that the Ernst & Young Recruitment and Training Value for Money Study be endorsed and referred to the Corporate Resources Sub-Committee, the Sub-Committee to be asked to give particular consideration to:-

- (i) Developing the role of central recruitment within the Authority
- (ii) The advantages and disadvantages of Member involvement in the recruitment process in respect of middle tier staff (CD(LA))

496 AUDIT PLAN

The Committee considered the report of the Corporate Director (Finance) on the need to revise the current three year audit plan in the light of recent restructuring and a number of new issues

Resolved that the Head of Audit Services submit a revised Audit Plan to the next Meeting of the Committee reflecting the points within the report and the outcome of discussions with Heads of Service (CD,(F))

497 AUDIT COMMISSION REPORTS/MANAGEMENT HANDBOOKS

The Committee considered the report of the Corporate Director (Finance) suggesting a cost effective method by which Members would be able to identify how Rochford compared with indicators set out in Audit Commission Reports and Management Handbooks. Dependent upon the levels of Committee business, Officers would be

submitting a report specifically dealing with the Housing Benefit Handbook to one of the next two Committee Meetings.

In responding to questions regarding the value of a facility for Members to directly access the detail of Management Handbook reports, the Director confirmed that reports would be made available in the Members' Rooms at Rochford and Rayleigh. He advised that whilst there may be staffing implications associated with the revised working approach set out in the Housing Benefit Handbook, further information was currently awaited from the Department of Health and Social Security.

Resolved that the Head of Audit Services, in consultation with the relevant Head of Service, prepare reports using the Audit Commission check lists to enable Members to identify how Rochford compares with indicators set out in Commission Reports and Management Handbooks (CD(F))

498 EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraphs 5 and 14 respectively of Part 1 of Schedule 12A of the Act.

499 INTERNAL AUDIT REPORTS

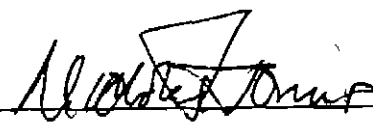
The Committee considered the confidential report of the Corporate Director (Finance) on the internal audit reports in respect of Creditors (No 8) and Council-Tax discounts (No 9).

During debate on the Creditors report, the Director clarified the nature of the working relationship between the Accountancy Section and Heads of Service and budget responsibilities as they relate to Heads of Service. He advised that the proposed process review would take place at an early stage and that the Committee would be able to monitor the situation.

With regard to the Council Tax-Discounts report, the Director gave a supporting presentation during which he outlined the make-up of the Collection Fund and how Fund factors were prioritised.

Resolved (1) that audit reports No 8(Creditors) and No 9(Council Tax-Discounts) be noted and the recommendations contained therein agreed.

(2) that the proposed revisions to the monitoring sheet be agreed (CD(F))

CHAIRMAN 

DATE 20.1.98

ROCHFORD DISTRICT COUNCIL

Minutes of the Transportation & Environmental Services Committee

At a Meeting held on 20th November 1997 Present: Councillors V H Leach (Chairman), R S Allen, G C Angus, D E Barnes, C I Black, Mrs J.M Giles, Mrs. J Helson, A Hosking, V.C. Howlett, R A Pearson, T A Powell, P J Stanton, S R Tellis, R E Vingoe, D A Weir and Mrs M A. Weir

Apologies Councillors B R Ayling, M C Brown, D J Sutton and Mrs M S Vince

Substitutes Councillors P A. Beckers, D M. Ford, Mrs H L A Glynn and C.R Morgan

Visiting Councillors Mrs E M Hart, Mrs M Hunnable, V D Hutchings and Mrs P M.V Pearse

500 MINUTES

Resolved that the Minutes of the Meeting of 25th September 1997 be approved as a correct record and signed by the Chairman

501 MEMBERS' INTERESTS

Councillor D E Barnes declared an interest in the item "Minutes of the Transportation Sub-Committee - Meeting with Rayleigh Chamber of Trade" (Minute 506) by virtue of being the Chairman of Rayleigh Town Council

Councillor R S Allen declared a non-pecuniary interest in the item "High Street, Great Wakering - Accident 2000 Scheme Progress Report" (Minute 508)

Councillor Mrs H L A Glynn declared a non-pecuniary interest in the item "Highway Maintenance Programme 1997/98" (Minute 509)

502 ACTION TAKEN UNDER STANDING ORDER 18 - ESSEX COUNTYWIDE CONCESSIONARY TRAVEL SCHEME

The Committee noted the report of the Corporate Director (Finance) which advised Members of action which had been taken under Standing Order 18 to contribute £2,965 72 to the County Council for consultants to begin negotiations with bus companies with regard to the Essex countywide concessionary travel scheme

503 OUTSTANDING ISSUES - MEETINGS OF 13TH MARCH, 17TH AND 26TH JUNE 1997

The Committee was satisfied that all necessary action had been taken, Minutes 147/95(HLCS), 286/97(CD(F)) and 287/97(40)(CD(LA)) were carried forward.

504 NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 462/97)

Members had before them a Notice of Motion standing in the names of Councillors Mrs M. Hunnable, S R Tellis and Mrs J.M. Giles which had been referred by Council on 21st October 1997 to this Committee for consideration and it was

Resolved that in view of the de-trunking of the A127, Rochford District Council urge Essex County Council to improve road safety and reduce traffic noise by extending the 40 mile per hour speed limit from Eastwood to the A130 junction

Minute 25 - Minutes of the Meeting - 2nd September 1997

Resolved (1) that publicity be increased encouraging the public to rely on their wheeled bin less and to recycle more

(2) that publicity regarding the dangers of overloaded wheeled bins be produced also that where an overloaded bin is not collected, a sticker or a note to say why be attached to the bin to remind the public of the danger (HHHCC)

Minute 26 - Essex Municipal Waste Contract Strategy

Resolved (1) that the Chairman of the Transportation and Environmental Services Committee or his nominee be appointed to meet with other District and County Members on an ad hoc basis in furtherance of the Waste Management Strategy

(2) that the Officers' comments in the report along with Members' comments, be this Council's response to Essex County Council on the suggested obligations outlined in the report

(3) that Essex County Council be advised that the Council is committed to the partnership but that the financial implications will need to be considered as part of the 1998/99 budget development process

(4) that a further report be made on the operational and financial implications of adopting a twin wheeled bin alternate weekly collection of waste and recyclable materials (1346)(HHHCC)

Minute 51 - Hackney Carriage and Private Hire Vehicle Licensing

In agreeing the recommendation, Members were advised of promotional material for the drink drive campaign designed for the Christmas period which were to be used by taxi operators in the District. Members approved the design of the card and posters and considered that the sum of £800 should be set aside from the Safer Communities budget to provide for posters and cards in public houses, restaurants, night clubs, taxis and on Parish noticeboards. Members also considered that the campaign should also carry the name of Essex Police as a show of partnership on this initiative.

RECOMMENDED (1) That the Corporate Director (Finance) be authorised to proceed with transition along the lines indicated in the report

(2) That the sum of £800 be set aside from the Safer Communities budget for a drink driving campaign for Christmas (CD(F))

Minute 52 - Hackney Carriage Fare Increase

Resolved (1) that the increased fares as authorised in Appendix B to the report be agreed and duly advertised

(2) that the Assistant Director (Environmental Services - Southend Borough Council) be authorised to advertise the proposed fare increase (AD(ES))

Minute 53 - Proposed Footpath Diversion - Footpath 3 "Blatches", Blatches Chase, Rochford

Resolved that the proposal to divert Footpath 3 as indicated on the plan annexed to the report be deferred pending clarification of wider issues with Essex County Council and consultation with Rochford Parish Council and the Eastwood Residents Association (9929)(CD(L&A))

Meetings with Rayleigh Chamber of Trade

Resolved (1) that Rochford District car parking charges remain as currently in force for this financial year

(2) that Websters Way Car Park remains a short stay car park principally for shoppers and that those season ticket holders who favour this car park be asked to park on the perimeters but that this situation be re-considered after the car park user survey

(3) that no further work be undertaken at the moment towards introducing a pay on exit and pay on foot parking system in view of the capital costs of installation. (CD(F))

507. RECYCLING CENTRE - ST JOHN FISHER PLAYING FIELD

The Committee considered the report of the Head of Housing, Health & Community Care which sought Members' views on the retention or removal of glass, paper and textile recycling banks situated at St John Fisher Playing Field, following repeated vandalism and nuisance. In noting neighbours views on the facility, Members considered that this was a relatively well used site which had been upgraded and that it would be a shame to close the site because of the behaviour of a small minority. It was felt that the facility should be monitored in the Spring using CCTV and that Officers should report back on the provision of youth facilities in West Rayleigh to a future meeting of the Community Services Committee.

Resolved (1) that the recycling centre at St John Fisher Playing Field be monitored with CCTV with a report being made to a future meeting of this Committee should the situation not improve

(2) that Officers report to the Community Services Committee on the provision of youth facilities in West Rayleigh. (1346) (HHHCC, HLCS)

508. HIGH STREET, GREAT WAKERING - ACCIDENT 2000 SCHEME PROGRESS REPORT

The Committee considered the report of the County Surveyor which updated Members on the Accident 2000 Scheme in Great Wakering and which included funding implications and modifications required. In endorsing the modifications, Members requested that the scheme be monitored and opinions be sought and that should the need arise, a report be made to a future meeting of the Transportation and Environmental Services Committee. (CS)

509. HIGHWAY MAINTENANCE PROGRAMME 1997/98 (Minute 215/97)

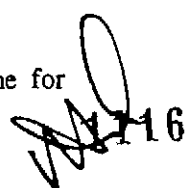
The Committee considered the report of the County Surveyor on the progress of the implementation of the Highway Maintenance Programme for the Rochford District after the first 6 months of the 1997/98 financial year. Members' questions were answered regarding the Rayleigh Town Centre Study experiment and it was

Resolved that Members note the progress made in implementing the programme for Highway Maintenance works in the Rochford District during the first half of the 1997/98 financial year, together with the programme for implementing the remainder. (933)(CS)

510. LOCALLY DETERMINED BUDGET SCHEMES (Minutes 207/97)

The Committee noted the report of the County Surveyor on the progress of the implementation of the locally determined programme for the 1997/98 financial year. Members questions regarding the possibility of including Little Wakering Road in the Kill your Speed poster campaign for 1997/98 and whether speed reduction measures similar to those in Love Lane, Rayleigh, could be put in place in Clifton Road, Ashingdon, were answered by the County Surveyor.

Resolved that progress made in implementing the locally determined programme for 1997/98 in the Rochford District be noted.

 16

The Committee considered the report of the Corporate Director (Services) which sought Members' approval for the allocation of additional funding to aid the processing of the planning applications currently before this Authority concerning the operation of London Southend Airport and the additional retail development. Members endorsed the additional funding of £3,000 for the extension of the current consultancy services and considered £15,000 to be a reasonable benchmark to work from for further consultant work in association with the airport proposals.

In considering the request, Members noted that a meeting of the Planning Policy Sub-Committee had been arranged for 10th December 1997 for London Southend Airport Ltd and the Sears Group Plc to give presentations to Members on their proposals and *Planning Applications at the site and Members considered it of the utmost importance that all Members were fully cognisant of their decision regarding the future of the airport.*

RECOMMENDED (1) that Committee agree to an additional £3,000 to pay for an extension of the current consultancy services being used to process the *Planning Applications* associated with the airport, to be financed from the planning fee income

(2) that Committee agree to a figure of up to £15,000 being set aside for further consultant work in association with the airport proposals to be funded from planning fee income and released as required in line with further detailed reports submitted on specific issues related to the airport development

(3) that subject to the above, the Finance & General Purposes Committee be requested to approve these funding proposals as set out in the report (CD(S))

NOTE: During discussion of the foregoing item, it was

Resolved that Standing Order 18 be suspended.

512. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 14 of Part 1 of Schedule 12A of the Act

513 HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLE LICENSING

The Corporate Director (Finance) reported in confidence that following the decision to recover the management, administration and operation of Hackney Carriage and private hire vehicle licensing from Southend-on-Sea Borough Council, it had been necessary to consider delegation of authority for the day to day administration of the service. Members considered that responsibility for future operations should rest with the Head of Revenue Services and Members concurred with Minute 287 of 1997 (Minute 34) that a panel of Members comprising three from a nominated five possible attendees be convened to hear Hackney Carriage Drivers Licence and other Disciplinary Matters as they arise.

Resolved (1) that delegated authority be granted to the Head of Revenue Services for approval of Hackney Carriage and private hire vehicle licensing driver and operator licensing under the Provisions of the Town Police Clauses Act 1847 (as amended) and the Local Government Miscellaneous Provisions (Act) 1976

(2) that a panel of three Members from a list of five nominees as set out in Minute 287/97 (Minute 34) be convened on ad hoc basis to hear Hackney Carriage Drivers Licence and other Disciplinary Matters (CD(F)897)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 27th November 1997. Present: Councillors Mrs. J.M. Giles (Chairman), G C Angus, D.E Barnes, P A. Beckers, C.I. Black, M C. Brown, D.F Flack, D.M Ford, G Fox, E.L Francis, Mrs H.L.A. Glynn, M.J. Handford, Mrs J Helson, V.C Howlett, Mrs M. Hunnable, Mrs. A.R. Hutchings, V.D. Hutchings, V.H Leach, Mrs. S.J Lemon, C R Morgan, Mrs P.M V. Pearse, R.A Pearson, P.J. Stanton, Mrs. M.S. Vince, R E. Vingoe, D A Weir and Mrs M.A Weir.

Apologies Councillors R S. Allen, B R. Ayling, S. Cumberland, Mrs E.M. Hart, T A Powell, Mrs. W M Stevenson and D.J. Sutton

514 MINUTES

Resolved that the Minutes of the Meeting of 30th October 1997 be approved as a correct record and signed by the Chairman subject to, Under Minute 472, fifth line, the word condition being changed to provisions.

515 MEMBERS' INTERESTS

Members interests relating to the Schedule of Development Application and Recommendations (Minute 520) were received as follows:-

Schedule Item 9 - Councillor D.E. Barnes declared a non-pecuniary interest by virtue of a relative living in close proximity to the site and Councillor Mrs J.M. Giles declared a non-pecuniary interest by virtue of living in the road the site was situated in.

Schedule Item 10 - Councillor Mrs H L A. Glynn declared a non-pecuniary interest by virtue of her acquaintance with the Architect.

Schedule Item 11 - Councillor D.F Flack declared an interest by virtue of his spouse's employment and left the Meeting whilst the matter was discussed

516 CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL - EXTERNAL ALTERATIONS INCLUDING NEW CANOPY OVER ENTRANCE AND STEEL BOLLARDS AND BLOCK-PAVED FORECOURT, WICKES, RAT LANE, RAYLEIGH

The Corporate Director (Services) reported on a consultation from Castle Point Borough Council which proposed a new glazed canopy over the entrance/exit doors into the store and block paving underneath part of the canopy together with bollards designed to prevent ram-raiding at the above site.

Resolved that Castle Point Borough Council be advised that this Council has no objection to the proposal (CD(S))

517 REQUEST TO MODIFY A SECTION 106 LEGAL AGREEMENT TO EXTEND THE USE OF THE CLUBHOUSE, RESTAURANT AND BAR ON FRIDAYS, SATURDAYS AND SUNDAYS, BALLARDS GORE GOLF CLUB, GORE ROAD, CANEWDON

The Corporate Director (Services) reported on a request to modify the terms of a Section 106 Legal Agreement that was concluded in conjunction with Planning Permission Ref: ROC/281/88 regarding extensions and alterations to the roof of the approved club house at the above site. Members noted that the proposed modification related to Clause 2 of the Third Schedule and that the applicants requested that that the dining room and mixed lounge be used by members of the general public on Fridays, Saturdays and Sundays, however Members also noted that the site fell within the Metropolitan Green Belt and considered that such a use would represent a unacceptable intensification of activity at the site, contrary to the Policy GB1 of the Local and Policy S9 of the Essex County Structure Plan.

Resolved that no modification be made to the Section 106 legal Agreement dated 4th October 1990, concluded in conjunction with Planning Permission Ref. ROC/281/88, and that the said agreement shall remain in its current form (CD(S))

518 DEVELOPMENT CONTROL STATISTICS - PLANNING APPLICATIONS
(MINUTE 370/97)

The Committee noted the report of the Corporate Director (Services) on the official countrywide statistics the quarter ending June 1997.

519 PLANNING PERFORMANCE CHECK LIST - DEVELOPMENT CONTROL
PERFORMANCE - TWELVE MONTHS ENDING 31ST MARCH 1997 (MINUTE
371/97)

The Committee noted the report of the Corporate Director (Services) with regard to the above

520 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Corporate Director (Services) submitted a Schedule of Development Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation

Para D1 F/0354/97/ROC - Rochford Hospital, Dalys Road, Rochford

Proposal: Alterations and conversion to provide 13 sheltered flats in north west part of main building (revision to previous approval)

Amend Condition 03 by substituting 60 years for 55 years and amend the informative accordingly

Members considered that in light of the presentation given by Reverend Start to the Community Services Committee and the explanation given including the admission that communications could have been better, that the previous instruction to write to Springboard regarding the handouts circulated with the local newspaper should be rescinded

Resolved that the application be approved subject to conditions set out in the schedule.

Para. D2 LB/0355/97/ROC - Rochford Hospital, Dalys Road, Rochford

Proposal: Alterations and conversion to provide 13 sheltered flats in north west part of main building (revisions to previous approval)

Resolved that the application be approved subject to conditions set out in the Schedule

Para. D3 CU/0356/97/ROC - Rochford Hospital, Dalys Road, Rochford

Proposal: Conversion of central part of main building to community area, with catering and toilet facilities for elderly, disabled and local community groups

Resolved that the application be approved subject to conditions set out in the Schedule.

Para. D4 CU/0359/97/ROC - Rochford Hospital, Dalys Road, Rochford

Proposal: Retention of a non-residential day care centre within main building.

Resolved that the application be approved subject to conditions set out in the Schedule.

Para. D5 F/0360/97/ROC - Rochford Hospital Dalys Road, Rochford

Proposal: Construction of car park to serve existing building (amended layout)

119

In agreeing this application, Members noted that details of foul drainage were required under Condition 16 and the report explained the intention to route it via Lincoln Way. It was requested that should details vary from this understanding, that Ward Member liaison should occur.

Resolved that authority be delegated to the Corporate Director (Services) to determine this application the expiry of the consultation period subject to the condition heads set out in the Schedule and above

Para. 11 - GD/0591/97/ROC - H.M. Prison, Bullwood Hall, Bullwood Hall lane, Hockley

Proposal. Single storey detached building for staff amenity accommodation

Resolved that H.M. Prison Service be informed that no objections to this proposal are raised by this Council subject to the condition set out in the Schedule

Para. 12 - F/0357/97/ROC - East Rawreth Industrial Estate, Victoria Avenue, Rayleigh

Proposal: Erect 35 dwellings and garages, layout and construct estate road and private drives.

In considering this application Members requested that Officers write to the County Council expressing concern at the traffic lights installed not being pedestrian friendly and urging their improvement. Members also requested that a letter be sent to the applicant seeking his consideration to fund necessary improvements to the traffic lights.

Resolved that the Corporate Director (Services) be authorised to determine this application upon the expiry of the re-consultation period and upon receipt of any amendments to the layout as may be deemed necessary following further consultation responses, (particularly in respect of advice on 20 m.p.h. traffic calming contained in the the Draft Essex Design Guide) and subject to conditions including those set out in the Schedule

Para. 13 - F/0358/97/ROC - East Rawreth Industrial Estate, Victoria Avenue, Rayleigh

Proposal. Demolish existing dwellings, erect 13 detached dwellings and garages and private drives, layout and construct estate road with junction onto Victoria Avenue

Resolved that the Corporate Director (Services) be authorised to determine this application upon the expiry of the re-consultation period and upon receipt of any amendments to the layout as may be deemed necessary following further consultation responses, (particularly in respect of advice on 20 m.p.h. traffic calming contained in the Draft Essex Design Guide) and subject to conditions including those set out in the Schedule.

Para. 14 - CU/0301/97/ROC - Lower Hockley Hall Farm, Lower Road, Hockley

Proposal: Removal of condition 2 of Planning Permission Ref: CU/0472/93/ROC (Agricultural Occupancy Condition)

Resolved that the concerns regarding the basis on which the agricultural/equestrian occupancy condition is proposed to be removed is endorsed by Members for the purposes of the Council's submissions in response to the non-determination Appeal

521. LONDON/SOUTHEND AIRPORT

Members noted that Essex County Council was to consider the planning applications regarding London Southend Airport and related development on the following day and that the Airport was the topic for discussion at the Planning Policy Sub-Committee on 10th December 1997

In considering this application Members requested that Officers write to the developer expressing displeasure at work commencing in advance of Planning Permission, not in the spirit of partnership and also requesting the upgrading of the low railings on the western boundary of the site, to a wall/railings similar to that fronting Dalys Road

Resolved that the application be approved subject to conditions set out in the Schedule

Para. D6 - LB/0382/97/ROC - Rochford Hospital, Dalys Road, Rochford

Proposal: Conversion of central part of main building to community area with catering and toilet facilities for elderly disabled and the local community groups

Resolved that the application be approved subject to conditions set out in the Schedule

Para 7 - CU/0634/97/ROC - Unit 1 Fleet Hall Road, Rochford

Proposal: Change of use from B8 (storage) to B2 (general industrial). Use part of site for skip container for waste and sawdust containment

Members considered there to be no reason why this application should not come forward in the normal way.

Para. 8 - DP/0550/97/ROC - ADJ Recreation Ground, St. Mark's Field, Rochford

Proposal: Erect black PVC covered chain-link fencing above existing wooden panel fence (to an overall height of 4 metres)

Resolved that this application be approved pursuant to Regulation 3 of the Town & Country Planning (General) Regulations 1992 subject to the condition set out in the Schedule.

Para. 9 - F/0505/97/ROC - 30-34 Castle Road, Rayleigh

Proposal: Erect 10 one-bedroom flats (demolish existing pair of semi-detached houses, office and workshop) (revised submission following application F/0197/97/ROC).

Add Condition Covering

11. WHEEL CLEANING

Condition 03 to include reference to 1.8m high walls

Add informatives regarding deliveries to site avoiding school opening and closing times, unloading of materials to take place within site and not on roadside, spring/surface water issue as per last permission, amenity area at rear to be soft landscaped with physical demarcation from car parking area and arrangements for refuse collection to be clarified

Resolved that this application be approved on the basis of recently received revised plans and subject to conditions set out in the Schedule and those above

Para. 10 - F/0549/97/ROC - Land east of Caversham Park Avenue, Rayleigh

Proposal: Erect 16 dwellings and garages, layout and construction estate road and private drives.

Add Condition Covering.

17. WHEEL CLEANING

Add informatives regarding no parking of vehicles in association with construction at the site, delivery of materials on site, foul sewage via Lincoln Way sewer, and noise attenuation measures.

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 27TH NOVEMBER 1997

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 Corporate Director (Services) 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 Environment Directorate, Acacia House, East Street, Rochford

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PLANNING SERVICES COMMITTEE 27TH NOVEMBER 1997

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- D 2 LB/0355/97/ROC NICK BARNES PAGE 4
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- D 3 CU/0356/97/ROC NICK BARNES PAGE 5
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- 9 F/0505/97/ROC JOANNE CLARK PAGE 15
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LOWER HOCKLEY HALL FARM LOWER ROAD HOCKLEY

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PLANNING SERVICES COMMITTEE

27TH NOVEMBER 1997

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

D 1

F/0354/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

ALTERATIONS AND CONVERSION TO PROVIDE 13 SHELTERED FLATS IN NORTH
WEST PART OF MAIN BUILDING (REVISIONS TO PREVIOUS APPROVAL)

Applicant SPRINGBOARD HOUSING ASSOC LTD

Zoning. Healthcare, Residential and B1 (Business) Use

Deferred Report

- 1.1 The following 6 applications (F/0354/97/ROC, F/0355/97/ROC, F/0356/97/ROC, F/0359/97/ROC, F/0360/97/ROC, F/0382/97/ROC) were deferred at the last meeting to enable the applicant to attend the Meeting of the Community Services Committee and present his proposals. The Chief Executive of Springboard Housing Association did address that Committee on the 11th November 1997
- 1.2 In addition to his presentation, Members took part in a 'question and answer' session and to assist Members who did not attend, the Minutes of that meeting are appended (Appendix A) after item D1
- 1.3 In the light of this presentation and explanation given including the admission that communications could have been better and the commitment to provide an elderly care centre, Officers have not yet written to the applicants concerning the handout circulated with a local newspaper (see Minute 471/97) and invite Members to rescind this instruction
- 1.4 The original six reports are reprinted below but with amendments to Condition no 3 of F/0354/97/ROC and no 2 of CU/0356/97/ROC to clarify the issues of the age of the occupants of the units and uses permissible

Planning Application Details

- 1.5 This proposal together with the following application for listed building consent (LB/0355/97/ROC) for the same alterations, seek to amend a small part of the previously approved scheme granted permission in 1995 (F/0107/95/ROC and LB/0108/95 refer) This amendment only affects the north west section of the main building and effectively reduces the scheme from 16 bedrooms with day rooms and nurses facilities to 13 sheltered flats in this particular part of the building
- 1.6 Other internal changes have been approved as minor amendments to the overall scheme in this and other parts of the building but the overall concept is basically unchanged i.e. to provide accommodation for elderly persons requiring assistance

Relevant Planning History

- 1.7 As mentioned above the relevant permission in this case is F/0107/95/ROC which permitted the entire redevelopment of this and adjoining land totalling some 14.5 acres for residential properties, (many to the west now completed by Barretts Ltd.), the conversion of the remaining hospital buildings for a nursing home, frail/elderly studios, flats, etc demolition of buildings, construction of special needs block, new accesses, car parking areas, etc
- 1.8 Subsequent alterations have been made to this original scheme although these have been insignificant compared to the overall scale of the original permission

Consultations and Representations

- 1.9 The **Rochford Parish Council** feels it has been misled with the proposals for the building and objects to the revisions as its Members understood that the building was to be used as a much needed nursing home.
- 1.10 The **County Surveyor** has no objections
- 1.11 The **Rochford Hundred Amenities Society** support the comments from the Rochford Parish Council
- 1.12 **Anglian Water** have no objections subject to details of foul and surface water drainage being agreed under a planning condition
- 1.13 **Environment Agency** have no comments.
- 1.14 There has been no response to the display of site notices or neighbour notification letters.

Summary of Planning Considerations

- 1.15 The main issues material to Members consideration of this application are summarised as follows
- * planning policy
 - * residential amenity
 - * parking and highway issues
- 1.16 The **Rochford District Local Plan** shows this site as being within an area allocated for Healthcare, Residential and B1 (Business) Use and to which Policy PU5 applies. The nature of the use proposed ensures that in principle no conflict with this policy would occur. Whilst the Parish Council's comments are understood the use of the building will still be put to caring for the elderly and frail.
- 1.17 Applicants are within their rights to propose an alteration to the emphasis of any such permission and generally speaking internal alterations are not development i.e. no planning permission will be required. Indeed, the originally approved scheme included studios for the frail/elderly and subsequent minor amendments increased this provision. The original scheme indicated a more traditional layout of bedrooms with day rooms etc for occupants in the area of this current application. Whilst the internal layout now proposed has altered marginally so that occupants have their own kitchen/dining areas as well bathrooms there are still communal areas proposed. The other studio units indicated on the original approved scheme within the other areas of the main building will be unchanged. It is for the applicant to determine how best to provide care for persons requiring it and bearing in mind the policy comments above it is difficult to see how a refusal of this application could be justified.
- 1.18 Similarly, residential amenity would not be adversely affected by this use within mainly single storey buildings close to the newly two erected storey housing adjacent.



1 19 As stated above the number of actual bedspaces within this part of the building will be reduced and the car parking spaces proposed on this and one (F/0360/97/ROC) of the following applications would be adequate to serve the limited uses proposed in this and the following The County Surveyor is satisfied with the access arrangements, raising no objections to the scheme

Recommendation

The Corporate Director (Services) recommends that this application be approved subject to the following conditions

01 TIME LIMITS SC4

02 MATERIALS TO BE USED SC14

03 NON STANDARD CONDITION

The sheltered units hereby permitted shall only be occupied by persons over 55 years of age and their spouses unless otherwise agreed in writing with the local planning authority.

04 SURFACE WATER DRAINAGE SC90

05 FOUL WATER DRAINAGE SC91

Informative

The above condition no. 03 has been imposed on the understanding that there could be instances when the over 55 occupant lives with a younger spouse or, exceptionally, a younger carer e.g. sibling younger than 55. However, the latter instances e.g. when a sibling is involved, are likely to be very limited and the local planning authority would not expect more than one or two of these units to be so occupied.



SPRINGBOARD HOUSING ASSOCIATION - ROCHFORD HOSPITAL SITE

The Committee welcomed Reverend Ken Start of Springboard Housing Association who had been invited to attend the Meeting to give a presentation to Members regarding the Rochford Hospital site following the deferral of the planning applications for the site at the last Planning Services Committee. Reverend Start informed Members that the misunderstandings from the Planning Services Committee were caused by a lack of communication and that the plans for the Hospital site were as follows -

- * Provision of an elderly care centre, comprising 63 "Home Units", of which only 13 remained to be granted planning permission with 8 communal lounges a restaurant and other facilities
- * A wide range of care services at the site, home help etc, but a registered nursing home was not an option that could be offered by Springboard, although there was room on the site, if a private sector provider wished to develop such a facility
- * 24 hour supervision of site and elderly by "in-house" staff and other staff

Members questions regarding the following were then answered by Reverend Start -

- * The number of staff per elderly person in comparison with nursing homes
- * The use of District Nurses to provide additional nursing care.
- * The security of the site from the adjacent development
- * The situation regarding residents needing hospitalisation or 24 hour nursing care, either permanent or temporary
- * The taking on of the "Memory Lane" facility
- * The constant monitoring of individual residents needs including the use and review of care plans.
- * The method of funding a resident's care package.
- * The employment of local people in the scheme, including the transfer of staff and possibly residents from a Westcliff scheme
- * The situation regarding the purchase of units and arrangements following the death or departure of residents
- * The promotion of the scheme in Rochford to encourage persons from the District to use the facility

In summing up Reverend Start informed Members that the scheme was moving with the times, was in line with the Community Care Act's vision of dealing with care in a home environment and was imaginative and ground breaking. Members were invited to attend the Open Day of the first phase of the site on 4th December 1997 prior to its opening on 15th December 1997 to see the site and see at first-hand Springboard's idea. Members thanked Reverend Start for his presentation who then left the Meeting

JS

F103



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LB/0355/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

ALTERATIONS AND CONVERSION TO PROVIDE 13 SHELTERED FLATS IN NORTH WEST PART OF MAIN BUILDING (REVISIONS TO PREVIOUS APPROVAL)

Applicant. SPRINGBOARD HOUSING ASSOC LTD

Zoning Healthcare, Residential & B1 (Business) Use

Deferred Report

2 1 See deferred report above at item D 1 - F/0354/97/ROC

2 2 Original report re-printed below

Planning Application Details

2 3 (See above report for F/0354/97/ROC)

Relevant Planning History

2 4 (See above report for F/0354/97/ROC)

Consultations and Representations

2 5 (See above report for F/0354/97/ROC)

Summary of Planning Considerations

2 6 The main issues material to Members consideration of this application relate solely to the effect of the changes on the listed building

2 7 As the changes are minimal and no objections have been received from the County Planner's Specialist advisor on Conservation the proposal is considered to be acceptable

Recommendation

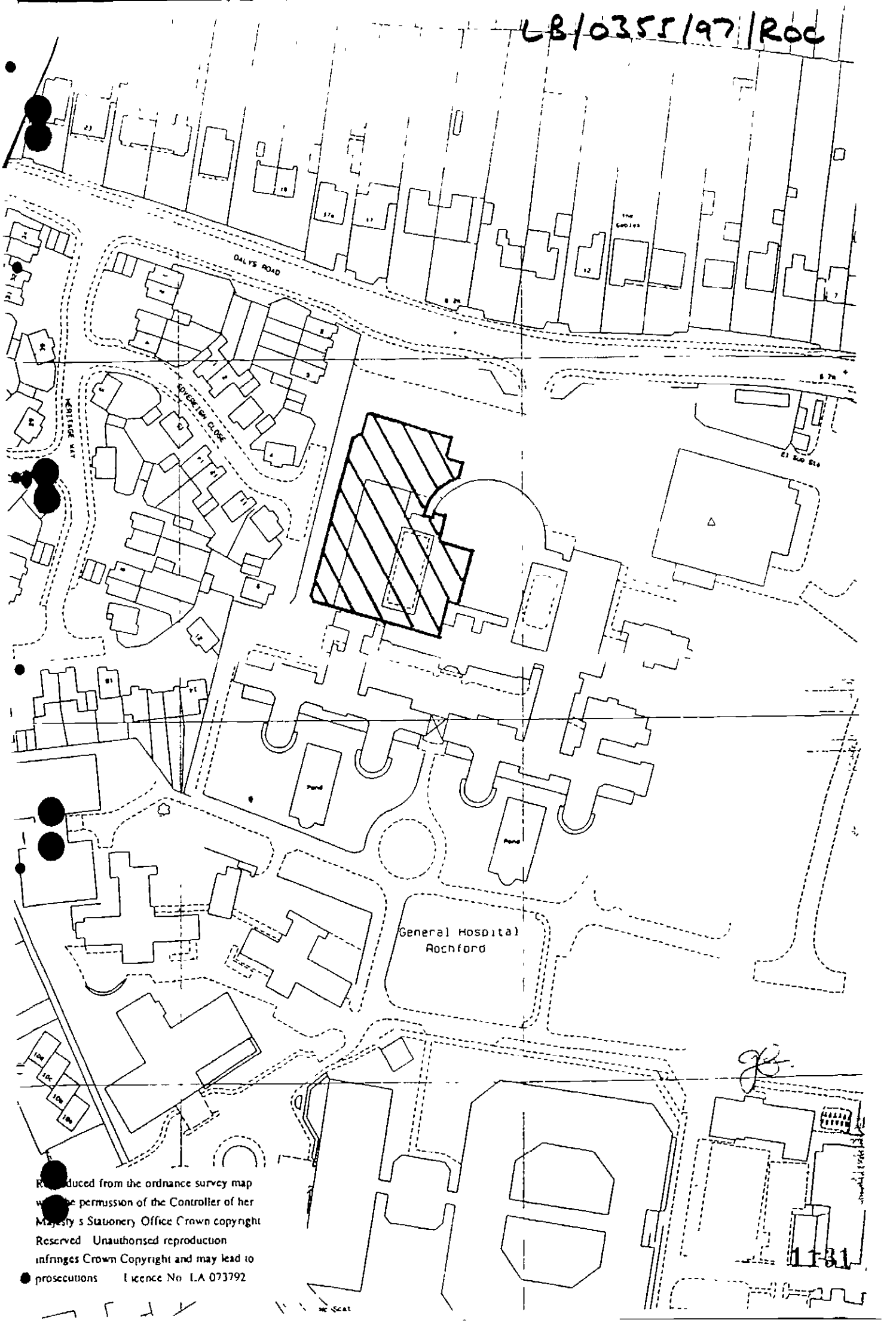
2 8 The Corporate Director (Services) recommends that this application be approved subject to the following conditions

01 TIME LIMITS - LB (Listed Building) SC4A

02 MATERIALS TO BE USED SC14

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LB/0355/97/Roc



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CU/0356/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

CONVERSION OF CENTRAL PART OF MAIN BUILDING TO COMMUNITY AREA,
WITH CATERING AND TOILET FACILITIES FOR ELDERLY, DISABLED AND
LOCAL COMMUNITY GROUPS

Applicant SPRINGBOARD HOUSING ASSOC LTD

Zoning Healthcare, Residential & B1 (Business) Use

Deferred Report

- 3 1 See the deferred report above at item D 1 - F/0354/97/ROC
- 3 2 The original report is re-printed below with amendments to Conditions no. 2

Planning Application Details

- 3 3 This proposal together with the following application for listed building consent (LB/0382/97/ROC) for the same alterations, seek to amend a small part of the previously approved scheme granted permission in 1995 (F/0107/95/ROC and LB/0108/95 refer). This amendment only affects the central, northern area of the main building which, under the original permission, was to be used as a lounge/dining area for residents. Whilst continuing this use the intention now is allow a more flexible use of this part of the building to the benefit of the local community by permitting elderly, disabled and community groups to utilise it
- 3 4 It is proposed to make modest internal changes to provide the necessary catering and toilet facilities. However, no additional external changes to this part of the building are envisaged beyond those already approved and it is likely that the applicant will not wish to fully implement all these external changes to the fenestration

Relevant Planning History

- 3 5 See above report to application no F/0354/97/ROC

Consultations and Representations

- 3 6 The Rochford Parish Council has no objections
- 3 7 The Essex County Council (County Planner's Specialist Adviser on Listed Buildings) remarks that the effect on the character of the building caused by the proposed changes will be minimal and suggests giving consent.
- 3 8 There has been no response to the display of site/press notices or neighbour notification letters.

Summary of Planning Considerations

- 3 9 As with the previous planning application F/0354/97/ROC above the main issues material to Members consideration of this application are summarised as follows

- * planning policy
- * residential amenity
- * parking and highway issues

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- 3 10 The Rochford District Local Plan shows this site as being within an area allocated for Healthcare, Residential and B1 (Business) Use and to which Policy PUS applies. The nature of the use proposed ensures that in principle no conflict with this policy would occur subject to the community uses being reasonably controlled by condition.
- 3 11 The originally approved use will still be able to take place but at other times the above named groups will also be able to benefit from this building.
- 3 12 As with the aforementioned application and subject to the necessary safeguards to prevent late night uses etc., residential amenity would not be adversely affected by this use within an existing building.
- 3 13 The additional use proposed, without restrictions, could result in the need for additional parking above that already proposed. However, bearing in mind the 40 or more car parking spaces, setting down points etc. already allocated for communal use to the front of the building and the limited use proposed, there should be no problem here with parking and turning.
- 3 14 The access has already been created to County Surveyor's standards.

Recommendation

- 3 15 The Corporate Director (Services) recommends that this application be approved subject to the following conditions

01 TIME LIMITS SC4

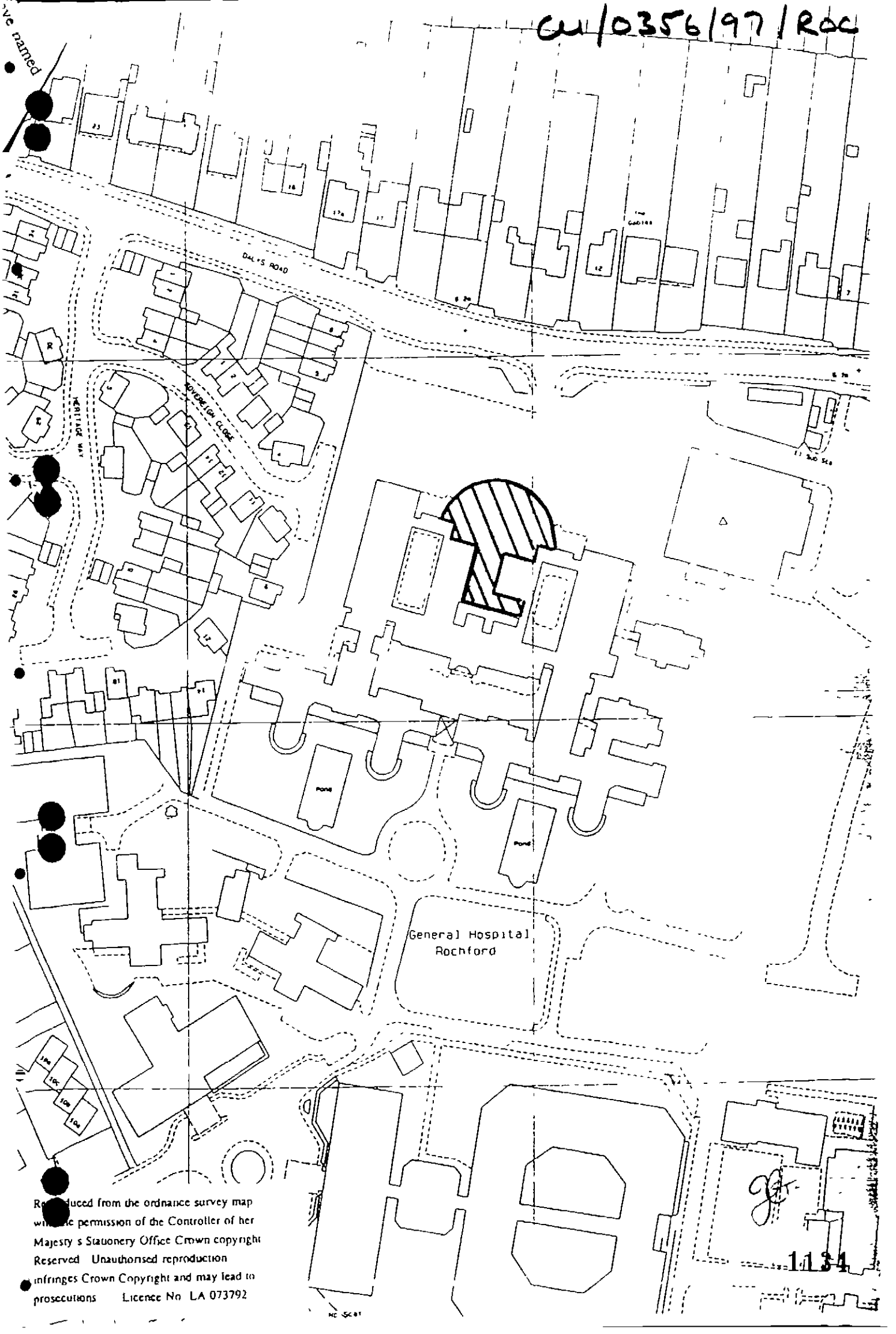
02 NON STANDARD CONDITION

The additional (i.e. to that already permitted under planning permission no F/0107/95/ROC) use hereby permitted shall be restricted to the stated purposes only and for no other purpose including any use otherwise permitted within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (including any order revoking or reenacting that Order, with or without modification), or such uses ordinarily incidental to the use hereby permitted. In any event the use shall not include any dance, discotheque, wedding reception, or similar functions. Any use hereby permitted shall not take place outside the following hours: 08 00 to 23 30 hours Monday to Saturday and 08.00 to 23 00 hours on Sundays and Public Holidays.

03 CAR PARKING PROVISION SC80



CU/0356/97/ROC



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CU/0359/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

RETENTION OF A NON-RESIDENTIAL DAY CARE CENTRE WITHIN MAIN BUILDING

Applicant: SPRINGBOARD HOUSING ASSOC LTD

Zoning Healthcare, Residential and B1 (Business) Use

Deferred Report

4 1 See the deferred report above at item D 1 - F/0354/97/ROC

4 2 The original report is re-printed below

Planning Application Details

4 3 As with the other proposals above this application seeks permission for the use of a small part of the main building on the site as an amendment to the previously approved scheme granted permission in 1995 (F/0107/95/ROC and LB/0108/95 refer) This amendment affects the north eastern area of the main building which, under the original permission, was to be used as kitchen and laundry areas These uses are now proposed in other parts of the building

4 4 The use now applied for involves a non-residential Day Care Centre (WORLD) for the learning disabled. This does not affect the character of the listed building since no physical changes to the building are proposed

Relevant Planning History

4 5 See above report to application no F/0354/97/ROC

Consultations and Representations

4 6 The Rochford Parish Council has no objections

4 7 The Essex County Council (County Planner's Specialist Adviser on Listed Buildings) remarks that the effect on the character of the building caused by the proposed changes will be minimal and suggests giving consent

4 8 The Essex County Council (County Surveyor) has no objections

4 9 There has been no response to the display of site/press notices or neighbour notification letters

Summary of Planning Considerations

4 10 As with the previous planning applications above the main issues material to Members consideration of this application are summarised as follows

- * planning policy
- * residential amenity
- * parking and highway issues

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- 4 11 The Rochford District Local Plan shows this site as being within an area allocated for Healthcare, Residential and B1 (Business) Use and to which Policy PU5 applies. The nature of the use proposed ensures that in principle no conflict with this policy would occur subject to the use being reasonably controlled by conditions.
- 4 12 As with the aforementioned application and subject to the necessary safeguards to prevent late night uses etc., residential amenity would not be adversely affected by this use within an existing building.
- 4 13 The applicants have made allowances for additional parking for this use within the following application (F/0360/97/ROC)
- 4 14 The access has already been created to County Surveyor's standards

Recommendation

- 4 15 The Corporate Director (Services) recommends that this application be approved subject to the following conditions

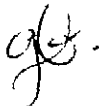
01 TIME LIMITS SC4

02 USE CLASS RESTRICTION SC28

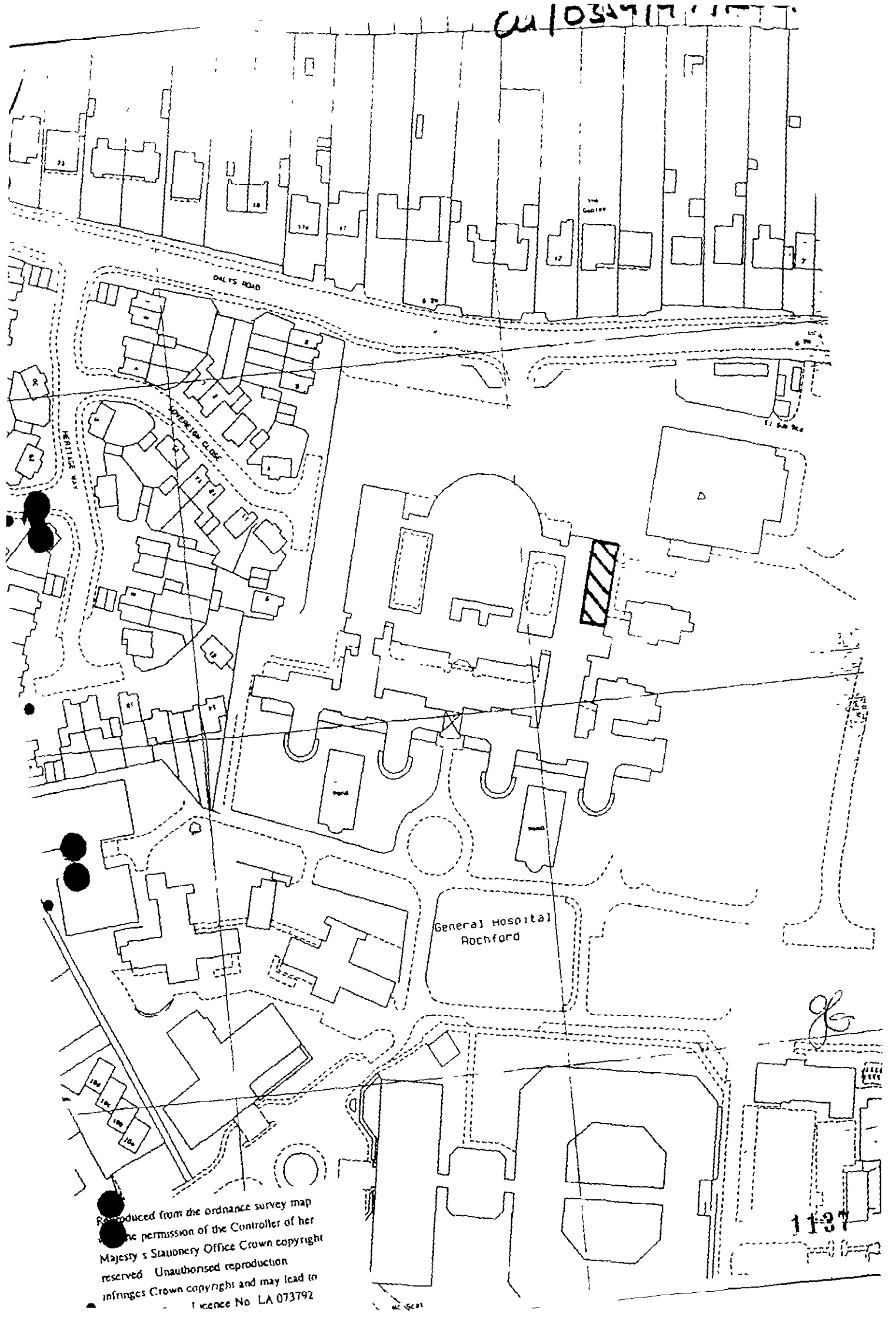
03 NON STANDARD CONDITION

The use hereby permitted shall not take place outside the following hours 08 00 to 23 30 hours Monday to Saturday and 08 00 to 23 00 hours on Sundays and Public Holidays

04 CAR PARKING PROVISION SC80



CU/032917



DALYS ROAD

UNIVERSITY CLOSE

General Hospital
Rochford

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D.5

F/0360/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

CONSTRUCTION OF CAR PARK TO SERVE EXISTING BUILDING (AMENDED LAYOUT)

Applicant: SPRINGBOARD HOUSING ASSOC LTD

Zoning: Healthcare, Residential and B1 (Business) Use

Deferred Report

5 1 See the deferred report above at item D 1 - F/0354/97/ROC.

5 2 The original report is re-printed below

Planning Application Details

5 3 This application seeks permission for the construction of car parking and turning areas etc in front of the main building to serve uses within, and as referred to in the above applications. Again, as with these applications, this will be an amendment to the previously approved scheme granted permission in 1995 (F/0107/95/ROC and LB/0108/95 refer).

5 4 Following negotiations the agents have recently revised this scheme to ensure the two recently preserved trees to the front of the site will not be adversely affected by this parking area

Relevant Planning History

5 5 See above report to application no F/0354/97/ROC

Consultations and Representations

5 6 The Rochford Parish Council has no objections subject to meeting the requirements for the activities on the site

5 7 The Essex County Council (County Planner's Specialist Adviser on Listed Buildings) remarks that the landscaping of the car park appears to be rather sparse and suggests granting consent providing a detailed landscaping scheme is submitted for approval

5 8 The Essex County Council (County Surveyor) has no objections.

5 9 There has been no response to the display of site/press notices or neighbour notification letters

Summary of Planning Considerations

5 10 The main issues material to Members' consideration of this application are summarised as follows.

- * visual appearance
- * residential amenity
- * whether the parking, etc areas are adequate to serve the permitted uses

- 5 11 The previous permission on this site allowed parking to the front of the main building in a similar fashion to that now proposed. However, the total area of parking to the front and to the side of the main building has been reduced to reflect the deletion of the new Special Needs Block to the rear of this building and which was also permitted under the previous permission (F/0107/95/ROC). A landscaping scheme indicating substantial planting in the area around the proposed car parking has recently been approved and will answer the County Planners criticism of the landscaping proposals. Overall the appearance of the proposed parking, turning, etc. areas will, therefore, be acceptable.
- 5 12 This new scheme also results in the parking spaces being better isolated from the adjacent new dwellings on the "Barrett estate" (Heritage Place) to the west than the approved drawings indicated. Bearing this particularly in mind it is not felt that residential amenity would be adversely affected by this development.
- 5 13 The number of car parking spaces proposed (43) in addition to the setting down points, ambulance/minibus turning areas, etc. accords with the authority's parking standards and appear to be more than adequate for the intended uses of the building.
- 5 14 The access has already been created to the County Surveyor's standards.

Recommendation

- 5 15 The Corporate Director (Services) recommends that this application be approved subject to the following conditions:
- 01 TIME LIMITS SC4
 - 02 MATERIALS TO BE USED SC14
 - 03 LANDSCAPE DESIGN - DETAILS SC59
 - 04 TREE AND SHRUB PROTECTION SC60
 - 05 CAR PARKING - DELINEATED SC79

gk.

F/0360/97/ROC



General Hospital Rochford

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1140

LB/0382/97/ROC PARISH OF ROCHFORD

ROCHFORD HOSPITAL DALYS ROAD ROCHFORD

CONVERSION OF CENTRAL PART OF MAIN BUILDING TO COMMUNITY AREA WITH CATERING AND TOILET FACILITIES FOR ELDERLY, DISABLED AND LOCAL COMMUNITY GROUPS

Applicant SPRINGBOARD HOUSING ASSOC LTD

Zoning Healthcare, Residential & B1 (Business) Use

Deferred Report

6.1 See the deferred report above at Item D.1 - F/0354/97/ROC

6.2 The original report is re-printed below

Planning Application Details

6.3 (See above report for F/0356/97/ROC)

Relevant Planning History

6.4 (See above report for F/0354/97/ROC)

Consultations and Representations

6.5 The Rochford Parish Council has same comments as reported at F/0354/97/ROC above

6.6 (See above report for F/0356/97/ROC)

Summary of Planning Considerations

6.7 The main issues material to Members consideration of this application relate solely to the effect of the changes on the listed building

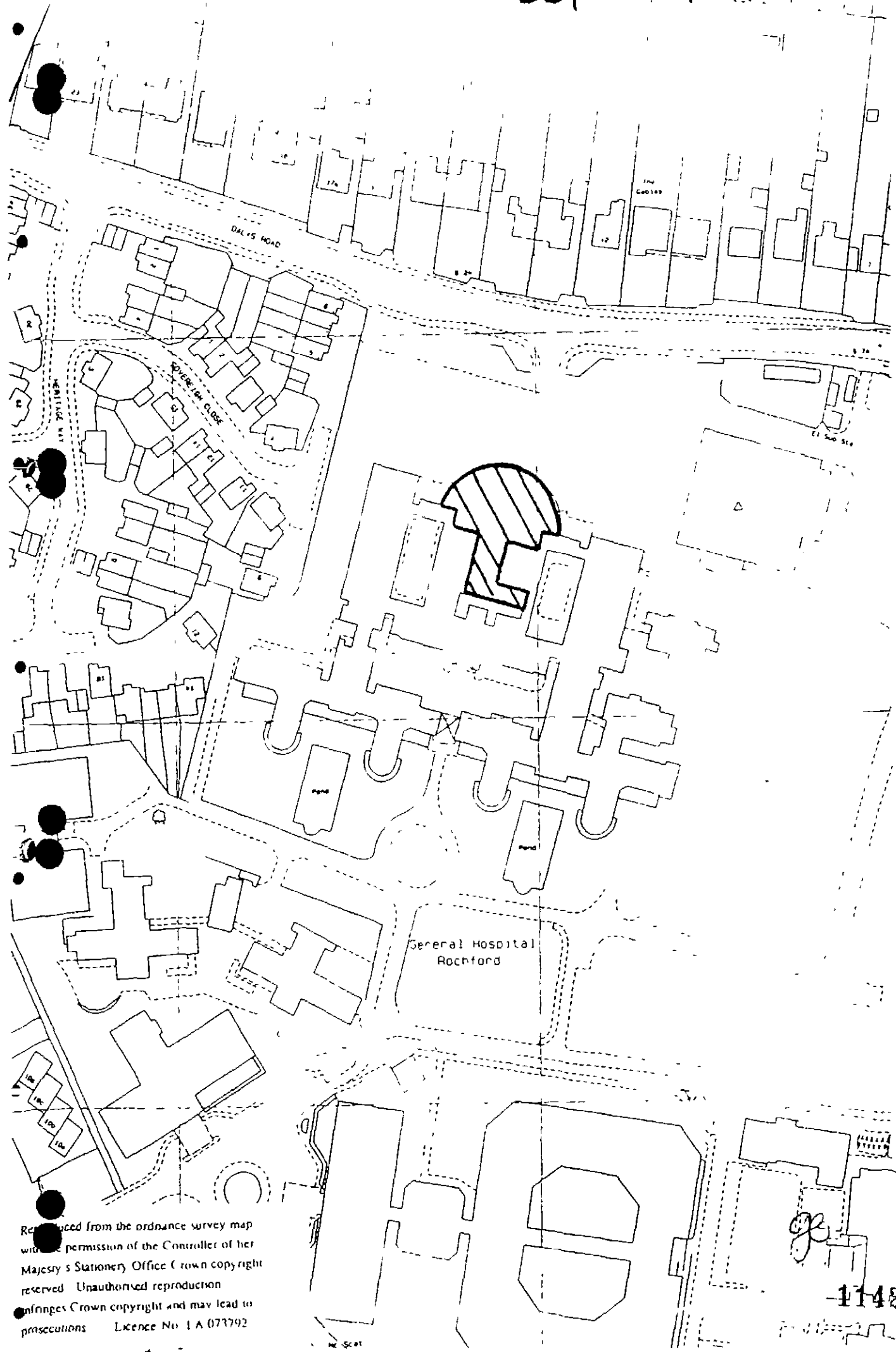
6.8 As the changes are minimal and no objections have been received from the County Planner's Specialist Advisor on Listed Buildings and Conservation the proposal is considered to be acceptable.

Recommendation

6.9 The Corporate Director (Services) recommends that this application be approved subject to the following conditions

01 TIME LIMITS - LB (Listed Building) SC4A

LB/0382/97/ROC



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CU/0634/97/ROC PARISH OF ROCHFORDUNIT 1 FLEET HALL ROAD ROCHFORD

CHANGE OF USE FROM B8 (STORAGE) TO B2 (GENERAL INDUSTRIAL) USE PART OF SITE FOR SKIP CONTAINER FOR WASTE AND SAWDUST CONTAINMENT

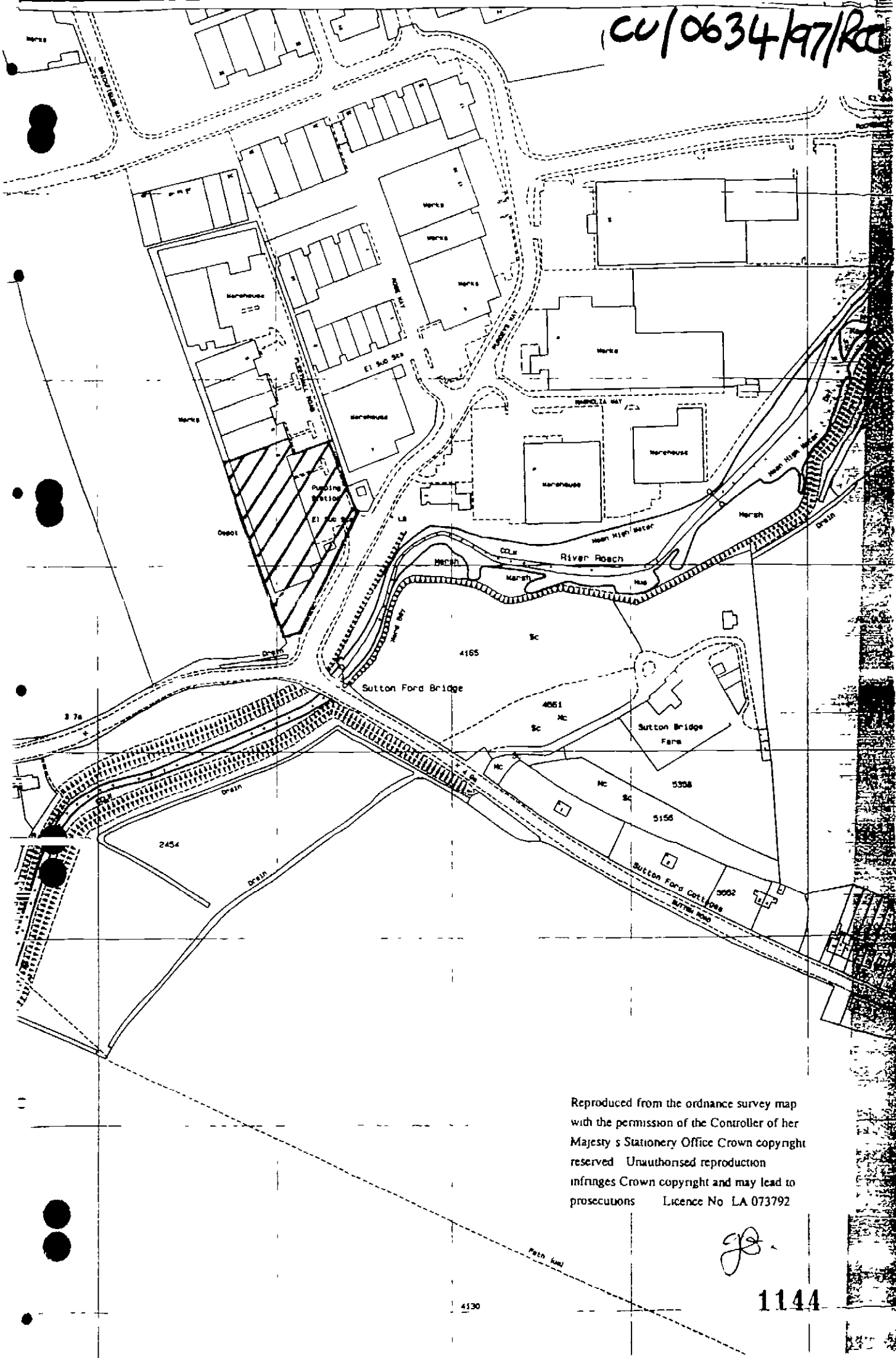
Applicant: EIC MANAGEMENT LTD

Zoning. Existing area allocated Primarily for Industrial Purposes

- 7 1 This item is before Members under the Council's 'fast track' procedure for employment generation proposals.
- 7 2 The existing unit granted planning permission in 1973 is located close to the junction of Purdeys Way and Sutton Road and is prominent to view. It is currently not in use and the applicant states that a furniture manufacturer is interested in utilising the unit and needs to be in occupation by early December for fitting out.
- 7 3 The applicant's client currently has premises in Castle Point District and employs 25 people. There is expected to be 32 staff in the Fleet Hall Road unit, all of which will be new employees.
- 7 4 There is a parking area to the front of the unit within which a skip container would be placed to contain waste and sawdust from the proposed operations.
- 7.5 The most recent planning application at the site was change of use from warehouse to retail premises (ROC/428/85) which was refused permission as an encroachment of non-industrial/warehousing activities on the estate and the Local Planning Authority wished to retain a core of industrial/warehousing facilities on the estate for employment generation. Also, on-site parking was considered to be inadequate.
- 7 6 The proposal complies with Local Plan Policy for Areas Allocated Primarily for Industrial Purposes which indicates that in such areas development under Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) will normally be permitted.
- 7 7 At this stage only two consultation responses have been received.
- 7 8 The County Surveyor considers the proposal to be 'de-minimis'.
- 7 9 The Environment Agency recommends several conditions which should be attached to any approval.
- 7 10 Members' comments on the proposal are sought at this early stage in order that they may be addressed so that the planning application can be dealt with as speedily as possible. Once in a position to do so Officers will bring the application before Members in the usual way.
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GA

CU/0634/97/ROO



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DP/0550/97/ROC PARISH OF ROCHFORDADJ RECREATION GROUND ST MARKS FIELD ROCHFORD

ERECT BLACK PVC COVERED CHAINLINK FENCING ABOVE EXISTING WOODEN PANEL FENCE (TO AN OVERALL HEIGHT OF 4 METRES)

Applicant ROCHFORD DISTRICT COUNCIL

Zoning: Boundary of Proposed Residential, Public Open Space

Planning Application Details

- 8 1 This application is made by Rochford District Council and proposes the erection of a 2.2m high chain link fence on top of an existing section of 1.8m high panel fence, which encloses the western boundary of the Rochford Recreation Ground adjoining the residential development by Spring Board Housing Association at St Marks Field
- 8 2 The overall height of the proposed fence is 4m. However, the land on which the fence is proposed is significantly higher than the rear gardens of the Spring Board properties at St Marks Field

Relevant Planning History

- DP/0077/97/ROC - Members may recall that Planning Permission was granted at the Planning Services Committee on 24th April 1997, for identical fencing along the remainder of the western boundary of the recreation ground, (this section of chain link fence has been erected)
- The recently constructed Spring Board Housing Association dwellings at St Marks Field to the west of the proposed fence, were originally permitted under planning reference F/0393/93/ROC, with subsequent revisions approved under F/0595/94/ROC

Consultations and Representations

8 3 **Rochford Parish Council** no objections

8 4 **County Surveyor** no objections provided no encroachment within the highway

8 5 ~~The Environment Agency raise no objections and advise that the proposed fence lies within 250m of a former landfill site and that whilst problems with landfill gas are unlikely, further investigations may be required in order to determine whether remedial measures are necessary~~

[No comments regarding landfill gas were received in response to the previous application proposing the increase in height of the existing fence along the western boundary. However, the primary concern of the Environment Agency in this instance relates to the potential for the release of landfill gas if fence posts are set deep into the ground. The Environment Agency's comments will appear as an informative attached to any Planning Permission granted]

8 6 **Head of Housing Health & Community Care:** no adverse comments

8 7 One letter of representation has been submitted from a local resident commenting as follows

- damage to existing wooden fence caused by local youths
- golf balls and other items deposited in adjoining gardens
- proposed chain link fence preferred from ground level

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Summary of Planning Considerations

- 8 8 Public views of the proposed fence are gained across the existing Rochford Recreation Ground, in the context of which the proposed fence is not unacceptable
- 8 9 Whilst 4m is higher than would normally be expected for a means of enclosure to the boundaries of residential properties, the upper 2 2m of the proposed fence are black PVCU coated chain link, which will not obscure views beyond the fence.
- 8 10 In addition, the proposed fence is designed to address adverse effects of football matches played on the recreation ground, experienced by occupants of the adjoining Spring Board Housing Association dwellings, (ie stray footballs entering the rear gardens of dwellings in St Marks Field) Hence, those residents who are visually most effected by the fence, are those residents who's amenity the fence is designed to safeguard.
- 8 11 The section of chain link fence proposed by this application, together with that already erected, (approved under DP/0077/97/ROC) provide enclosure to the whole of the western boundary of the Rochford Recreation Ground

Recommendation

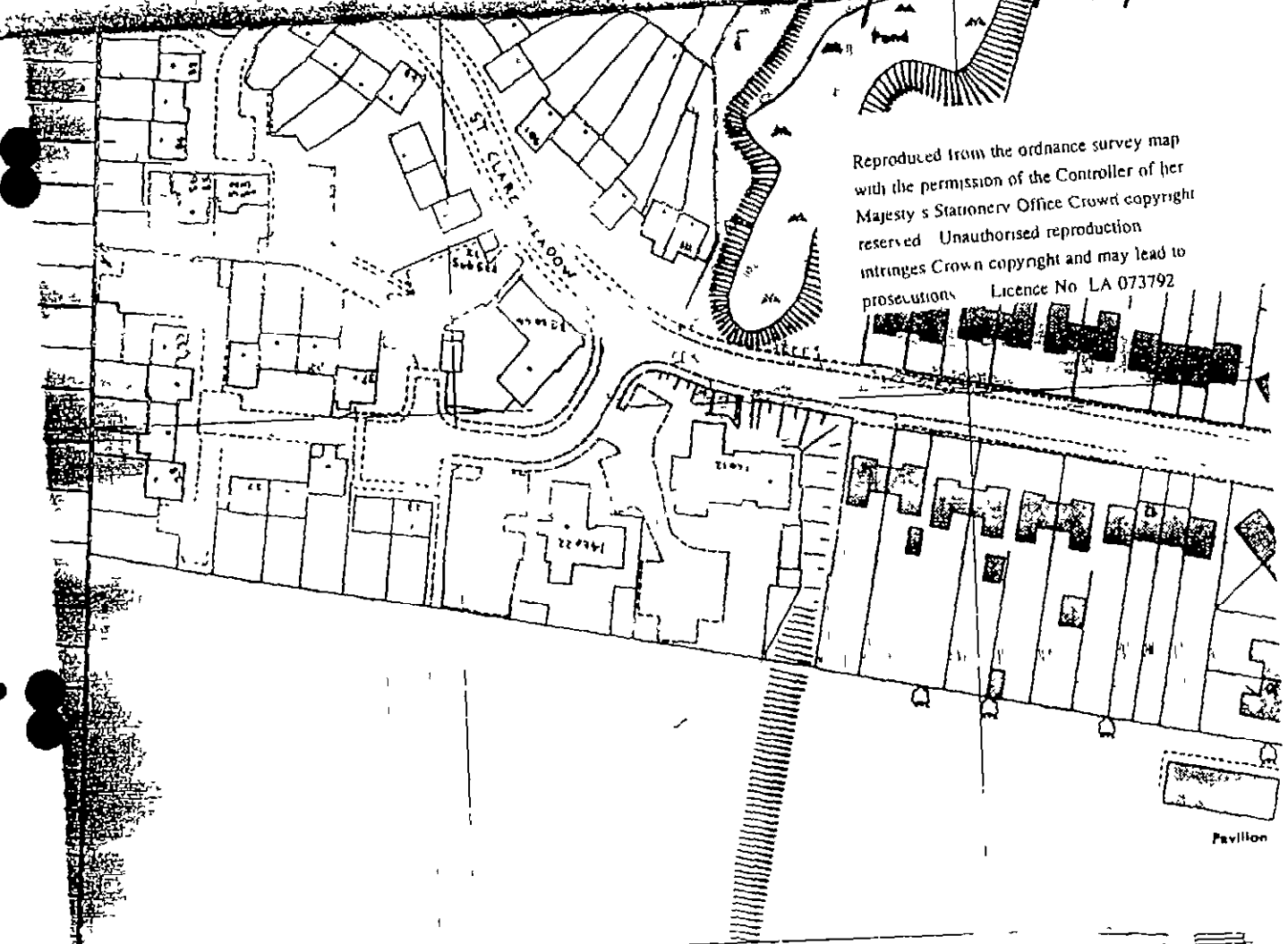
- 8 12 That this application be approved pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following condition:

01 TIME LIMITS FULL - STANDARD SC4

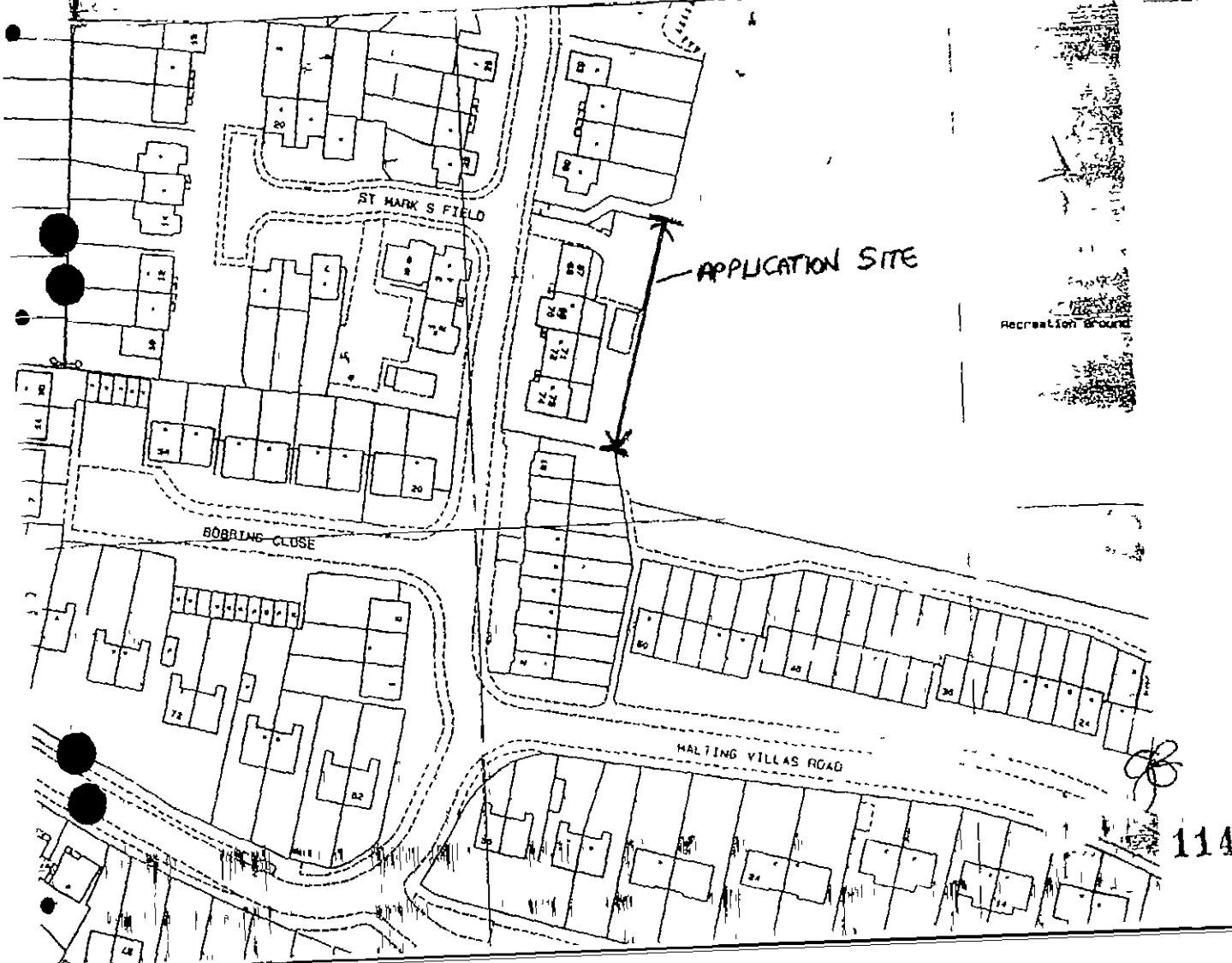
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DP/0550/97/RCC

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Pavilion



Recreation Ground

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9.

F/0505/97/ROC RAYLEIGH TOWN COUNCIL AREA

30-34 CASTLE ROAD RAYLEIGH

ERECT TEN 1-BEDROOM FLATS (DEMOLISH EXISTING PAIR OF SEMI-DETACHED HOUSES, OFFICE AND WORKSHOP) (REVISED SUBMISSION FOLLOWING APPLICATION F/0197/97/ROC)

Applicant: HECRAY COMPANY LTD

Zoning: Residential

Planning Application Details

- 9.1 The proposal involves the demolition of a pair of semi-detached houses (nos.32 & 34), an attached single storey brick annex (no.30, previously a shop) and a builders workshop to the rear, and their replacement with a two storey block of ten one bed flats.
- 9.2 This application follows a proposal for six one bed flats which was approved on 12th June 1997. That proposal involved a smaller application site with one of the semi-detached dwellings to remain.
- 9.3 The existing vehicular access would be utilised and it is understood that the occupant of no 28 would continue to use it to access his rear parking area.
- 9.4 Fifteen parking spaces are proposed to the rear, together with a large communal amenity area. The linear site is bordered on three sides by residential development. Castle Road itself contains a mixture of bungalows and houses, with offices at the High Street end.
- 9.5 The builders yard has not been in operation for some time and the site has become unkempt, part of it being used informally for parking. This commercial use could, potentially, re-commence without the need for further planning permission; such use would clearly constitute a non-conforming use in this residential area.

Relevant Planning History

- 9.6 In 1965 planning permission was granted (T/RAY/131/65) for a builders yard and workshop at 30-32 Castle Road (excluding the dwelling house).

Consultations and Representation

- 9.7 **Rayleigh Town Council** considers the proposal would constitute over-development of the site with an excessive rear projection which would possibly disadvantage adjoining properties. Furthermore, the development would generate significant additional traffic onto a busy narrow road at a point almost opposite the entrance to a car park, to the detriment of road safety.
- 9.8 The **County Surveyor** has no objection to the proposal subject to conditions relating to visibility splays, surface materials, and that the parking bays shall be increased in depth to not less than 4.8 metres with a clear 6 metre strip between the two rows. The current plans show parking bays 4.3 metres in length with a 6 metre strip between the two rows but the Agent has agreed to submit revised plans showing bays 4.8 metres in length in time for the Committee meeting.
- 9.9 The **Head of Housing, Health and Community Care** has no adverse comments.
- 9.10 The **Environment Agency** has no comment to make on the application.

9 11 **Anglian Water** raises no objections.

9.12 The occupants of no 38 Castle Road have objected to the proposal fearing that it will lead to a reduction in privacy and natural light to their property

Summary of Planning Considerations

9 13 The main planning considerations material to Members' consideration of this proposal are as follows:

- * Local Plan Policy
- * Residential amenity
- * The existing use
- * The extant planning permission for six flats

LOCAL PLAN POLICY

9 14 The application site is situated within a residential area and is allocated as such in the Local Plan, thus residential development is acceptable in principle

9.15 The proposal does not contravene Local Plan Policy H16 (purpose built flats) and meets the relevant standards on parking spaces and amenity area. The Local Plan parking standard for ten flats is fifteen spaces, which are provided, and the standard for amenity space is 25m² per flat which is easily exceeded, the amenity space totalling 335m² which is 33.5m² per flat.

9 16 The ridge height of the proposed flats is approximately the same as that of neighbouring dwellings and there is adequate separation between the flats and the dwellings either side. The pair of semi-detached dwellings to be demolished are of little architectural merit and it is considered that the proposed flats would enhance the street scene.

RESIDENTIAL AMENITY

9.17 Although undoubtedly there will be some impact on the residential amenity of nearby occupants, particularly those residing at nos. 28 and 36 Castle Road, with appropriate conditions relating to boundary treatment and windows this will not be unreasonable

THE EXISTING USE

9 18 As noted above, the builders yard use of the site could in theory re-commence without the need for further planning permission. This would be most undesirable in this residential area, and there is great potential for disturbance to nearby residents through noise from operations at the site and regular vehicular movements including heavy vehicles

9.19 A residential use of the site is overwhelmingly preferable to a commercial use, and indeed it would result in the removal of a currently untidy site

THE APPROVAL FOR SIX FLATS

9.20 As already mentioned, part of the site has planning permission for six flats. With that proposal only one of the semi-detached dwellings would be demolished and the flats would adjoin the remaining dwelling. The current application is considered to be preferable in design terms as it both offers a more uniform street frontage and includes doors to the front rather than solely windows as previously proposed.



Recommendation

9 21 The Corporate Director (Services) recommends approval of the application subject to receipt of revised plans showing amended parking bays, and the following conditions:

- 01 TIME LIMITS FULL-STD SC4
- 02 MATERIALS TO BE USED SC14
- 03 ENCLOSURE/SCREENING-DETAILS SC51
- 04 RETAIN ENCLOSURE/SCREEN SC52
- 05 VISIBILITY SPLAYS-DETAILS SC64
- 06 PEDESTRIAN VISIBILITY SPLAYS SC67
- 07 PARKING AND TURNING SPACE SC76
- 08 LANDSCAPE DESIGN SC59
- 09 PD RESTRICTED-OBS GLAZING SC23
- 10 USE AND BUILDING-REMOVED SC8

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F/0505/97/RC



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1151

F/0549/97/ROC RAYLEIGH TOWN COUNCIL AREALAND EAST OF CAVERSHAM PARK AVENUE RAYLEIGH

ERECT SIXTEEN DWELLINGS AND GARAGES. LAYOUT AND CONSTRUCT ESTATE ROAD AND PRIVATE DRIVES

Applicant: BARRATT EASTERN COUNTIES

Zoning: Residential

Planning Application Details

- 10.1 The application site is an enclave of vacant land within the residential zone and totals 0.65 hectares (1.60 acres) in area. It is bounded by residential dwellings to the north, south, west and the southern part of the east boundary. Immediately to the south and south east is the relatively new development off Downhall Park Way and to the north and west the more established residential properties off Rawreth Lane and Manns Way/Caversham Park Avenue. To the east of the site is a small group of industrial units on a site known as rear of Quest End. The latter are established non-conforming uses that are, in the main, car repairs and associated businesses.
- 10.2 The southern and western (part) boundary of the site has a mature hedgerow that offers an effective screen to the dwellings beyond. The common boundary between the application site and the industrial site has a number of mature poplars that are protected by a Tree Preservation Order. The site has an existing vehicular access point off Caversham Park Avenue.
- 10.3 The application proposes the erection of a total of sixteen dwellings, comprising 8 semi-detached 3-bed houses, 3 detached 3-bed house and 5 detached 4-bed houses. The site will be accessed by a Type 4A road with a size three turning head. The access road has a pedestrian pavement along its full length and five dwellings have direct access onto it. The remaining eleven dwellings are grouped informally around three private drives.
- 10.4 For the avoidance of doubt, this application has been amended since the initial submission for seventeen dwellings by the deletion of one dwelling together with house type and layout design changes.

Relevant History

- 10.5 Outline application ref: OL/0495/90/ROC for four detached houses on a small part of the southern end of the application site was submitted but subsequently withdrawn on 24 September 1990 due to land ownership and access difficulties.
- 10.6 Members may recall the previous application, reference F/0338/96/ROC, for 25 dwellings considered for this site was refused by Planning Services Committee on 5 December 1996 on the following grounds: overdevelopment of the site; poor layout design; inappropriate relationship to existing dwellings surrounding the site; close proximity to preserved trees, and close proximity to the non-conforming industrial uses.
- 10.7 This refusal of planning permission was the subject of an Appeal to the Department of the Environment, that was heard at a Public Inquiry held on 24 June 1997. The Planning Inspectorate supported the Council's reason for refusal in respect of overdevelopment, poor design, relationship to existing dwellings and relationship to preserved trees and the appeal was accordingly dismissed by Notice dated 28 August 1997.

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- 10 8 Application reference F/0119/97/ROC was submitted by the same applicants on 28 February 1997, concurrently with the appeal referred to above, to "erect 16 dwellings (8 detached, 8 semi-detached) and garages, formation of vehicular access, layout and construct estate road and private drive " for the same site and was withdrawn by letter dated 26 March 1997

Consultations and Representations

- 10 9 *NB The application has been the subject of three separate consultation exercises Responses to the first two are reported in full below and the third is a limited consultation arising from minor revision to the siting of a garage block for plot 14 and any comments received will be reported verbally at the Committee*

FIRST CONSULTATION (Expired 10 October 1997)

- 10 10 **Rayleigh Town Council** consider that the revised submission achieves a far more satisfactory layout and density (in comparison to F/0338/96/ROC)
- 10 11 **Essex County Council (County Surveyor)** raise no objections subject to the submission of revised plans showing an appropriate transition between the segregated and shared surface roads, an extension to the size 3 turning head, a 500mm wide overhang strip, an extension to a specific hardstand and the imposition of standard highway related conditions
- 10 12 **Essex County Council (Specialist Design Advisor)** recommends a variation to the layout design and house types to improve the overall sense of enclosure, visual termination of views, articulation of dwelling units, transition between formal and informal groupings of dwellings and the position of vehicle parking areas
- 10 13 **The Council's Head of Health, Housing and Community Care** recommends that informatives be included on the Decision Notice to draw the applicants and potential purchasers attention to the possibility that nuisance may be caused by the adjacent non-conforming industrial uses and suggests certain noise attenuation measures that may be applied
- 10 14 **Anglian Water Services Ltd** raise no objections subject to a condition requiring the prior approval of details of foul and surface water drainage.
- 10 15 **The Environment Agency** raise no objections and recommends that informatives be included on the Decision Notice relating to the discharge of surface water into the adjacent watercourse (ditch along the southern boundary of the site)
- 10 16 Six letters of representation have been received from local residents commenting as follows
- the proposal will result in a level of additional vehicle movements that the surrounding road system cannot cope with, specific reference is made to construction traffic and the adequacy of the junction between Caversham Park Avenue and Rawreth lane,
 - additional on-street parking would result,
 - competition with vehicle movements from the doctors surgery would cause additional danger to highway users;
 - loss of privacy,
 - the pumping station in Caversham Park Avenue cannot cope with the foul water disposal for this site,
 - loss of wildlife; and
 - nuisance during construction,
- 10 17 One respondent, whilst objecting for the above reasons, makes the following observation
- the development of the site with houses would improve the condition of the site - currently a haven for vermin,



10 18 Three of the respondents request that further consideration is given to the following matters

- there shall be no pedestrian link to Downhall Park Way,
- the developer to ensure that no construction vehicles are parked in the existing residential streets,
- the hedge on the southern boundary of the site should be retained and complemented with a 2m high fence

SECOND CONSULTATION (Expired 18 November 1997)

10 19 **Rayleigh Town Council** reaffirm the comments made as part of the previous consultation exercise and add that the latest plan shows an even greater improvement

10 20 **Essex County Council (County Surveyor)** raises no objections subject to the imposition of conditions relating to the construction of the carriageway, pedestrian visibility splays; and surfacing of private drives

10 21 **Anglian Water Services Ltd** raise objections to the revised drawing in respect of an easement adjacent to plot 14. This matter is has now been overcome by minor revisions comprising the re-siting of a garage.

10 22 Five letters of representation have been received from local residents all re-iterating comments made at the initial consult

THIRD CONSULTATION (Yet to expire)

10 23 Further revisions have been submitted in respect of an easement required by Anglian Water and the position of a garage block to plot 14. Consultations have been dispatched to the adjoining occupants and Anglian Water. The amendment does not introduce any material planning concerns and any comments received from consultees will be reported verbally to the Committee.

Summary of Planning Considerations

10 24 The planning considerations material to the determination of this application can be summarised as follows

- Planning Policy,
- layout design,
- residential amenity;
- preserved trees, and
- highway safety.

PLANNING POLICY

10 25 The site is zoned for residential purposes in the Local Plan First Review and in terms of strategic housing land release is a 'windfall' site that will constitute an intensification of the existing residential zone. The surrounding land use is primarily that of residential with the exception of the non-conforming but long standing industrial use at 'Quest End' and accordingly the development of this site for residential purposes is considered to be acceptable in principle

10 26 The proposal is subject to Policy H11, *Housing Design and Layout*, and the detailed technical policy considerations contained in Appendix One of the Local Plan First Review.

10 27 The proposal meets the minimum acceptable standards in respect of garden sizes, one metre isolation and off street car parking provision

- 10.28 In terms of density, para A1 5 2 requires estate development to normally achieve 30dph (12dpa.) subject to necessary variation to meet local conditions. The density of the scheme is 24.7 dwellings per hectare (10 dwellings per acre).
- 10.29 The issue of density was analysed by the Department of Environment Inspector when the previous scheme went to appeal. It was concluded that the density then proposed (38.6 dwellings per hectare (15.63 dwellings per acre)) was not achievable in the form proposed by virtue of the local environmental considerations and the character of the surrounding area.
- 10.30 The density and form of dwellings now proposed compares favourably with comparisons gleaned from the surrounding residential areas. To assist Members, the comparisons used at the appeal are listed below:

- Manns Way/Caversham Park Avenue - 20 dwellings per hectare,
- Northern Part of the Downhall Park Estate - 28.6 dwellings per hectare, and
- Farm View - 18 dwellings per hectare.

LAYOUT DESIGN

- 10.31 The design of the highway layout and the grouping of houses within the site has been the subject of extensive negotiations with the applicants. Officers have now negotiated improvements to the scheme that incorporate the following:
- reduced visual domination of the access roadway,
 - improved formal grouping of dwellings with a greater sense of enclosure on the Type 4A access road,
 - termination of views with appropriately positioned and designed dwellings;
 - improved transition between areas of distinct character (informal groups of dwellings around private drives),
 - vehicle parking areas set back from the main frontage,
 - the use of brick walls within the public frontage to enhance sense of enclosure,
 - the removal of one dwelling from the scheme, and
 - greater number of dwellings to be served by a properly consolidated footway.
- 10.32 The considerations listed above collectively conform with current advice and guidance in respect of the principles of good residential layout design.
- 10.33 The proposal is now of a sufficient standard, form and density to achieve a layout with a reasonable internal relationship and articulation of dwellings that respects the character of the surrounding area.

RESIDENTIAL AMENITY

- 10.34 The position of existing dwellings surrounding the site introduces a constraint to the development of this site for residential purposes. Particular attention has been paid to the dwellings in Caversham Park Avenue, Manns Way and the dwellings fronting Rawreth Lane. The 25 dwellings previously proposed has been significantly reduced thereby enabling the positioning of dwellings such that the scheme now ensures the protection of the amenities that those occupants could reasonably be expected to enjoy.
- 10.35 The dwellings in Truro Crescent and Lincoln Way are effectively screened from the site by the mature hedgerow on the southern boundary of the site and all structures are sited so as to ensure it is capable of being retained for screening purposes and the Condition listed below will enable the Council to secure the necessary control.
- 10.36 The Council will also seek to protect the existing screen on the western boundary of the site as it abuts the rear garden and flank of No. 1 Caversham Park Avenue.

PRESERVED TREES

- 10 37 The Poplar and Willow trees on the common boundary with the industrial site are protected by a tree preservation order. The Inspector placed emphasis of the retention of these trees for amenity purposes when considering the previous proposal. This scheme now achieves a separation of between 14 and 18 metres from the trunk of the trees in the case of the rear facing dwellings and 10 metres with the flank on dwelling. No structure or hardsurface will be situated under the canopies of any of the trees.
- 10 38 The Council's Woodlands and Environment Specialist is satisfied that isolation distances between the trees and houses, other structures and hardsurfaced areas is sufficient so as not to cause any problems for the trees through root damage or direct physical interaction with the canopy.

HIGHWAY SAFETY

- 10 39 The site has an existing access off Caversham Park Avenue that is of an appropriate size to serve the number of dwellings proposed and the internal layout and car parking provision meets the standard set out in the Essex Design Guide for Residential Areas.

OTHER ISSUES RAISED BY LOCAL RESIDENTS

- 10 40 Given that the principle of the development of this site for residential purposes is accepted, additional vehicle movements are inevitable. The Highways Authority have already indicated that this site has an existing vehicular access of an acceptable standard to serve the development proposed and an alternative access onto Rawreth Lane would be unacceptable. The reduction of the numbers of units from 25 to 16 would, of course, reduce the impact on the nearby infrastructure.
- 10 41 The applicants are proposing to route all foul sewer connections to Lincoln Way in agreement with Anglian Water Services and in doing so, no additional pressure would be placed upon the pumping station on Caversham Park Avenue.
- 10 42 There is no pedestrian link proposed from the application site to Lincoln Way.

CONCLUSION

- 10 43 The revised scheme now before the Council is significantly improved in terms of its density; conformity with the character of the surrounding residential area, the standard of layout design; its relationship to surrounding dwellings and its relationship to the preserved trees and therefore the industrial units. The applicants have addressed all those issues identified by the Department of Environment Inspector and those raised by Officers and accordingly the proposal is considered to be of an acceptable standard to merit a grant of planning permission.

Recommendation

- 10 44 The Corporate Director (Services) recommends that this application be delegated to be determined on the expiry of the consultation period subject to the condition heads set out below.

01 TIME LIMITS - FULL SC4

02 MATERIALS TO BE USED SC14

03 PD RESTRICTED - OUTBUILDINGS Plots 3 - 9 (inclusive) SC18

04 PD RESTRICTED - WINDOWS SC22

05 PD RESTRICTED - OBS GLAZING SC23



- 06 MEANS OF ENCLOSURE - FULL SC50
 - 07 ENCLOSURE/SCREENING - DETAILS SC51
 - 08 HEDGEROW TO BE RETAINED SC55
 - 09 LANDSCAPE DESIGN - DETAILS SC59
 - 10 TREE AND SHRUB PROTECTION SC60
 - 11 CONSTRUCTION OF ESTATE ROAD - DETAILS
 - 12 DRIVEWAYS - SURFACE FINISH SC74
 - 13 PEDESTRIAN VISIBILITY SPLAYS (modify to 1.5m x 1.5m) SC67
 - 14 GARAGE AND HARDSTAND SC81
 - 15 SURFACE WATER DRAINAGE SC90
 - 16 FOUL WATER DRAINAGE SC91
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F/0549/97/KOC
NORTH

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GD/0591/97/ROC RAYLEIGH TOWN COUNCIL AREAHM PRISON BULLWOOD HALL BULLWOOD HALL LANE HQCKLEY

SINGLE STOREY DETACHED BUILDING FOR STAFF AMENITY ACCOMMODATION

Applicant H M PRISON SERVICES

Zoning MGB, Special Landscape Area, Roach Valley Conservation Zone

Planning Application Details

11 1 Members are advised that under the provisions of Circular 18/84 (Crown Land and Crown Development) Part IV (Development by Government Departments), development by the Crown does not require planning permission. However, Government Departments are obliged to consult local planning authorities before proceeding with development which would otherwise require planning permission.

11 2 The proposed building, which has a 48m² floor area, will be used by prison staff and comprises two 'rest rooms', a kitchen and W.C. The building is required to replace the staff facilities which have recently been lost through conversion to inmate accommodation.

Relevant Planning History

11 3 Only the most recent application considered by the Local Planning Authority is of relevance as explained above.-

GD/45/97/ROC - Convert existing kitchen and office floor space to living accommodation comprising 14 additional cells; no objection.

Consultations and Representations

11 4 The Head of Health, Housing and Community Care has no objections to the proposal.

11 5 Anglian Water has no objections.

Summary of Planning Considerations

11 6 The main planning issue material to Members' consideration of this application is Local Plan Policy

11 7 The site is within the Green Belt, a Special Landscape Area (Policy RC7) and the Roach Valley Conservation Zone (RC5). The proposed building would be sited within the main prison complex towards the eastern side between the large dining hall and a glass house and would not be conspicuous to view, the modest single storey structure being seen, if at all, against the background of the existing large structures on site.

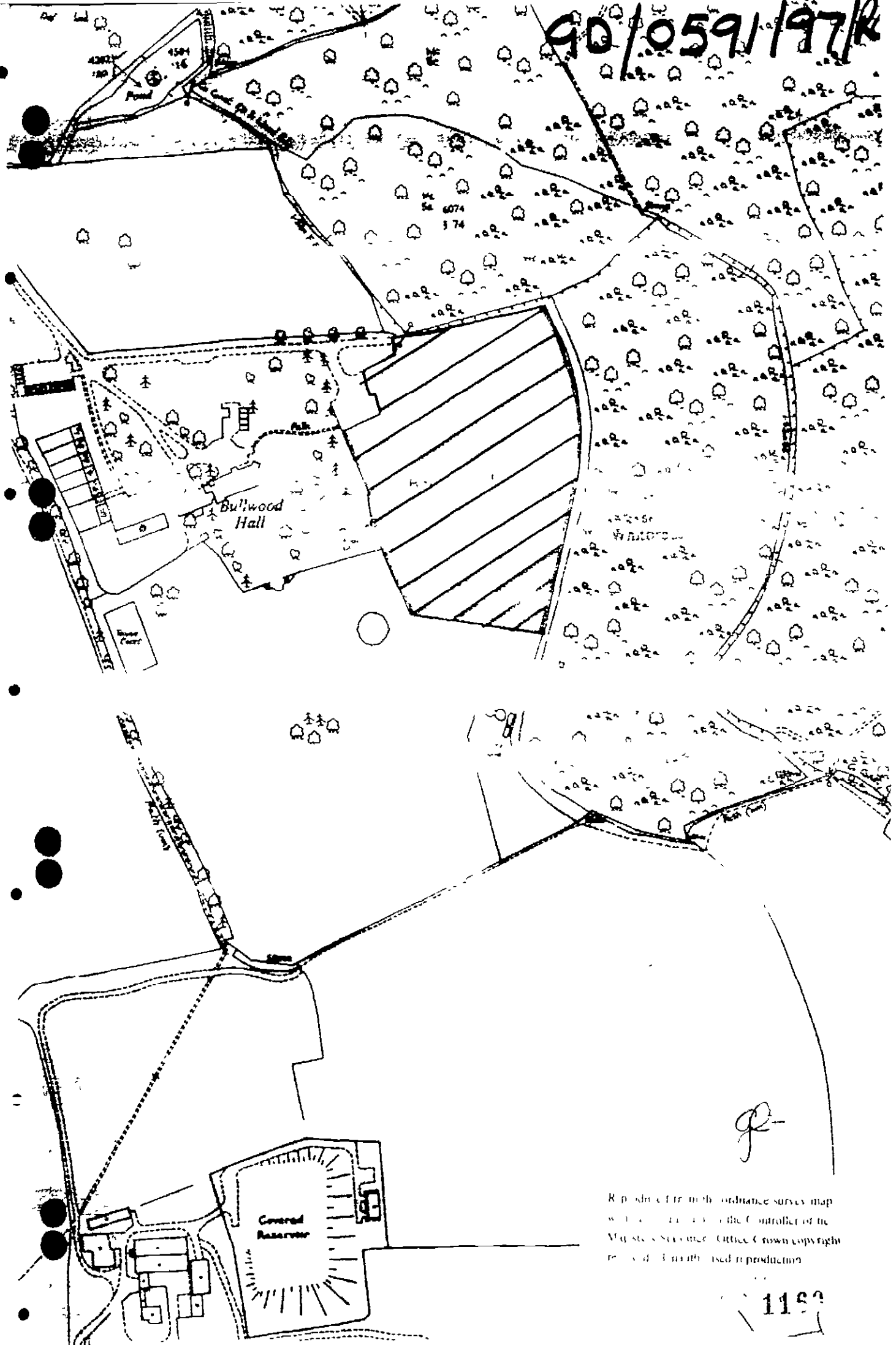
11 8 In all the circumstances, no objections are raised to the proposal.

Recommendation

11 9 HM Prison Service be informed that no objections to this proposal are raised by this Council subject to the following conditions:

01 TIME LIMITS FULL - STD SC4

90/0591/197R



Bullwood Hall

Covered Reservoir

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F/0357/97/ROC RAYLEIGH TOWN COUNCIL AREAEAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH

ERECT 35 DWELLINGS AND GARAGES, LAYOUT AND CONSTRUCT ESTATE ROAD AND PRIVATE DRIVES

Applicant DAVID WILSON HOMES

Zoning Proposed Residential Development

Area 11.65 acres Density 10dpa

Planning Application Details:

- 12.1 Members may recall that planning permission was granted on 16th September 1997, for a comprehensive residential development by David Wilson Homes, on a site measuring approximately 4.7 Hectares, (11.65 acres) ref - F/0473/96/ROC, located between Rawreth Industrial Estate and the Sweyne Park Public Open Space and bounded to the north by the grounds of Park School and to the south by land fronting Cheap side West, (this area is also allocated for residential development and is where Members previously resolved to approve an application by Crest Homes for 134 dwellings, subject to a Section 106 Agreement, ref F/0590/96/ROC)
- 12.2 This application proposes a number of revisions to the southern part of the previously approved layout on the 11.65 acre site, in conjunction with the incorporation of an additional 1.8 acres of adjoining land at 73 and 107 Victoria Avenue, on which David Wilson Homes propose to erect a further 13 dwellings. The development of the adjoining land necessitates the removal of the dwellings at 73 and 107 Victoria Avenue and is the subject of a separate application, (ref F/0358/97/ROC, the following item on this schedule).
- 12.3 Whilst this application and the following item, (ref F/0358/97/ROC) are totally separate applications, the development which they propose combines to produce a single residential development by David Wilson Homes. Hence, the majority of the material planning considerations referred to below, are common to both applications.

Relevant Planning History:

- Members may recall that this site together with the adjoining land, (ie the land which is now the Sweyne Park Public Open Space and the Down Hall Park estate) formerly comprised the 'M A F F land' sold in 1987.
- ROC/934/86 - application for Outline Planning Permission for residential development was withdrawn 6th September 1989, following fundamental planning policy and highway objections which existed at that time.
- In the 1988 Rochford District Local Plan, the application site formed part of an area of 'Special Restraint', (ie providing for long term development needs beyond the plan period). In the Draft First Review of the Local Plan, the site was identified for Post 1995 release. However, following the Local Inquiry and Members consideration of the Inspectors report, the adopted first review of the Local Plan, (11th April 1995) included an unfettered allocation of this site for immediate residential development.

- OL/0091/94/ROC - Outline Planning Permission was granted on 8th September 1995 for the erection of 108 dwellings, (Ref-OL/0091/94/ROC) This Outline Planning Permission included details of siting and means of access and was subject to a number of planning conditions including requirements for, the Hatfield Road/ London Road junction improvement, the 'making-up' of the northern section of Victoria Avenue and the construction of a sound attenuating earth bund along the western site boundary with the Rawreth Industrial Estate.
- F/0473/96/ROC - Planning Permission was granted on 16th September 1997, for the erection of 128 dwellings on the whole of the 11.65 acre development site, part of which is subject to this application. The layout approved under Planning Permission Ref F/0473/96/ROC embraces a number of principles contained in the emerging Draft Essex Design Guide, (particularly traffic calming measures) and was permitted subject to similar conditions to those imposed on OL/0091/96/ROC

Consultations & Representations.

- 12 4 [The comments reported below are those submitted in response to consultations and publicity carried out in respect of the application as originally submitted. Re-consultations have been carried out in respect of the revised layout and any responses will be reported to Members at the Planning Services Committee]
- 12 5 **Essex County Council (County Surveyor):** raises no objections and recommends a number of minor revisions to the development proposed.
- 12 6 **Rochford District Council (Head of Housing Health & Community Care):** recommends the imposition of a planning condition similar to that imposed on Planning Permission F/0473/96/ROC, requiring the construction of a nuisance attenuating barrier along the boundary of the Rawreth Industrial Estate.
- 12 7 **Anglian Water.** raise no objection in principle and recommend the imposition of a planning condition relating to foul and surface water drainage details
- 12 8 **Environment Agency.** no comments
- 12 9 **South Essex Area Health Authority** no comments
- 12.10 Two letters of representation have been received from local residents objecting on the following grounds
- Victoria Ave & London Rd unsuitable for additional traffic
 - Unacceptable noise & pollution from vehicles
 - Traffic dangers from increases in vehicle speeds
 - Adverse effect on the sewerage system
 - Adverse effect on local wildlife
 - Impact of increased power supplies on public health

Planning Considerations:

- 12 11 The main planning issues material to Members consideration of this application are summarised as follows
- Planning Policy
 - Previous Planning Permission
 - Design & Layout
 - Highway Safety



PLANNING POLICY

- 12 12 The development proposed by this application, relates to part of a substantial area of land formerly designated as an Area of Special Restraint, which since the adoption of the Rochford District Local Plan 1st Review in April 1995, constitutes land designated for immediate residential development
- 12 13 The whole of the 11.65 acre development site comprises part of the strategic residential land supply in the District referred to in Local Plan Policy H1 and is specifically designated for residential development under the provisions of Local Plan Policy H3. Hence, there are no planning policy objections to the principle of comprehensive residential development on this site
- 12 14 Local Plan Policy H2 requires that "residential development be carried out at a net residential density appropriate to the character of individual sites and their surroundings and the efficient use of land".
- 12 15 Together with the allocated land to the south, (application ref F/0590/96/ROC) this site comprises a continuation of the existing built up residential area to the north of London Road. Neighbouring residential densities in this area average between 12 to 14 dwellings per acre. The erection of 128 dwellings on the whole of the 11.65 acre development site, (permitted under F/0473/96/ROC) produces a density of 11dpa which is in keeping with the character of the surrounding area and therefore acceptable under the provisions of Policy H2. The revisions proposed by this application, reduce the number of dwellings on the same site area from 47 to 35, (ie a reduction in density across the whole of the 11.65 acre site from 11dpa to 10dpa) which is considered to be similarly acceptable in planning policy terms
- 12 16 Members will note that the incorporation into the whole layout of the development proposed by the following item on the Schedule (ref - F/0358/97/ROC) reduces the overall density further to 9.6dpa
- 12 17 Appendix 1. of the 1st Review of the Rochford District Local Plan, contains supplementary planning guidance embodying the Council's adopted standards for residential layout. The following standards are particularly material to Members consideration of this application
- Minimum Garden sizes 50m² - up to 2-bed dwellings
100m² - 3-bed dwellings and above
 - Parking Standards 2 spaces - up to 3-bed dwellings
3 spaces - 4-bed and above
 - 1m isolation between dwellings and plot boundaries
- 12 18 The development proposed by this application satisfies the above standards in all instances.

PREVIOUS PLANNING PERMISSION

- 12 19 As stated previously in this report, Planning Permission Ref F/0473/94/ROC approved a comprehensive development of 128 dwellings on the whole 11.65 acre site, (of which this application forms a part). Notwithstanding the presumption in favour of development contained in the above planning policies, the principle of comprehensive residential development has clearly been established by the grant of Planning Permission on 16th September 1997 and by the previous grant of Outline Planning Permission on 8th September 1995
- 12 20 Whilst Planning Permission Ref - F/0473/96/ROC did not embrace the totality of the Draft Essex Design Guide, the estate layout was designed to 'naturally' calm vehicle speeds (to a maximum of 20mph) producing a degree of visual interest in the resulting street scape

JB

12.21 The development proposed by this application, would if approved also be subject to similar limitations to those imposed on the previous Full and Outline Applications, (including the requirement for a nuisance attenuating barrier on the western boundary of the 11.65 acre site adjoining the Rawreth Industrial Estate).

DESIGN & LAYOUT

12.22 Planning application reference F/0473/96/ROC represented one of the first of the recent tranche of major residential developments in west Rayleigh resulting from the land releases in the First Review of the Rochford District Local Plan. Prior to application reference F/0473/96/ROC, the whole of this site was unfettered by any detailed planning approval. Consequently, Officers have been keen to ensure that the standard of residential layout achieved as part of the application currently under consideration is influenced more by contemporary principles of urban design, than by standards achieved by residential developments dating from the 1970's and 80's.

12.23 As previously stated, the emerging County-wide design guidance has assimilated a number of contemporary principles relating to the character and form of street elevations with particular reference to the inter-relationship between buildings. However, a central theme of the document is the incorporation of traffic calming into the design of the layout itself, so as to avoid 'add-on' measures at a later stage, (ie vehicle speeds are calmed 'naturally' by the character and alignment of the road layout).

12.24 The draft guidance seeks to achieve maximum vehicle speeds of 20mph within residential layouts, by a combination of measures 'designed in' to the carriageway at 40m to 60m intervals, (eg fluctuations in carriageway alignment, changes in surface materials and the incorporation of 'features' within the highway to impede vehicle speeds, such as 'pinch points' created by buildings),

12.25 In order for a 20mph speed limit to be imposed, the above measures are required to limit vehicle speeds to 20mph or below at the 85th percentile. It is inevitable that a more visually interesting street scape is likely to flow from the opportunities created by a greater degree of articulation in carriageway alignment.

12.26 Since this application was made in June 1997, Officers of this Authority, together with Officers from Essex County Council have been involved in detailed negotiations with the applicants aimed at achieving the principles referred to in the Draft Essex Design Guide, at least to the standard of the layout previously approved under Planning Permission F/0473/96/ROC -

12.27 The principle difference between the development proposed by this application and that previously approved, is the realignment of dwellings so as to incorporate a 'loop road' connecting the whole development through to a second vehicular access onto Victoria Avenue, through the additional 1.8 acres of land at 73 and 107 Victoria Avenue, (the subject of application ref - F/0358/97/ROC, the following item on this schedule).

12.28 This application proposes 35 dwellings on the same area where the previously approved layout (F/0473/96/ROC) approved 47 dwellings. The reduction in the number of dwellings results from the replacement of 3-bed units with a smaller number of larger 4-bed detached units. Hence, this application proposes to reduce the total number of dwellings previously approved on the whole of the 11.65 acre site, from 128 to 116, ie a reduction in density from 11dpa to 10dpa.

12.29 The total number of dwellings proposed on the combined area of the whole 11.65 acre site, (as revised by this application) together with the development of the additional 1.8 acres of adjoining land at 73 and 107 Victoria Avenue is 129 units. The resulting density of the total development now proposed, (including that proposed by the following item ref - F/0358/97/ROC) is 9.6dpa.

12.30 However, notwithstanding the proposed reduction in the number of dwellings, the revisions introduced by this application do detract somewhat from the visual cohesion of the street scape achieved by the previously approved layout. Notably the perception of movement within and/or between areas of distinct character has diminished

12.31 Notwithstanding that the quality of urban design achieved by this application is considered to be lower than that previously approved, the nature of the development proposed is on balance considered to be acceptable in planning terms.

HIGHWAY SAFETY

12.32 Officers of this Authority have discussed the proposed highway layout with representatives of the Essex County Highways Department in the light of the emerging design guidance for Essex. The County Surveyor agreed that this site together with other major residential sites in west Rayleigh, may be considered on the basis of 20mph maximum vehicle speeds achieved in the manner referred to above

12.33 The Highway Authority have played an integral part in negotiations with the applicants and have indicated that the this application (as originally submitted) is acceptable in terms of the requirements of the Draft Essex Design Guide, subject to a number of minor revisions. However, a formal re-consultation with the County Surveyor has been undertaken following the receipt of revised drawings. Any further adjustments to the layout, necessitated by further consultation responses, will be required to be made prior to any planning permission being granted.

Conclusion

12.34 Notwithstanding the changes to the previously approved layout introduced by this application, the development satisfies the Council's adopted standards for residential layout and on balance the scheme is considered to be acceptable in planning terms

Recommendation

12.35 That the Corporate Director (Services) be instructed to determine this application upon the expiry of the re-consultation period and upon receipt of any amendments to the layout as may be deemed necessary following further consultation responses, (particularly in respect of advice on 20mph traffic calming contained in the Draft Essex Design Guide) and subject to conditions including those under the following headings:

01 STANDARD TIME LIMIT

02 IMPROVEMENT TO NORTHERN SECTION OF VICTORIA AVE

03 FOUL & SURFACE WATER DRAINAGE

04 NUISANCE ATTENUATING BARRIER - DETAILS (INC TIMING)

05 INTERNAL ESTATE ROAD (INCLUDING TRAFFIC CALMING)

06 SURFACE FINISH INTERNAL ROADS

07 SURFACE FINISH PRIVATE DRIVES

08 VEHICLE PARKING PROVISION

09 VISIBILITY SPLAYS - VEHICULAR/ PEDESTRIAN

10 LANDSCAPING

11 MATERIALS

12 MEANS OF ENCLOSURE

13 HEDGEROW RETENTION

14 WHEEL CLEANING (CONSTRUCTION PERIOD)

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F/0357/97/ROE

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F/0358/97/ROC RAYLEIGH TOWN COUNCIL AREAEAST RAWRETH IND ESTATE VICTORIA AVENUE RAYLEIGH

DEMOLISH EXISTING DWELLINGS ERECT 13 DETACHED DWELLINGS AND GARAGES AND PRIVATE DRIVES, LAYOUT AND CONSTRUCT ESTATE ROAD WITH JUNCTION ONTO VICTORIA AVENUE

Applicant DAVID WILSON HOMES

Zoning Proposed Residential Development

Area 1.8 acre Density 7.2dpa.

Planning Application Details

- 13.1 The report relating to the preceding item on the Schedule, (F/0357/97/ROC) sets out the context in which this application is made.
- 13.2 In summary, the adjoining 11.65 acres to the north and west of this site, comprise a development by David Wilson Homes of 128 dwellings permitted under planning permission ref - F/0473/96/ROC
- 13.3 The preceding item, (F/0357/97/ROC) proposes a reduction in the total number of units on the adjoining site from 128 to 116
- 13.4 This application proposes the erection of 13 detached dwellings on 1.8 acres of land formerly occupied by numbers 73 and 107 Victoria Avenue, to form part of the comprehensive layout of the David Wilson Homes development, with an additional vehicular access onto Victoria Avenue connecting through to the remainder of the development
- 13.5 Whilst this application and the preceding item, (ref F/0357/97/ROC) are totally separate applications, the development which they propose combines to produce a single residential development by David Wilson Homes. Hence, the majority of the material planning considerations referred to in the previous report are common to both applications

Relevant Planning History:

- 13.6 [The relevant planning history material to the development of the adjoining site is contained within the preceding report]
- OL/0351/95/ROC - Outline Planning Permission granted on 23rd August 1995 for the erection of four dwellings on the area of land formerly occupied by number 107 Victoria Avenue

Consultations & Representations.

- 13.7 [The comments reported below are those submitted in response to consultations and publicity carried out in respect of the application as originally submitted. Re-consultations have been carried out in respect of the revised layout and any responses will be reported to Members at the Planning Services Committee]
- 13.8 Essex County Council (County Surveyor) raises no objections and recommends a number of minor revisions to the development proposed

13 9 **Head of Housing Health & Community Care:** recommends the imposition of a planning condition similar to that imposed on Planning Permission F/0473/96/ROC, requiring the construction of a nuisance attenuating barrier along the boundary of the Rawreth Industrial Estate.

13 10 **Anglian Water** raise no objection in principle and recommend the imposition of a planning condition relating to foul and surface water drainage details

13 11 **Environment Agency** no comments

13 12 **South Essex Area Health Authority** no comments

13 13 Three letters of representation have been received from local residents objecting on the following grounds

- Victoria Ave & London Rd unsuitable for additional traffic
- Unacceptable noise & pollution from vehicles
- Traffic dangers from increases in vehicle speeds
- Adverse effect on the sewerage system
- Adverse effect on local wildlife
- Impact of increased power supplies on public health
- impact of existing trees

Planning Considerations:

13 14 The main planning issues material to Members consideration of this application are summarised as follows

- Planning Policy
- Design & Layout
- Highway Safety
- Preserved Trees

PLANNING POLICY

13 15 [The main planning policy considerations material to this application are set out in detail in the preceding report, ref - F/0358/97/ROC]

13 16 In planning policy terms it is notable that.

- this site lies within an area of land specifically identified in the First Review of the Rochford District Local Plan for residential development
- this site formerly comprised the residential curtilages dwellings at 73 and 107 Victoria Avenue
- a substantial part of this site is subject to an extant Outline planning Permission for the erection of four dwellings

13 17 Hence, the principle of residential development on this site is clearly established

13.18 Furthermore, the density of the development proposed by this application is 7 dpa, which when combined with the density of the development proposed by the preceding application ref - F/0357/97/ROC, produce a density across the whole of the David Wilson Development of 9.6 dpa Both densities are considered to be acceptable in terms of Policy H2 of the First Review of the Rochford District Local Plan



13 19As in the case of the preceding item, this application satisfies the Council's adopted standards for residential layout in all instances.

DESIGN & LAYOUT

13 20[The material planning considerations relating to 'Design & Layout' and 'Highway Safety' are set out in the preceding report]

PRESERVED TREES

13 21Whilst a number of trees were removed by the developers when this site was originally cleared, the development proposed by this application retains the trees on the site which are subject to Tree Preservation Order Ref - 8/97.

Conclusion

13.22Whilst the layout proposed by this application lacks the degree of imaginative design reflected in the previously approved layout on the adjoining 11.65 acre site, (ref - F/0473/96/ROC) and its incorporation into the larger David Wilson Homes Development diminishes the previous level of visual cohesion in the resulting street scape, the Council's adopted standards for residential layout are satisfied in all instances and on balance the scheme is considered to be acceptable in planning terms

Recommendation

13 23That the Corporate Director (Services) be instructed to determine this application upon the expiry of the re-consultation period and upon receipt of any amendments to the layout as may be deemed necessary following further consultation responses, (particularly in respect of advice on 20mph traffic calming contained in the Draft Essex Design Guide) and subject to conditions including those under the following headings.

01 STANDARD TIME LIMIT

02 IMPROVEMENT TO NORTHERN SECTION OF VICTORIA AVE

03 FOUL & SURFACE WATER DRAINAGE

04 NUISANCE ATTENUATING BARRIER - DETAILS (INC TIMING)

05 INTERNAL ESTATE ROAD (INCLUDING TRAFFIC CALMING)

06 SURFACE FINISH INTERNAL ROADS

07 SURFACE FINISH PRIVATE DRIVES

08 VEHICLE PARKING PROVISION

09 VISIBILITY SPLAYS - VEHICULAR/ PEDESTRIAN

10 LANDSCAPING

11 MATERIALS

12 MEANS OF ENCLOSURE

13 HEDGEROW RETENTION

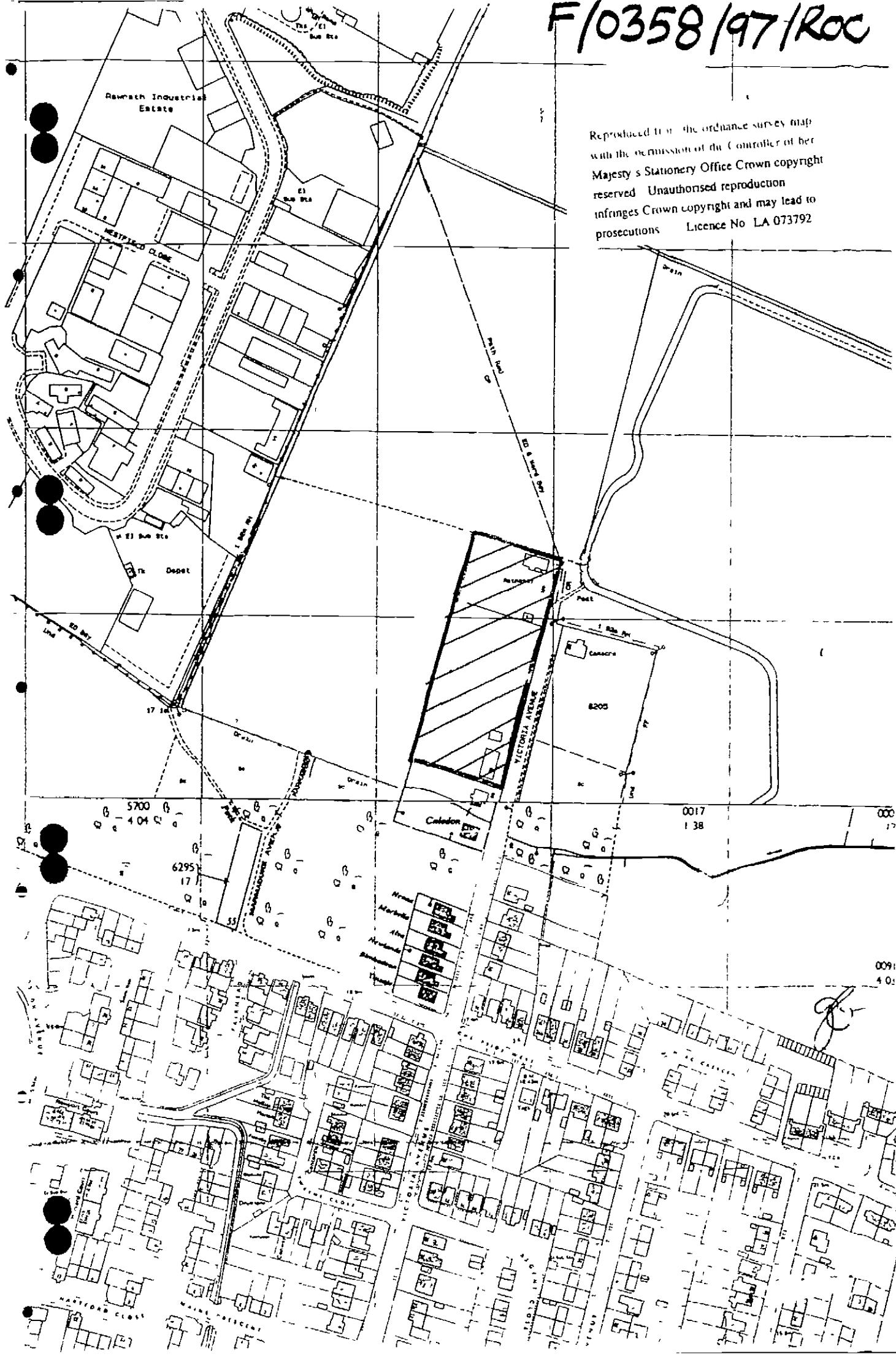
14 TREE PROTECTION

15 WHEEL CLEANING (CONSTRUCTION PERIOD)



F/0358/97/ROC

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CU/0301/97/ROC PARISH OF HOCKLEYLOWER HOCKLEY HALL FARM LOWER ROAD HOCKLEY

REMOVAL OF CONDITION 2 OF PLANNING PERMISSION REF.
CU/0472/93/ROC (AGRICULTURAL OCCUPANCY CONDITION)

Applicant MR K H HUDSON

Zoning: Metropolitan Green Belt, Special Landscape Area

Planning Application Details

- 14.1 An appeal against non determination has been made in respect of this application, therefore the Local Planning Authority have no jurisdiction to make any formal decision
- 14.2 This item is reported to the Planning Services Committee to allow Members an opportunity to indicate how the application would have been determined if it were formally before the Committee to consider, in order that such views may form part of the Council's submissions in respect of the non determination appeal.
- 14.3 This application proposes the removal of an agricultural occupancy condition, (varied in 1994 to include equestrian employment)
- 14.4 Lower Hockley Hall Farm comprises a 32 acre holding, with an agricultural workers bungalow and a range of farm buildings. In the past this site has sustained a diverse mixture of arable and livestock farming, up until the most recent change in site ownership in 1988. In more recent years the site has been used for deer farming. In the early 1990's the holding was planted with 7500 deciduous trees

Relevant Planning History.

- EEC/ROC/343/57 - Refusal of Planning Application for Residential Development
- EEC/ROC/398/61 - Outline Planning Permission for 'Agricultural Workers Dwelling' (not pursued) Information contained on this file indicates that the holding in 1961 comprise 50 acres in area, supporting a diverse range of livestock and arable farming and that the dwelling proposed by this application would have been the 2nd dwelling on the holding, (although it is suggested that a timber framed agricultural building may have been converted to residential accommodation some years earlier)
- ROC/1278/79 - Planning Permission for a 'garage and storage building'
- ROC/209/83 - Outline Planning Permission for 'Agricultural Workers Dwelling' required following the subdivision of the holding. The Ministry of Agriculture Fisheries & Food commented at this time, that the viability of the part of the subdivided holding on which the new dwelling was proposed was only marginally viable and future viability was dependent on expansion, (further information on this file indicates the existence of a substandard timber framed residence, which has since been demolished)
- ROC/454/83 - Planning Permission for 'Agricultural Workers Dwelling'
- ROC/150/90 - Planning Permission for 'side extension'

- CU/472/93/ROC - Planning Permission for 'equestrian use of land including Layout of Permanent Rides and Gallops with Jumps with use of barns for stabling of horses and vary condition No3 (Ag Occ) of planning permission ROC/454/83 to include employment in equestrian activities

Consultations and Representations

14.5 Hockley Parish Council. make the following observations

- the Parish Council do not wish to see an increase in equestrian activity on this site, ie gymkhanas or similar events which would result in congestion on Lower Road
- additional restrictions are suggested to prevent the subdivision of the site and/or further development within the site

14.6 Essex County Council (County Surveyor) comments that the removal of the occupancy condition will create potential for an increase in the number of vehicular movements in and out of the site and that if such an increase in vehicular movements were to take place, it would be to the detriment of highway safety on Lower Road.

14.7 Environment Agency no objections.

Summary of material planning considerations.

14.8 The determining planning consideration in this instance, is whether sufficient agricultural need remains within the locality to justify the agricultural/equestrian occupancy condition to remaining on this dwelling

14.9 Members will be aware that in order to test 'agricultural need' within the Locality, it is accepted practice for the property to be marketed for sale at price reflecting the presence of the occupancy condition, (normally 30% less than the actual market value)

14.10 The information material to Members consideration of this non determination appeal, is contained in the appellant's supporting submissions, which are summarised below.

14.11 The appellant acquired this site in 1988 and following refurbishment of the buildings and seeding of 16 out of the 32 acres, embarked on a deer farming enterprise. At its peak, the deer farm comprised 130 breeding hinds. However, following a collapse in the breeding stock market, the deer farming business ceased

14.12 In the early 1990s, following the collapse of the agricultural activity on site and in an attempt to diversify, the appellant planted a substantial area of deciduous woodland consisting of 7500 trees and in 1993 submitted an application for planning permission to use the site for equestrian purposes and to vary the terms of the occupancy condition to include equestrian employment

14.13 The use of the site for recreational horse riding, (permanent rides & jumps, stabling etc) has not been implemented, although planning permission for this purpose remains extant

14.14 Lower Hockley Hall Farm, (ie the whole site) was placed on the market in 1994, (including reference to the agricultural occupancy condition) at a price of £398,000 notwithstanding the then valuation of the site by the Rona Partnership at between £400,000 and £450,000 Twelve months of marketing at this price, followed by subsequent reductions to £350,000 and then 'any sensible offers', did not produce a purchaser able to satisfy the terms of the occupancy condition



14 15The Rona Partnership have stated that with the occupancy condition intact, Lower Hockley Hall Farm, "may only sell for a fraction of its true market value", although no indication is given as to what such a value would be.

14.16The appellant considers that a 32 acre holding of this nature is not viable and that his unsuccessful attempts to sell the property with the occupancy condition intact, are an indication that there is no longer a need in the locality for the occupancy condition to remain

Conclusions

14 17It is clear from the appellants supporting submissions, that Lower Hockley Hall Farm has been marketed for sale with the occupancy condition intact and without success

14 18However, valuations for the purposes of selling a property are subjective and are influenced by many factors. Indeed the true market value of a property may only ultimately be established at the price a purchaser is willing to pay. On this basis, the valuation at which the property was marketed for sale may be questioned

14 19The appellants appointed selling agents have stated that a sale may be achieved, but only at a "fraction of the true market value", which may suggest that the appellants expectations as to the true market value may be unrealistic given the presence of the occupancy condition

14 20The issue of viability, is less clear, in this respect it is only possible to conclude that this holding has not proved to be successful for the purposes of deer farming and that the planting of substantial areas of deciduous woodland has not yielded returns sufficient to constitute an agricultural income. It is not possible to conclude from the appellants submissions, that this site could not be used for any viable agricultural activity

14.21Members must also consider that unlike the vast majority of dwellings subject to agricultural occupancy conditions, Lower Hockley Hall Farm may also be used for equestrian purposes under the provisions of Planning Permission CU/0472/93/ROC and be occupied by persons employed in such activities. It is also not possible to conclude from the appellants submissions, that Lower Hockley Hall Farm may not be used for viable equestrian activities, particularly given the pressure for such uses in Rochford District.

14 22In the wider context, Members will be aware of other contemporary applications within Rochford District, for new agricultural workers dwellings on the grounds of agricultural need, together with other proposals for the removal of agricultural occupancy conditions on the grounds of insufficient agricultural need. The Council's own investigations together with information submitted by Whirlidge & Nott in respect of other similar proposals elsewhere in the district, have proved to be inconclusive. The Council's own research in relation to a 1995 application did highlight the existence of need within the District for agriculturally restricted accommodation. Also Census data supplied by MAFF indicated at the time recent marginal reductions in the agricultural work force in the District, (approx. 7%). However, those local farmers who responded to the Council's questionnaire did not perceive a decline in their work force and identified a continuing demand for agricultural workers dwellings in the District

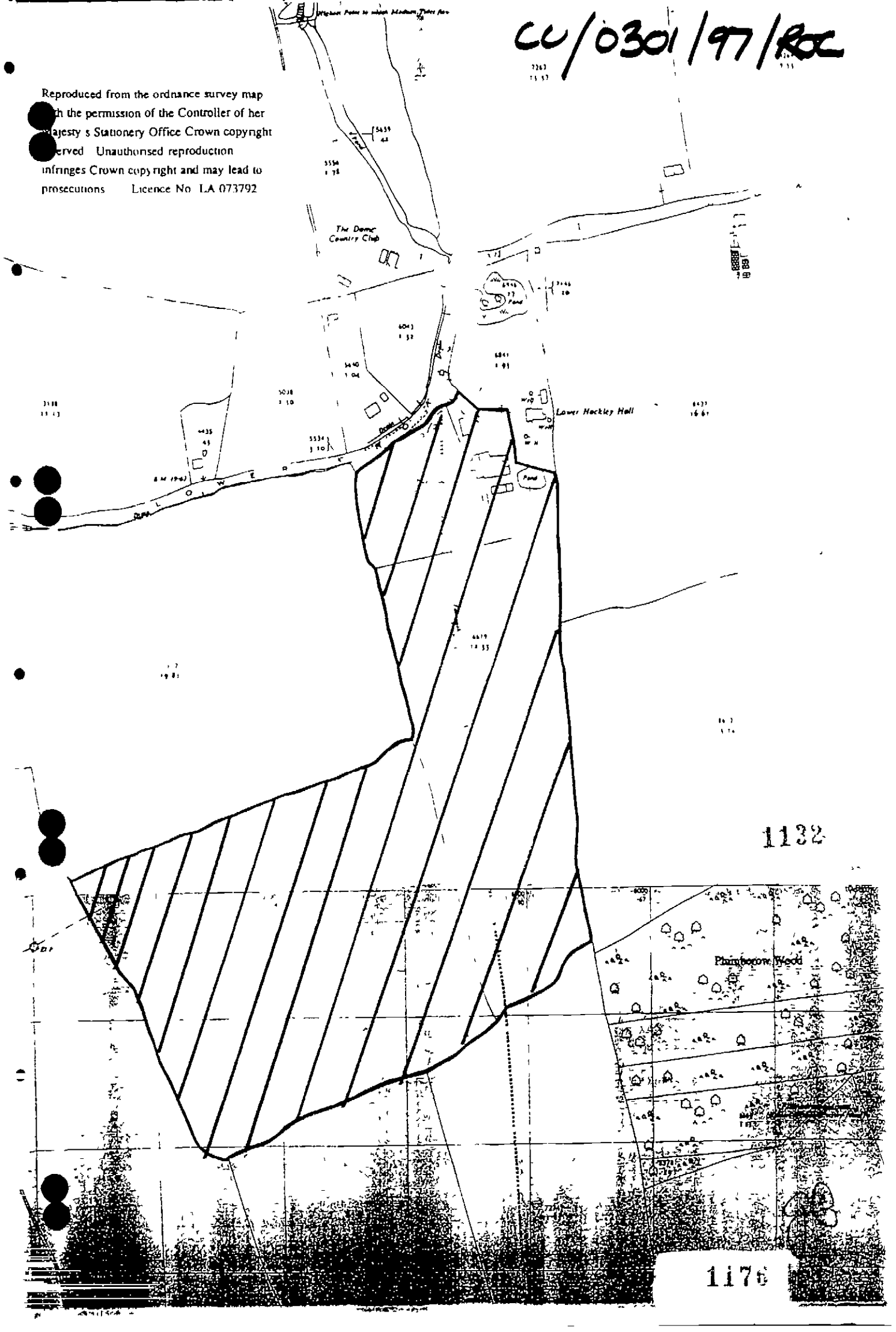
Recommendation

14 23The Corporate Director (Services) recommends that the above concerns regarding the basis on which the agricultural/equestrian occupancy condition is proposed to be removed, are endorsed by Members for the purposes of the Council's submissions in response to the non determination appeal



CU/0301/97/ROU

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DELEGATED PLANNING DECISIONS - 27TH NOVEMBER 1997

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

AD/0411/97/ROC APPROVE

LAND ADJ 1 FLEETHALL AVENUE/ PURDEYS WAY ROCHFORD
ERECT ESTATE DIRECTORY SIGN BOARD(S) 3 7M HIGH BY 7M OVERALL
WIDTH FRONTING HIGHWAY
INDUSTRIAL PARTNERSHIP

AD/0500/97/ROC APPROVE

LAND FRONTING 188 EASTWOOD ROAD RAYLEIGH
INSTALL BUS SHELTER WITH TWO ILLUMINATED ADVERTISEMENT DISPLAY
PANELS
ADSHEL PLC

AD/0501/97/ROC APPROVE

LAND FRONTING 55 HOCKLEY ROAD RAYLEIGH
INSTALL BUS SHELTER WITH TWO ILLUMINATED ADVERTISEMENT DISPLAY
PANELS
ADSHEL PLC

AD/0502/97/ROC REFUSE

LAND FRONTING 108 LONDON ROAD RAYLEIGH
INSTALL BUS SHELTER WITH TWO ILLUMINATED ADVERTISEMENT DISPLAY
PANELS
ADSHEL PLC

01

WOULD INTRUDE UPON THE NEARBY RESIDENTIAL PROPERTIES

AD/0503/97/ROC APPROVE

LAND FRONTING 46 ASHINGDON ROAD ROCHFORD
INSTALL BUS SHELTER WITH TWO ILLUMINATED ADVERTISEMENT DISPLAY
PANELS
ADSHEL PLC

AD/0633/96/ROC APPROVE

RAYLEIGH GARAGE HIGH ROAD RAYLEIGH
REPLACEMENT ILLUMINATED SIGNAGE TO CANOPY FASCIA, SHOP FASCIA,
NEW POLE SIGN AND ASSOCIATED SIGNAGE
SHELL UK LTD

CU/0448/97/ROC APPROVE

261 PLUMBEROW AVENUE HOCKLEY
RETAIN USE OF DOUBLE GARAGE AS PART RESIDENTIAL ACCOMMODATION AND
PART DENTAL SURGERY/LABORATORY
MR & MRS FRIBBENS

F/0136/97/ROC APPROVE

SOUTHVIEW MONTEFIORE AVENUE RAWRETH
ERECT 2-BED DWELLING WITH ON SITE PARKING (DEMOLISH EXISTING
DWELLING)
MR AND MRS ROSSON

F/0248/97/ROC REFUSE

TARRAMURRA PRINCESS ROAD RAYLEIGH

ERECT 5 X 3-BED BUNGALOWS AND GARAGING (DEMOLISH EXISTING BUNGALOW)

K FENNELL

01

WOULD BE OUT OF CHARACTER WITH THE SURROUNDING DEVELOPMENT CONTRARY TO POLICY WOULD ADVERSELY AFFECT THE AMENITIES OF SURROUNDING PROPERTIES AND WOULD SET A PRECEDENT

F/0297/97/ROC APPROVE

15 GOOSE COTTAGES CHELMSFORD ROAD RAWRETH

ERECT TWO STOREY SIDE EXTENSION AND SINGLE STOREY SIDE/REAR EXTENSIONS WITH PITCHED ROOF FRONT CANOPY RE-SITE EXISTING GARAGE

N W HALL

F/0351/97/ROC APPROVE

111 MAIN ROAD HAWKWELL

GROUND FLOOR REAR EXTENSION (CONSERVATORY) AND DETACHED GARAGE TO SIDE

MR AND MRS WARNER

F/0373/97/ROC REFUSE

BARTONS FARM LOWER ROAD HOCKLEY

ERECT SINGLE STOREY PITCHED ROOF SWIMMING POOL ENCLOSURE EXTENSION (INCLUDING GYMNASIUM, SAUNA, STEAM ROOM AND PLANT ROOM)

J TYLER

01

EXCESSIVE DEVELOPMENT IN THE METROPOLITAN GREEN BELT AND WOULD HAVE THE POTENTIAL FOR CONVERSION TO HABITABLE ACCOMMODATION

F/0412/97/ROC APPROVE

13 WEIR GARDENS RAYLEIGH

CONVERT BUNGALOW TO CHALET INCORPORATING RAISED RIDGE AND CONVERSION OF HIPPED ROOF TO GABLE END WITH DORMERS TO FRONT TWO STOREY PITCHED ROOF REAR EXTENSION BAY WINDOW TO FRONT

E J WELLS

F/0426/97/ROC APPROVE

FISHING LAKES GOLDSMITH DRIVE/ MCCALMONT DRIVE RAYLEIGH

ALTERATIONS TO SEVEN EXISTING FISH REARING PONDS TO FORM THREE LARGER FISH REARING PONDS

CROUCH VALLEY FISH FARMS

F/0427/97/ROC APPROVE

182 HOCKLEY ROAD RAYLEIGH

ERECTION OF 5-BED HOUSE WITH INTEGRAL GARAGE

F WITHRINGTON

F/0450/97/ROC APPROVE

145 FERRY ROAD HULLBRIDGE

NEW SHOPFRONT WITH FLAT ROOF CANOPY AND PORTCULLIS ROLLER SHUTTER

MR SHUTTLEWOOD



F/0460/97/ROC APPROVE

TRAVELLERS JOY PH DOWNHALL ROAD RAYLEIGH
USE CHILDRENS PLAY AREA AND PARENTS SUPERVISION AREA AS LICENCED
BAR AREA, LAYOUT ADDITIONAL PARKING AREAS, ERECT ADDITIONAL
LIGHTING COLUMNS
GREENE KING PUB CO LTD

F/0462/97/ROC APPROVE

UNIT 1 AIRPORT RETAIL PARK SOUTHEND AIRPORT ROCHFORD
ALTERATIONS TO ENTRANCE DOORS
PETSMART

F/0463/97/ROC REFUSE

EVERSLEIGH ULVERSTON ROAD ASHINGDON
REAR DORMER WINDOW AND RE-BUILDING OF FLANK WALLS
MR J R MAYES
01
EXCESSIVE DEVELOPMENT IN THE METROPOLITAN GREEN BELT

F/0464/97/ROC APPROVE

SOUTH LODGE BULLWOOD HALL LANE HOCKLEY
ERECT A GARAGE
MR AND MRS J ARLETT

F/0470/97/ROC APPROVE

4 BROAD OAK WAY RAYLEIGH
ERECTION OF GARAGE TO EASTERN FLANK WALL
MR AND MRS M AUSTIN

F/0471/97/ROC APPROVE

280 RECTORY ROAD HAWKWELL
CONVERT BUNGALOW TO CHALET VIA RAISING RIDGE, INSERT DORMER
WINDOWS TO FRONT AND REAR AND PART TWO STOREY/PART SINGLE STOREY
REAR EXTENSIONS
MR AND MRS C AYERS

F/0474/97/ROC APPROVE

24 TUDOR WAY HAWKWELL
ERECT REAR CONSERVATORY EXTENSION
A CHAMBERS

F/0476/97/ROC APPROVE

10 ASHINGDON ROAD ROCHFORD
CONSTRUCTION OF VEHICULAR CROSSOVER
B TURNER

F/0477/97/ROC APPROVE

275 RECTORY ROAD HAWKWELL
TWO STOREY REAR EXTENSION
S WARD

F/0478/97/ROC REFUSE
259 RECTORY ROAD HAWKWELL
GROUND FLOOR REAR EXTENSION
MRS D DRAIN
01

WOULD RESULT IN AN INCONGRUOUS VISUAL INTRUSION INTO THE GENERAL AREA AND WOULD LEAD TO A LOSS OF OUTLOOK AND OVERBEARING APPEARANCE TO ADJOINING NEIGHBOURS

F/0479/97/ROC APPROVE
20 LOWER LAMBRICKS RAYLEIGH
TWO STOREY REAR EXTENSION GROUND FLOOR REAR EXTENSION ADD MONO-PITCH ROOF TO SIDE (OVER NEW ENTRANCE HALL) (REVISED SUBMISSION FOLLOWING APPLICATION F/0160/97/ROC)
MR AND MRS R EDWARDS

F/0480/97/ROC APPROVE
312 HIGH STREET GREAT WAKERING
GROUND FLOOR REAR EXTENSION (CONSERVATORY)
D & C GOWEN

F/0481/97/ROC APPROVE
12 BURROWS WAY RAYLEIGH
GROUND FLOOR SIDE EXTENSION
P CROSS

F/0482/97/ROC APPROVE
5 EASTERN ROAD RAYLEIGH
GROUND FLOOR REAR EXTENSION (CONSERVATORY)
MR AND MRS SIDMAN

F/0483/97/ROC APPROVE
8 FOUNTAIN LANE HOCKLEY
GROUND FLOOR REAR EXTENSION (CONSERVATORY)
MR AND MRS T O'BRIEN

F/0484/97/ROC APPROVE
20 KILNWOOD AVENUE HOCKLEY
GROUND FLOOR FRONT EXTENSION (PORCH)
MR B E WRIGHT

F/0488/97/ROC APPROVE
35 CHEAPSIDE WEST RAYLEIGH
ERECT SINGLE STOREY PITCHED ROOF REAR EXTENSION AND PITCHED ROOF OVER EXISTING TWO STOREY FLAT ROOF EXTENSION
MR M BAILEY

F/0489/97/ROC APPROVE
10 WEDGEWOOD WAY ROCHFORD
ERECT REAR CONSERVATORY
MR AND MRS HEAP

F/0491/97/ROC APPROVE
2 BECKETT CLOSE ASHINGDON
ERECT SINGLE STOREY PITCHED ROOF FRONT EXTENSION
MR J GRAVES



F/0492/97/ROC APPROVE
ROYSTON STAMBRIDGE ROAD ROCHFORD
SINGLE STOREY PITCHED ROOF SIDE AND REAR EXTENSION
MRS C PURKISS

F/0494/97/ROC APPROVE
159 GREENSWARD LANE HOCKLEY
ERECT FRONT BOUNDARY WALL AND GATES
MRS P FAIRCLOUGH

F/0495/97/ROC APPROVE
5 THE SPINNEYS HOCKLEY
TWO STOREY FRONT EXTENSION
MR AND MRS C J JEANS

F/0497/97/ROC APPROVE
16 LOVE LANE RAYLEIGH
GROUND FLOOR REAR EXTENSION
MR CARTER

F/0534/97/ROC APPROVE
CHILDREN'S PLAYGROUND ELIZABETH CLOSE HAWKWELL
ERECT 1.2M HIGH WELD MESH FENCE ON TOP OF EXISTING 1.8M CONCRETE
WALL ALONG BOUNDARY BETWEEN CHILDREN'S PLAYGROUND AND
NEIGHBOURING PROPERTY (16 ELIZABETH CLOSE)
HAWKWELL PARISH COUNCIL



DELEGATED BUILDING REGULATION DECISIONS

APPROVALS

27th November 1997

<u>PLAN</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
BR 97/432	Plots 1-17 & 63-129 Off Kestrel Grove Rayleigh	Residential Development Including Garages, Roads, Sewers and Associated Works
BR 97/404	Unit 5, Allied Carpets Airport Retail Park Southend	Fitting Out of a Retail Outlet
BR 97/448	275, Rectory Road Hawkwell	Rear Extension
BR 97/382	10, Thorpedene Avenue Hullbridge	Alterations for Disabled Accommodation
BR 97/392A	11, Coronation Close Great Wakering	Rear Extension Forming New Bathroom and New Kitchen
BR 97/278A	Area 2, St. Lukes Place (First Floor) Rochford Hospital	Formation of Area of Hospital into New Springboard Administrative Offices, Toilets etc.
BR 97/338A	Areas 2 & 3, St. Lukes Place Rochford Hospital	Alteration of Existing Hospital Building to 22 No. Frail Elderly Studios and Ancillary Accommodation
BR 97/434	Meadowlands Victor Gardens Hockley	Underpinning and Rebuilding Part of Existing Wall
BR 97/349A	238, Rectory Road Hawkwell	Provide Rooms to Roof with Rear Dormer
BR 97/429	17, Derbydale Rochford	Single & Double Storey Extensions at Rear
BR 97/305A	54, Downhall Park Way Rayleigh	Two Storey Side Extension
BR 97/218A	1, Plumberow Avenue Hockley	Side Extension to Ground Floor & Loft Conversion
BR 97/31A	22, Branksome Avenue Hockley	Extension & Alteration to Existing House
BR 97/363	317, Ashingdon Road Rochford	Two Storey Side Extension
BR 97/409	28, Ashingdon Road Rochford	Two Storey Extension
BR 97/398	Rawreth Industrial Estate Rayleigh	Yard Area Portacabin Type Toilet Block & Foul M H.
BR 97/293A	Hawkwell Village Hall	Proposed Vestibule Entrance

BR 97/309A	10, High Road Hockley	First Floor Extension & Pitched Roof to Garage
BR 97/361	78, Castle Road Rayleigh	Two Storey Side Extension
BR 97/386	55, Doggetts Close Rochford	Ground Floor Rear Extension
BR 97/84A	Maypat Queen Annes Grove Hullbridge	Single Storey Side Extension & New Roof
BR 97/329A	63, Hilary Crescent Rayleigh	Build Kitchen Extension
BR 97/144A	Oakley Lodge Betts Lane Hockley	Extensions & Alterations
BR 97/333A	35, Pulpits Close Hockley	Two Storey Side Extension with a Pitched Roof
BR 97/287A	22, Rayleigh Avenue Rayleigh	New First Floor
BR 97/365	Plots 1 & 2, Highcliff Crescent Ashingdon	2 Bungalows & Garages
BR 97/362	18, Hawkwell Park Drive Hawkwell	Detached House & Garage
BR 97/364	15, Weir Gardens Rayleigh	Rear Extension
BR 97/358	31, Woodlands Road Hockley	Six Bungalows



DELEGATED BUILDING REGULATION DECISIONS

REJECTIONS

27th November 1997

PLAN	ADDRESS	DESCRIPTION
BR 97/370	The Works Magnolia Road Rochford	Construction of 16 New semi Detached Houses
BR 97/368	Land North of Clifton Road Ashingdon	Erection of 49 No Dwellings and Associated Garages/Parking
BR 97/369	Casa Mia Common Road Great Wakering	Two Storey Rear Extension
BR 97/338	Areas 2 & 3 St. Lukes Place Rochford Hospital	Alteration of Existing Hospital Building to 22 No Frail Elderly Studios & Ancillary Accommodation
BR 97/344	55, Whitehart Lane Hawkwell	Front Extension & Internal Works
BR 97/349	238, Rectory Road Hawkwell	Rooms in Roof with Rear Dormer
BR 97/359	16, Love Lane Rayleigh	Rear Extension

Chairman J. M. Giles

Date 18/12/97