



**Rochford District
Council**

INDEX

1991

January - December

<u>Aerial Masts</u>	470,534
<u>Alarm Systems</u>	
Dispersed Alarm Systems	62,145
<u>Allotments</u>	
Relocation of Lower Wyburns Farm	77
Allotment Competition 1991	353,477
Whitehouse Chase Allotment Site	536,629
<u>Anglian Water Services Ltd</u>	
Sewerage Embargo - Restriction on Development	23,437
Paying for Water - Consultation	58
Progress Report and Future Attendance	178
Major Projects	179
Sewerage - South Fambridge	250
Hosepipe Ban	266
Sewerage Embargo - Restriction on Development	437
Flooding	528
<u>Association of District Councils</u>	
Motions for Debate at AGM	19,35,110,284
Oil Refineries Sub-Committee	251
Nominations	279(B)
Co-Opt Places to Committees	297
The Hestletine Review - Enhancing the Standing of Local Government	414
Register of Members Pecuniary Interest	415
<u>Audit</u>	
Investigation into Office Procedures	27
Audit of Accounts 1989/90	105(i)
Commission Report on Contract Supervision	190(D),204

British Rail

British Rail Liaison 416

Budget

1991/92		73
Budget Strategy 1992/93	282,332,351,376,404,451,555,561,618,	654
Priority Budgeting		404,555,618
1992/93 - Contracts		630,660
1992/93 - Leisure Services Committee		639
1992/93 - Development Services Committee		641
1992/93 - Health & Housing Committee		642
1993/94		654
Standard Spending Assessment		73,192

Capital Programme

1991/92	11
Social Services, Capital Expenditure Plan 1992/97	494

Caravan Sites

Variation of Site Licence - Brandy Hole Club	146
Breaches of Site Licence Conditions	149,212,344,394,493
Spacing of Caravans - Progress Report	344,498
Caravan Site Greenacres, Park Gardens, Hawkwell	581

Car Parking

Abandoned Vehicles	55
Study - Great Wakering	99(i)
Residential Standards	104(i)
Brook Close, Rochford and Hardwick Close, Rayleigh	183(i)
Town Map - Websters Way Car Park	76
Websters Way, Rayleigh	267(i),300,466,478
Alexandra Road, Great Wakering	318
Policy Monitoring	283,452,478
Hockley Woods Car Park Improvements	357
Rochford Day Centre	378
Parking, Homeregal House, Bellingham Lane, Rayleigh	401

Chairman's Announcements

Mozart Concert - Clements Hall	33
Councillor Gibson	128,210
Annual Dinner - Rayleigh Air Training Corps	128
RODS Production at Mill Hall	128
Snow Clearance Work	128
Mrs M Fulcher - 102nd Birthday	210
Mr L Chapman	210
Highlights of Appointment	326
Emergency Spectacular	422
Visit to Haltern	476
Terrace Party at Mill Hall	476
Rochford 10 Mile Road Race	476
Essex Games	476
Minesweeper Nixe	566
CIRCA Leisure Scholarship Scheme	566
Mayors Charity Ball	633
Fair Havens Hospice	633

Charges

1991/92 - Change in VAT rate	198
Charges for Planning Advice	114,377
Public Entertainment Licensing	489
1992/93 - Health & Housing Committee	643
1992/93 - Leisure Services Committee	640
Charity Hall Bookings	16

cont/d

Childrens Haven Appeal

Childrens Hospice for the Eastern Region 495,570

Childrens Play Areas

Land North of Brays Lane 169,317
Fyfield Path Play Area, Rayleigh 354
Play Space, Hockley Woods 424,506
Use of Play Equipment by Able & Disabled Children 479

The Citizens Charter

463

Committee Structure

Alexandra Road Gt. Wakering Panel 3
Rochford District & Hawkwell Parish
Joint Panel of Members 82,129,418
Rochford Hospital - Proposed Redevelopment:
 Consultation Panel of Members 99(ii),129
Environmental Protection Consultative Panel 137
Visits by Committees 292,490

Community Charge

Use of Bailiffs - Public Question 25,32,105(a),558
Cost of Collection -- Motion for ADC 19,35,110
Recovery Procedures 105(a)
Standard Multipliers 1991/92 106
Setting the Level 1991/92 125,126,186
Calculation of Standard Spending Assessment 192
Write-Offs 17,193,449
Reduction of 140 per head 197
Standard Multipliers 92/93 656
Rayleigh Residents 654

Compulsory Purchase

Land at Websters Way 11

Conferences

Conferenc Weeks Excluded from Cycle 18
ADC - Motions for Debate 19,35,284
Seminar on Chairing Meetings 412
ADC - Annual Conference 458

Consultations from Neighbouring Authorities

Warners Park, Sumpters Way, Southend on Sea 124
Annwood Lodge, A127 Rayleigh 160
Francis Sports Ground, Eastern Ave, Southend 161
Eastwood Old Road, Daws Heath, Hadleigh 208
Rebels, Rebels Lane, Southend 220
Land North of Bournes Green Chase, Southend 241
Lower Wyburns Farm & Land East of Claydons Lane
 Ind. Est. (South A127), Rayleigh 373
Castle Point Local Plan - Consultation Draft 456

cont/d

District & County Liaison	413,459,619
Consulation from Essex County Council on Application CC/SOS/32/91 for proposed gipsy site at Eastwoodbury Lane, Eastwood, Southend	604
Southend on Sea Borough Local Plan - Deposit Draft Consultation	389

Consultation Documents

Consultation Paper 'A New Tax for Local Government'	285
The Structure of Local Government in England	286
Protection of Hedgerows - Government Proposals	443
The Health of the Nation	48

Contracts

No.1553: Lower Wyburns Farm, Daws Heath Road	26
No.1552: Internal Decorations Pembroke House, Rochford	69
No.1554: Schedule of Rates	118,563
Standing Approved List of Contractors	142
No.1556: Cyclical Repairs - Wakering Area 1	151(i)
No.1557: Cyclical Repairs - Wakering Area 2	151(ii)
No.1558: Cyclical Repairs - Goodman & Bell House	151(iii)
No.1560: Window Cleaning - AP Dwellings	151(iv)
No.1563: UPVC Window Replacement - 1991/92	151(v)
Supervisory Arrangements	190(D), 204
No.1559: Cyclical Repairs & External Painting	259
Extension of Leisure Contract - Catering Provision	302
No.1574: Re-Roofing & Associated Works	342
No.1576: Domestic Boiler Replacement	343
No.1616: Provision of Banking Services	281,467,478,564,631
No.1621: Conversion of Bed Sitting Room to one bedroom flats at Goodmans, Gt. Wakering (Phase 1)	503
No. 1620: Hullbridge Foreshore Design & Supervision Consultancy	537,591
Review of Leisure Contract	119,517,519
Extension of Leisure Contract - Catering Provision	302

Corporate Plan

The Physical Environment - Corporate Priority C1	51
Final Effluent Monitoring - Corporate Priority D8	136
Local Management of Schools - Corporate Priority P1	190(C)
Preparation for Review	190(D)
Review of the Corporate Plan	411

Council Tax

659

Councillors

J.A. Gibson	2,211,398
D.C. Wood	176,214
New Scheme of Members' Allowances	194
Identity Cards	200
A.J. Harvey	214

cont/d

Tributes to Retiring Members	214
Nominations for Royal Garden Party	131
Election of Chairman of the Council	223
Appointment of Vice-Chairman	224
Appointment of Chairman Policy & Resources	225
Appointment of Chairmans Chaplain	226
Appointment of Standing Committees	230
Appointment of Chairman & Vice-Chairman of Committees and Panels of Committees	231
Appointment of Representatives to outside Bodies	233
Appointment of Member Special Representatives	234
Membership of Panels	289
The Review of Parliamentary Constituences	288
Training - Use of Videos	559

Council Property and Premises

Cedar Centre - Purchase of Lease	117,129,195
Provision of Facilities for Nursery Mothers	247,278,571
Rayleigh Grange Community Association - Proposed Alterations to Centre	381

Crime Prevention

298

Cycle of Meetings 1991/92

18,35

Deemed Planning Consents

Hambro Hill	3,24
Entrance Works at Lower Wyburns Farm	75,267
Town Plan for Rayleigh	76,267
Land at Doggets Close, Rochford	196,419
Installation of lift, Goodmans, Gt. Wakering	246
Extinguishment of Highway Rights at Doggets Close, Rochford	590
Contract No. 1620 - Hullbridge Foreshore Design & Supervision Consultancy	591

Delegation of Authority

Finance & Development Directorates	20(i)
Prosecuting Officers	20(ii)
Civilian Fine Enforcement Officers	20(iii)
Transfer from Chief Executive & Director of Finance	112
Chief Housing Manager	145
Attendance at Parish Council Meetings	550,621(ii)
Chief Environmental Health Officer	403,621(i)

Dogs

Dog Fouling	265
Control of Stray Dogs	337,572
Breeding of Dogs Act 1991	488

Education

Local Management of Schools	190(c)
Development of Environmental Education	359,401
Appointments to School Governing Bodies	417

Emergency Planning

Gulf Crisis	37
-------------	----

Employment

Employment Initiatives	294,461,620
------------------------	-------------

Enforcements

Enforcement Criminalisation of planning control	97
Planning Enforcement Performance Monitor	311,548
Planning Enforcement Procedures	554(10),601
Planning Agreements	237(10),600

Environmental Health

Environmental Protection Act 1990 - Implementation and Delegations	53
Survey of Rats and Mice	56
Food Safety Act 1990 - contraventions delegations	70,129,257,334 135
Environmental Charter	252,482
Pest Control Service for Insect Infestations	258
Food Hygiene (General) Regulations 1970 - Prosecutions	346
Registers of Potentially Contaminated Land	410
Annual Report 1990/91	486
The Prohibition on Use of Peat	512
The Environment Agency Consultation Paper	573

Environmental Protection Act 1990

Litter and Street Cleansing	53,137,212,336
Environmental Grant Fund	138
Odour Nuisance from Mushroom Growing Farm	67
Noise Nuisance	499

Ernie Adcock Trophy

Presentation to Rochford Athletics Team	34
---	----

Flooding

Anglian Water Services Ltd 528

Footpaths

Proposed Diversion of Footpath 25, Rochford	322
Proposed Diversion of Footpath 14 (Part) Rochford	383,530(i)
Proposed Diversion of Footpaths 3,5,31 33 & 34 Barling Magna	530,595
Proposed Diversion of Part of Footpath 45, Rochford	322,622

Grants and Loans

Grant Aid to Outside Bodies	13,107,129,190 (B) ,279 (A)
Charity Hall Bookings	16
Improvement and Intermediate Grants	
Breach of Conditions	628,637

Grounds Maintenance

Review of Tender Specifications	29,80
Revision of Contract	113,129,203

Health and Safety

Food Hygiene (General) Regulations 1970 - Prosecutions	346
Register of Potentially Contaminated Land	410
Provision of Facilities for Nursing Mothers	247,278,571

Highways

County Highways Matters	88,129,523
Church Road, Rawreth - width restriction	92
Transport Policies and Programmes (TPP18)	180
Closure of Market Square, Rochford for Charity Fair	190
Closure of Bellingham Lane, Rayleigh for May Day Fair	199
A127/A129 Rayleigh Weir Improvements	89,248
Essex County Council Highway Service Review	324
Proposed Temporary Closure of Eldon Way, Hockley	384
Star Lane, Great Wakering	391
South East Essex Traffic Study	289,423,440,525,589
Station Crescent/Upway, Rayleigh	524
Proposed Waiting Restrictions	
Closure of Spa Road, Hockley	529
Unmade Road - Broadlands Road, Hockley	273

Horse Riding

Youngsters at Risk	187
Trails	654

Housing

Rents 1991/92	12,35
Designated AP Dwellings - Decoration	60
Keeping of Pets in Hostels	61
Lettings to Single Elderly People	62,145
New Central Heating Installations	143
Investigation into Flat Conversion and Transfer Incentive Scheme	71
Housing Act 1988, Supplementary Credit Approval - Cash Incentive Scheme	245,501
Upgrading of Sheltered Housing Bedsitters	111,246
'Reporting of Repairs' Booklet	338
The Children Act 1989	339
Post HW3 (Residential) - Grested House	345
Housing Strategy - Housing for Elderly Owner/Occupiers	491
Annual Programme of Pre-Painting Repairs	492
Decoration of Council Dwellings	
Mrs X and Mr Y	502
Smoke Alarms	578
Tenant Participation - The Next Steps	579
Tenants Improvements - Reimbursement Scheme	580
Homelessness Code of Guidance for local authorities	582
Improvement & Intermediate Grants - Breach of Conditions	628,637
Proposed Residential Development - St. Clare Meadow	196,392,419, 590,623

cont/d

Housing Investment Programme (HIPS)

1992/93

409

Housing Benefits

Overpayments - Write-Offs

17,193

Land

Disposal of Surplus Land -	
Church Road & London Road, Rawreth	93
157 Main Road, Hawkwell	93
1 Willow Walk, Canewdon	93
r/o 54 and 56 Hatfield Road	93
Land at Beckney Wood, Hockley, Essex	182
Land at Hullbridge Foreshore	45,380,453
Star Lane, Great Wakering	391
Offer of Land at Beckney Avenue, Hockley	532
Land Adj to 21 London Hill, Rayleigh	536
Register of Unused & Under-Used Land	379

Leisure - General

Ernie Adcock Trophy	34
Indoor Sports Licences	79
Provision of Skateboarding Facilities	83(i),167,264,355,514
Action Sport	83(i),166
Review of Special Events	83(ii),173
Clements Hall Cafeteria Refurbishment	168,189
Clay Pigeon Shooting	174,508
Francis Sports Ground	161
Extended Adult Swimming - Clements Hall	262
Arts Events 1991/92	263
Cycling	274,321
Arts Provision	356,515
District Council/Sports Council Liaison Arrangements	361
Liaison Meeting with Eastern Council for Sport and Recreation	362
Rochford Sports Club	408
Use of Play Equipment by able and disabled children	479
Rochford Reservoir - storage building for miniature railway	511
Proposed extension to Rochford Bowling Club Recreation Ground, Stambridge	526
Rochford Reservoir - Management of Waters	531

Licences and Leases

SEETEC - Surrender of Lease	116
Rayleigh Grange Community Association - Proposed Alterations to Centre	381
118 High Street, Gt Wakering - Grant of a New Lease	592

Litter

Abandoned Vehicles	55,158
Consultative Panel	137
Wheeled Bin Extensions	253
Litter at Rochehall	485
Litter Initiative	625(i)

Local Government

The Heseltine Review - Enhancing the Standing of Local Government	414
Consultation Paper 'A New Tax for Local Government'	285
Government Structure, Functions, Finance & Management	287

cont/d

Review of the Structure of Local Government in England	420
Local Government Review: The Internal Management	
Structure of Local Government Authorities in England	454
Local Government Boundary Commission Parish Review	455

Local Government Act 1982

Section 37 - Temporary Markets - Powers	57,129
---	--------

Local Government and Housing Act 1989

Borrowing Policy 1991/92	109
--------------------------	-----

Local Government Planning & Land Act 1980

Register of Unused and Under-Used Land	379
--	-----

Management Structure

Review 190(D)

Management Team

Investigation into Office Procedures 27
Investigation into Flat Conversion and Transfer
Incentive Scheme 71

Markets

Temporary - Powers 57,129

Minerals Subject Plan

320,385,594

Municipal Journal

Article 10(A) (3)

National Health Service

Dental Services 130,134

National Non-Domestic Rating

Charitable Rate Relief 15,108,280,407
Consultation Panel 72
Write-Offs 17,193,449
Recovery Procedures 406
Mandatory & Discretionary Rate Relief 556,626,657

National Rivers Authority

Sea Defences - Tour 64,129
Sewerage Treatment - Final Effluent Monitoring 136
Sewerage - South Fambridge 333
Flooding 528

Noise

Review Working Party 54
Control of Noise from Motor Cycles 249
Control of Noise Pollution 335
Noise Nuisance 499

Notice of Motion

Bus Service to Lower Hockley 36
Waste Disposal 130(i),184
Dental Services 130(ii),134
Shared ATM Facilities for British Gas 213,259,295,450,560
Play Space, Hockley Woods 424,506
Standard Planning Conditions 328
Attendance at Meetings by Essex Police 479(i)
Use of Play Equipment by Both Able & Disabled Children 479(ii)

Nuisance

Odour from Mushroom Growing Farm 67
Noise Nuisance 499

Open Space Development Programme

Hambro Hill	24,368
Relocation of Allotments - Lower Wyburns	77
Land at Little Wheatleys, Rayleigh	78,170,189,212,372,509
Spencers Nurseries	82,129,418
Glencroft Nursery, Hawkwell	171
Enhancement Scheme - Fairview Playing Field	172

Opposition Priority Business

Emergency Planning Gulf Crisis	37
--------------------------------	----

Outside Bodies

SEETEC - Revised Lease	116
Cedar Centre - Purchase of freehold	117,129,195
Appointment of Representatives to Outside Bodies and Organisations	233,279(B),557
Possible Merger of Provincial Employers Organisations	624

Panel Minutes

Personnel Sub-Committee	10(A), 10(F), 35, 39, 190(C), 212, 403(A), 448(D), 554(A)
Twinning Sub-Committee	10(B), 190(A), 448(A), 448(G)
Benefits Appeal Panel	10(C)
Group Leaders Panel	10(D), 105(B), 190(E), 279(B), 403(C), 448(E), 478, 554(B), 617(C)
NNDR Consultation Panel	10(E), 72
Performance Review Panel	105(A), 198(B), 212, 279(A), 403(B), 448(F), 554(C)
Emergency Panel	105(C), 279(C), 448(B), 617(A)
Alexandra Road Panel	3(Para18), 155(D), 439
Waste Disposal Working Party	42, 101, 129, 184, 387(ii), 527(B)
Rochford District & Hawkwell Parish	82, 129, 617(B)
District Plan Working Party	100, 104, 183, 390, 394, 527(C), 598
Membership of Panels	289
Doggetts Panel	370
Horse Riding Working Party	387(i), 527(A)
Little Wheatleys Panel	439
Appeals Panel	448(C)
Hackney Carriage Panel	527(D)
Whitehouse Chase Panel of Members	617(D), 629, 638

Parish Matters

Rochford Hundred Association of Parish Councils	290, 363, 386, 418
Site Visits - Involvement of Parish Councils	291
Parish Liaison Meeting	431
Local Government Boundary Commission - Parish Review	455

Performance Indicators

Housing	59, 144, 340
Performance Indicators	496, 576
Performance Indicators - Leisure Services	516

Planning Development Control

Development Control Statistics - Planning Applications	219, 369 545
--	-----------------

Post Offices

Station Road, Rayleigh	22, 87
------------------------	--------

Prosecution

Stubble Burning	500
-----------------	-----

Public Conveniences

Improvements to the Service	66, 585
King Georges Playing Field Pavilion, Rayleigh	352
Vandal Proof Fittings	654

Public Open Spaces

Hambro Hill	3
Land North of Brays Lane	169, 317

Rawreth Hall Wood	183(2)
Sweyne Park Lake	301
King Georges Playing Field Pavilion, Rayleigh	352
Use of Sweyne Park for Horse and Dog Show	364,401
Request for Grazing permission - Little Wheatleys Open Space, Rayleigh	464
Land adjacent to public car park, Websters Way	465
Fyfield Path Play Area - Site Visit	354,507
Sweyne Park - Proposed Maintenance Programme	510
Use of School Playing Ground/Playing Field	513
The Rayleigh Town Centre Public Open Space Compulsory Purchase Order 1991	535

Public Entertainment Licensing

Academy Leisure UK - Event at Fairlawns Farm	434,444,489
--	-------------

Public Question Time at Council Meetings

On Use of Baliffs	25,32,558
-------------------	-----------

Public Transport

Bus Service to Lower Hockley	35
Bus Service Provision in Rural Areas	90,129,588(i)
Public Transport Plan PTP14 - Consultation	180
Bus Service - Southend to Great Wakering	319(i)
Bus Service Canvey Island to Rochford Hospital	319(ii)
Bus Services - Services 10 and 12	588(ii)

Recycling

Recycling - Progress Reports	254,483,583
Supplementary Credits	140
Notices of Motion	110,141
Christmas Trees	147,255,574
Bottle and Can Banks	150
Recycling of Waste	388

Refuse Collection

Review of Tender Specification	29,52
Revision of Contract	113,129,203
Quality Survey	139,484
Wheeled Bins	253,654

Roach Valley Conservation Zone

Minutes	185
---------	-----

Sewers

Sewerage - South Fambridge	333
Sewerage Embargo - Restriction on Development	23,437

South East Essex Traffic Study

180,272,289,315,423,440,525,589,635(ii)

Southend Health Authority

Joint Planning	21
Rochford Hospital - Consultation on Redevelopment	99(ii),129
Applications to form NHS Trusts	
Southend Community Care Services	331(i),395
Essex Ambulance Services	331(ii)
Social Services - Capital Expenditure 1992/97	494

Staff

Mr.A.G. Cooke	6
Appointment of Chief Executive (Designate)	10(F)(2)
1991 Appraisal Process	18
Mr. R. Godfrey	153
Reward Scheme	190(C),211
Miss K. White	235
Essex Chief Officers Groups	244
Mr. J. Rood	347
Mr. P. McKenna	349
Miss C. Mills	435
The Chief Housing Manager	575
Mrs R. Friend	651

Standing Orders

Amendments	112
------------	-----

Stopping Up Orders

Alexandra Road, Princess Road, Betjeman Close, Rayleigh	181
---	-----

Street Cleansing

Review of Tender Specification	29,52
Snow Clearance	84
Revision of Contract	113,129,203

Street Lighting

Unparished and Unadopted Streets	91,129
----------------------------------	--------

cont/d

Street Naming and Numbering

r/o 218 Thorpe Road, Hawkwell - Gusted Dell	94,323(ii)
Off High Road, Rayleigh	323(i)
Development off Doggetts Close, Rochford	323(iii)
Development at Little Wheatleys Farm	382

Subscriptions

1991/92	14,35
ADC	191

Teach-Ins and Seminars

Members 'Teach-In'	
Planning Function	314,457
Seminar on Chairing Meetings	412

Tender Specifications

Review of Street Cleansing Refuse Collection and Grounds Maintenance	29,52
---	-------

Terms of Reference

Health and Housing Services Committees	293
--	-----

Tourism

Town Plan for Rayleigh	76
------------------------	----

Town and Country Planning - Contraventions

178 Eastwood Road, Rayleigh	4
4167 Lower Lambricks, Rayleigh	43
11 The Westerings, Rayleigh	44
Foreshore Lane Opp Creekview, The Esplanade, Hullbridge	45
Land adj Warren, r/o New House Farm, Poynters Lane, Wakering	46
1 Morris Close, Great Wakering	47
Simla Restaurant, 301 Ferry Road, Hullbridge	48(i)
Olicana, Magnolia Road, Hawkwell	48(ii)
Unauthorised Advertisements in the Countryside	95
Enforcement - Criminalisation of Planning Controls	97
Land at Rayleigh Spur - junction A127/A130	122
The Boxers, The Chase, Ashingdon, Essex	123
La Mare, Wadham Park Avenue, Hockley	158
Barling Hall Wharf, Barling Hall Creek, Barling	159
Walfords Farm, Hullbridge Road, Rayleigh	206(ii)
Baltic Wharf, Wallasea Island, Rochford	206(i)
Lower Barn Farm, London Road, Rayleigh	239,308
Land as Transport Depot, Rawreth Industrial Estate	240
Lower Wyburns Farm, Daws Heath	77,267(ii)
CM/0681/90/ROC Mineral Extraction, Waste landfilling and Restoration Works, East Creeksea Ferry Road, Canewdon	304
The Retreat, St. Johns Drive, Rayleigh	305
Land Opposite The Retreat, St. Johns Drive, Rayleigh	306
The Caravan, Ethel Road, Rayleigh	307
Breach of Advertisement Control 61-65 Eastwood Road	309,609
Breach of Advertisement Control Eastwood Road	367
Perrys Depot, Hambro Hill, Rayleigh	368
Lubbards Lodge Farm, Hullbridge Road, Rayleigh	397,401,612
Site Adjacent 51 Highams Road, Hockley	429
25 Kings Rd Rayleigh	607
Use of Land Unit 12, Rawreth Ind Est	217(14),605,608
1 Goldsmith Drive, Rayleigh	611
32 Hullbridge Road, Rayleigh	549
Fairfields, Lower Road, Hullbridge	544

cont/d

Town and Country Planning

Vision Statements for the Town Centres	96
Charges for Advice	114
Aerial Photographs	625(ii)
Advance Notice of Planning Applications	372
Planning Controls Over Sites of Special Scientific Interest	238
Perrys Depot, Hambro Hill, Rayleigh	368
Siting of Portable Storage Shed, Cobbletrees, White Hart Lane, Hawkwell	646

Trees

Review of Preservation Policies and Legislation	98
---	----

Twinning

Visit of German Minesweepers	360,401
Budget Savings	654

Unemployment

Unemployment & Economic Recession in the S.E. Peninsula 460

Unfit Houses

'Il Nido' Ulverston Road, Ashington 68

Vehicles, Plant and Equipment

Replacement of Photocopying & Printing Equipment	28
Replacement of Building Maintenance Computer System	202

VFM Studies

Overview of the Planning and Building Control Functions	10(A)(2)
--	----------

Waste Disposal

Notice of Motion	130(i),141
Encouragement of Recycling	184

Woodland

Review of Woodlands and Amenities Units	81
Beckney Wood, Hockley	182
Rustic Crafts and Sales Area	358,402
Bulb Planting	560

Write Offs

Sundry Debtor Accounts	17,193,405
Housing Benefit Overpayment Write-Offs	405(a),449



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1991

December (Part 1)

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 3rd December 1991 Present: Councillors
Mrs. E.M. Hart (Chairman), R.S. Allen, R.A. Amner, Mrs. V.J. Arnold,
P.A. Beckers, C.I. Black, R.H. Boyd, M.C. Brown, Mrs. J.A. Christie,
B.A. Crick, Mrs. J. Fawell, T. Fawell, D.F. Flack, G. Fox,
Mrs. J.M. Giles, Mrs. H.L.A. Glynn, M.J. Handford, N. Harris, D.R. Helson,
Mrs. J. Helson, Mrs. A.R. Hutchings, S.N. Jarvis, G.C.A. Jones,
Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs. E. Marlow, C.R. Morgan,
R.A. Pearson, T.A. Powell, J.M. Roden, S.A. Skinner, A. Stephens,
Mrs. M.W. Stevenson, S.R. Tellis, R.E. Vingoe, Mrs. L. Walker, D.A. Weir
and C. Wren.

632. MINUTES

Resolved that the Minutes of the Meeting of 29th October 1991 be approved as a correct record and signed by the Chairman.

633 CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that since the last Meeting she had undertaken 26 civic engagements, and made special mention of her visit to the renal dialysis unit at Westcliff Hospital, to the Fair Havens Hospice and her attendance at the Mayor's Charity Ball at the London Borough of Newham where her host had expressed his appreciation of the rural nature of the Rochford District

634 COMMITTEE MINUTES

Resolved (1) that the Minutes of Committees be received and the recommendations contained therein as amended be adopted

(2) that the Common Seal of the Council be affixed to any documents necessary to give effect to decisions taken or approved by Council in these Minutes.

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Health & Housing Services	5th November 1991	568 - 585

Minute 582 - Homelessness Code of Guidance for Local Authorities

In moving adoption of this Minute, the Chairman of the Committee asked Members to note that it was cross-referenced with Minute 616 of the Policy & Resources Committee

Development Services	7th November 1991	586 - 595
Planning Services	14th November 1991	596 - 613
Policy & Resources	26th November 1991	614 - 631

Minute 618: Budget Strategy 1992/93

Council concurred with the Chairman of the Committee that the Minute should be amended by the addition of a third recommendation that a factual statement be issued to all residents once the decisions on the budget had been taken, possibly when the Community Charge bills were issued

Council

Some Members expressed concern that the subject of budget economies had been broached at the recent Parish Liaison Meeting in advance of decisions being taken by the Council on the subsequent SSA announcement thereby generating concern possibly without cause. The Chairman suggested that the question of Parish Liaison be referred to the Policy & Resources Committee for consideration.

Resolved (1) that Minute 618 be amended by the addition of a third recommendation to read as follows:-

"That the Officers be authorised to prepare a factual statement for issue to all residents once the decisions on the budget have been taken."

(2) that the Policy and Resources Committee be asked to consider the question of Parish Liaison. (31758) (CE(D))/DF(D))

Minute 624: Possible Merger of Provincial Employers Organisations

Council concurred with the suggestion of a Member that in supporting the merger they should seek to ensure that Rochford would continue to be represented on any future body.

Resolved that Minute 624 be adopted subject to the addition to the recommendation of the words "... but seeks to ensure the continued representation of Rochford District Council on any future body". (4538) (CED)

Minute 628: Improvement and Intermediate Grants - Breach of Conditions

Minute 629: Whitehouse Chase Allotment Site

Consideration of these matters was deferred to enable them to be discussed after the exclusion of the public.

Minute 631: Contract No. 1616 - Provision of Banking Services

In considering this Minute Council were asked to note that Councillor T.A. Powell had also declared a pecuniary interest in the matter by virtue of employment and left the Meeting prior to its discussion and that the reasons for Councillors M.J. Handford and D.R. Helson having declared a pecuniary interest had been set out in reverse order.

For the sake of clarity it was agreed that the recommendation should be set out in full in the Minutes of Council.

Resolved (1) that the declaration of interest contained in Minute 631 be amended as aforesaid.

(2) that the Director of Finance (Designate) be authorised to negotiate further on the contract terms with both Barclays Bank plc and the lowest tenderer and endeavour to ensure that the service now offered would not be further diluted over the contract period. (CON.1616) (CE(D), DF(D))

Council

635. NOTICES OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5

(i) Contract No 1616 - Provision of Banking Services (Minute 564/91)

The following Notice of Motion standing in the names of Councillors Mrs. M.W. Stevenson, D.F. Flack, D.A. Weir, G.R. Morgan, G. Fox and Mrs. L. Walker was moved by Councillor Mrs. M.W. Stevenson:

"This Council expresses regret that Barclays Bank PLC has chosen to close its sub-branch in Hullbridge from 17th January 1992 especially in view of the consideration given to the service this branch offers to the local community and the weight that this carried in the Council's decision to award its Banking Services Contract other than to the lowest tenderer."

(ii) South East Essex Traffic Study (Minute 589/91)

The following Notice of Motion standing in the names of Councillors D.F. Flack, Mrs. E.M. Hart, Mrs. E. Marlow, Mrs. L. Walker, Miss B.G.J. Lovett, Mrs. V.J. Arnold, C.R. Morgan, D.A. Weir, R.E. Vingoe, Mrs. M.W. Stephenson and G. Jones was moved by Councillor D.F. Flack:

"Rochford District Council regrets the decision of Essex County Council to ignore the wishes of the public as expressed in the recent consultation on road routes in South East Essex. Accordingly Rochford District Council will oppose the wholesale destruction of its Green Belt and will oppose the proposed northern bypass."

Resolved that those Motions stand referred to the Policy & Resources Committee. (CE(D))

636. 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 paragraphs 7 and 8 respectively of Part I of Schedule 12A of the Act.

637. IMPROVEMENT AND INTERMEDIATE GRANTS - BREACH OF CONDITIONS (Minute 628/91)

Having rehearsed in confidence why it had been decided to waive repayment of the grant monies involved it was

Resolved that Minute 628 be adopted. (12966)

638. WHITEHOUSE CHASE ALLOTMENT SITE (Minute 629/91)

The Chief Executive (Designate) reported in confidence that he and the Director of Development had met with the occupiers of a property in Daws Heath Road on the earlier proposal for the Council to acquire the adjoining semi-detached house. In the light of their discussions Members accepted that an alternative method of acquisition and use of that property was to be preferred and considered further how best to achieve an access into the Council owned allotment site

Council

Resolved (1) that Minute 629 be adopted as amended below.

(2) that the Springboard Housing Associated be invited to acquire 123 Daws Heath Road with local authority sponsored HAG funding from this Council.

(3) that the Solicitor be authorised to ascertain from the developer owning the land adjoining the south-eastern end of the site on what terms a suitable access might be provided to the Council's land and report the outcome to the Whitehouse Chase Panel of Members.
(866/6057) (SOL/CHM)

CHAIRMAN: E M. Hart

DATE: 4 2 92

ROCHFORD DISTRICT COUNCIL

Minutes of the Leisure Services Committee

At a Special Meeting held on 4th December 1991. Present: Councillors D.R. Helson (Chairman), R.S. Allen, M.C. Brown, T. Fawell, D.F. Flack, G. Fox, Mrs. J.M. Giles, Mrs. A.R. Hutchings, S.N. Jarvis, Mrs. S.J. Lemon, Miss B.G.J. Lovett, C.R. Morgan, J.M. Roden, A. Stephens, S.R. Tellis, R.E. Vingoe and Mrs. L. Walker

Apologies: Councillors C.I. Black, Mrs. E.M. Hart and Mrs. M.W. Stevenson.

Visiting: Councillors B.A. Crick and S.A. Skinner.

639. BUDGET 1992/93 (Minute 618/91)

The Director of Finance (Designate) reminded Members that in setting the initial budget strategy the Policy & Resources Committee had asked all service Committees to conduct the review of their draft budget within the target figure of £5 767 million for 1992/93. However, the announcement of Standing Spending Assessment had been late and the figure for Rochford was worse than had been anticipated. As a result the Policy & Resources Committee had been unable to finalise the target figure and that could not be ratified until later in the budget cycle but it was now apparent that an additional £138,000 needed to be saved.

The Personnel Sub-Committee had considered various means by which economies could be achieved, the effect of which had been costed provisionally as £68,500. The balance could be achieved by means of variations within those budgets administered by the Property Services Manager and that would be reported in due course.

Members had before them the revised revenue estimates for 1991/92 and draft revenue estimates for 1992/93, the scale of charges and a schedule of building maintenance repairs and special items which fell within the remit of their Committee. The Director of Finance (Designate) advised Members that the draft budget included expenditure of a statutory or essential nature which could not be altered and other areas of a book-keeping nature all of which had been shaded for ease of reference. Having considered their approach on the basis of that advice the Committee opted to scrutinise all other items of expenditure page by page, those matters giving rise for discussion being as follows:-

- (i) The reduction in the retained cost of Leisure Premises and Operations as set out on the Summary Sheet was noted for more detailed discussion under that head, and Members were advised that the reduced cost shown against Committee Servicing arose out of the development of the Cost Centre concept.
- (ii) The sum of £12,000 for Maintenance of Open Spaces - Engineering was detailed as relating to Grove Road, Little Wheatleys and Sweyne Park (bridleway maintenance).
- (iii) That there would be no reduction in the level of maintenance at Rayleigh Mount, the cost reduction shown being a re-allocation of the Grounds Maintenance Contract.

John ...
6/2/92
001459

Special Leisure Services

- (iv) The reduction in retained cost of Leisure Premises and Operations was partly due to the absorption of the Courtesy Bus and Action Sport by CIRCA Leisure, the remainder being effected by reduced level of building maintenance (including internal decoration) and special items.
- (v) The Chairman asked Members to delete the sum of £1,700 shown in the building maintenance schedule relating to Castle Hall in the column marked 'necessary' under non-essential items.

P RECOMMENDED That subject to the overall budget figure accepted by the Policy & Resources Committee, this Committee's budget requirements in respect of revised expenditure and income 1991/92 and estimated expenditure and income for 1992/93 be as set out in the draft revenue estimates. (31758)(DF(D))

640. CHARGES 1992/93 (Minute 404/91)

The Committee had before them the appended schedule of charges which had been prepared in accordance with the earlier decision of the Policy & Resources Committee that the increase should be sufficient to generate an additional 8% in income with effect from 1st April 1992.

RECOMMENDED That the scale of charges be approved. (31758)(DF(D))

001460


4

ROCHFORD DISTRICT COUNCIL

PROPOSED SCHEDULE OF CHARGES

W.E F.1 APRIL 1992

LEISURE SERVICES COMMITTEE

 001461

<u>OUTDOOR SPORTING FACILITIES (Cont.)</u>	<u>Charge</u>		<u>Charge</u>	
	<u>Saturday</u>		<u>Max or Sunday</u>	
	£		£	
<u>FOOTBALL/RUGBY</u> (Charges exempt from V.A.T.)	1.4.91	1.4.92	1.4.91	1.4.92
Exclusive use of pitch				
- Class 'A' Pitch	582	606	630	656
- Class 'B' Pitch	420	437	453	475
Alternate use of pitch				
- Class 'A' Pitch	295	307	312	325
- Class 'B' Pitch	210	219	234	244
Casual Lettings including Pavilion (where V.A.T. must be added)				
- Adults	42	44	48	50
- Juniors	28	29	35	37

Notes: Junior Teams 40% less on use of Senior Pitches

Established Junior Pitches

Exclusive use of pitch				
- Class 'A' Pitch	317	330	360	375
- Class 'B' Pitch	215	224	252	262
Alternate use of pitch				
- Class 'A' Pitch	162	169	185	193
- Class 'B' Pitch	114	119	125	130
- Cubs use	95	100	-	

(Exclusive use by Cub Scout League 80% of junior charge)

PAVILION HIRE (including Changing Rooms)

- per 3 hour session

<u>Charge</u>	
£	
23.30	25.20

Note: Hire in respect of Youth Clubs will be reduced by 50%

Playgroups

Pre-School and Mother & Child

Morning Session	6.75	7.30
Afternoon Session	5.70	6.20

Note:- All playgroups using pavilions for five or more sessions per week will have a 10% reduction in the booking fee (Minute 344/83 refers).

TENNIS

Casual Bookings (55 min. Sessions)

(Charges where V.A.T. is absorbed)

Per Court - Adult) Any	2.35	2.45
- Junior) Day	1.50	1.60

PUTTING + Deposit 50p, hire of equipment)

0.30	0.35
------	------

ALLOTMENTS

(Charges exempt from V.A.T.)

Rent - per rod, per year	3.60	3.90
G.A.P. - per rod, per year	2.40	2.60

001463

SPECIAL LEISURE SERVICES COMMITTEE

4TH DECEMBER 1991

LEISURE SERVICES BUDGET 1992/93

AND

LEISURE SERVICES BUILDING WORKS 1992/93

001464

LEISURE SERVICES - COMMITTEE SUMMARY	1990/91 ACTUAL £	199 1 /92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
CONTRACT PAYMENT	288,625	314,400	323,400	342,800
RETAINED COST OF LEISURE PREMISES & OPERATIONS	422,842	512,100	424,800	336,200
ALLOTMENTS	2,254	1,600	4,000	4,000
DAY CENTRES	(5)	(1,400)	(1,600)	(2,600)
MANAGEMENT OF RECREATION GROUNDS & OPEN SPACES	449,354	-	-	-
MANAGEMENT OF RECREATION GROUNDS	-	361,000	392,900	376,900
MANAGEMENT OF OPEN SPACES	-	114,200	127,800	150,500
THE MOUNT	5,853	6,600	6,900	1,800
MILL TOWER	3,653	2,300	2,100	2,300
PRIVATISATION	-	-	-	-
COST OF COMMITTEE SERVICING	34,350	39,100	40,900	25,000
TOTAL NET EXPENDITURE	1,206,926	1,349,900	1,321,200	1,236,900


ALLOTMENTS	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 010 10 300	227	300	500	600
* ADMINISTRATION - TRAM	15 010 10 800	61	100	100	100
* RE-CHARGE MAINT. OF GROUNDS	15 010 11 000	1,201	1,300	1,400	1,400
FUEL, LIGHT & CLEANING MATERIALS	15 010 12 400	-	100	200	200
RENT AND RATES	15 010 18 000	3,000	1,500	3,000	3,000
MAINT. OF GROUNDS-ADDITIONAL WORKS	15 010 11 000	-	-	500	500
* RE-CHARGE AUDIT SERVICES	15 010 38 600	591	800	800	900
WATER AND SEWERAGE	15 010 12 500	(1,135)	-	-	-
COMPETITION PRIZES	15 010 49 100	12	100	100	100
		3,957	4,200	6,600	6,800
RENTS	15 010 80 000	(1,703)	(2,600)	(2,600)	(2,800)
		2,254	1,600	4,000	4,000

* ACCOUNTANCY USE ONLY

001466

MILL TOWER	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 140 10 300	2,495	1,400	1,100	1,500
* ADMINISTRATION - RAM	15 140 10 800	668	300	300	200
RATES	15 140 18 500	202	200	300	300
* INSURANCE	15 140 40 100	288	400	400	300
TOTAL NET EXPENDITURE		3,653	2,300	2,100	2,300

* ACCOUNTANCY USE ONLY


 001467

DAY CENTRES	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 150 10 300	451	1,700	1,400	1,100
* ADMINISTRATION - RAM	15 150 10 800	120	400	400	100
* INSURANCE	15 150 40 100	224	300	400	200
		795	2,400	2,200	1,400
* RE-CHARGE VOLUNTARY ORGANISATIONS	15 150 84 000	(800)	(3,800)	(5,800)	(4,000)
TOTAL NET EXPENDITURE		(5)	(1,400)	(1,600)	(2,600)

* ACCOUNTANCY USE ONLY

001468

MANAGEMENT OF RECREATION GROUNDS AND OPEN SPACES	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1992/93 REVISED ESTIMATE £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 200 10 300	29,631	-	-	-
* ADMINISTRATION - RAM	15 200 10 750	9,537	-	-	-
FUEL/LIGHT/CLEANING MATS:					
GAS GENERAL	15 200 12 200	1,270	-	-	-
WATER GENERAL	15 200 12 400	3,952	-	-	-
SEWERAGE GENERAL	15 200 12 450	1,979	-	-	-
EQUIPMENT, TOOLS AND MATERIALS	15 200 16 100	9,349	-	-	-
RENT AND RATES	15 200 18 500	55	-	-	-
* INSURANCE	15 200 40 100	1,408	-	-	-
* RE-CHARGE - MAINT OF GROUNDS	15 200 55 100	332,586	-	-	-
* RE-CHARGE - WOODLANDS AND AMENITIES	15 200 55 200	35,000	-	-	-
SPECIAL ITEMS - BUILDING WORKS	15 200 69 XXX	5,997	-	-	-
DOG LITTER SCHEME	15 200 56 100	29,719	-	-	-
		460,483	-	-	-
LAND AND ACCESS CHARGES	15 200 84 300	(6,803)	-	-	-
PAVILIONS	15 200 84 500	(4,326)	-	-	-
TOTAL NET EXPENDITURE		449,354	-	-	-

* ACCOUNTANCY USE ONLY

001469

MANAGEMENT OF RECREATION GROUNDS	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 200 10 300	-	25,100	20,000	36,600
* ADMINISTRATION - RAM	15 200 10 750	-	10,900	10,500	4,900
FUEL/LIGHT/CLEANING MATS:					
GAS GENERAL	15 200 12 200	-	1,400	400	-
WATER GENERAL	15 200 12 400	-	4,000	5,900	6,200
SEWERAGE GENERAL	15 200 12 450	-	1,900	2,900	3,100
EQUIPMENT, TOOLS AND MATERIALS	15 200 16 100	-	10,700	8,700	8,700
RENT AND RATES	15 200 18 500	-	2,000	100	100
ANNUAL SAFETY AUDIT		-	-	1,000	1,000
* INSURANCE	15 200 40 100	-	1,700	2,100	1,600
* RE-CHARGE - MAINT OF GROUNDS	15 200 55 100	-	255,300	295,600	313,000
* RE-CHARGE - WOODLANDS AND AMENITIES	15 200 55 200	-	38,200	38,200	
SPECIAL ITEMS - BUILDING WORKS	15 200 69 XXX	-	19,500	17,500	12,400
		-	370,700	402,900	387,600
LAND AND ACCESS CHARGES	15 200 84 300	-	(4,500)	(7,500)	(8,000)
PAVILIONS	15 200 84 500	-	(5,200)	(2,500)	(2,700)
TOTAL NET EXPENDITURE		-	361,000	392,900	376,900

* ACCOUNTANCY USE ONLY

001470

MANAGEMENT OF OPEN SPACES	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	15 220 10 300	-	3,500	4,000	4,000
ADMINISTRATION RAMP	15 220 10 000	-	900	1,100	1,000
EQUIPMENT, TOOLS AND MATERIALS	15 220 10 100	-	300	-	-
RE-CHARGE MAINT. OF GROUNDS	15 220 11 000	-	109,500	122,700	145,500
TOTAL NET EXPENDITURE		-	114,200	127,800	150,500

* ACCOUNTANCY USE ONLY

4 001471

MAINTENANCE OF GROUNDS HOLDING ACCOUNT	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
* TRANSPORT & PLANT	15 205 25 100	2,708	2,500	2,500	2,700
CONTRACT PAYMENTS	15 205 55 000	562,461	615,600	643,900	682,500
SOIL REMOVAL - CEMETERIES	15 205 55 100	285	1,600	600	-
MAINT. OPEN SPACES-TREES & SHRUBS		-	-	4,000	6,000
MAINT. OPEN SPACES-GROUNDS		-	-	4,000	6,000
MAINT. OPEN SPACES-ENGINEERING		-	-	-	12,000
MANAGEMENT FEE - SPORTS PITCHES	15 205 60 000	12,500	13,600	-	-
PROVISION FOR CONTRACT VARIATION	15 205 65 100	8,445	9,300	5,000	5,000
SPORTS FESTIVAL EVENTS	15 205 65 200	5,506	6,500	5,000	-
		591,905	649,100	665,000	714,200
* INCOME - LETTINGS	15 205 81 000	(44,900)	(49,000)	-	-
* RE-CHARGE - ADMIN BUILDINGS	15 205 81 100	(16,309)	(17,900)	(18,800)	(19,900)
* RE-CHARGE - LEISURE PREMISES ETC	15 205 81 200	(11,406)	(12,500)	(13,100)	(13,900)
* RE-CHARGE - ALLOTMENTS	15 205 81 150	(1,201)	(1,300)	(1,400)	(1,400)
* RE-CHARGE - THE MOUNT	15 205 81 250	(5,703)	(6,300)	(6,600)	(1,500)
* RE-CHARGE - DEPOT SERVICES	15 205 81 300	(2,902)	(3,200)	(3,400)	(3,500)
* RE-CHARGE - VERGE MAINTENANCE	15 205 81 400	(77,843)	(85,400)	(89,500)	(94,700)
* RE-CHARGE - HOUSING REVENUE ACCOUNT	15 205 81 500	(64,536)	(70,800)	(74,200)	(78,700)
* RE-CHARGE - CEMETERIES & CHURCHYDS.	15 205 81 600	(34,519)	(37,900)	(39,700)	(42,100)
* RE-CHARGE - REC. GROUNDS & O/S	15 205 81 700	(332,586)	-	-	-
* RE-CHARGE - REC. GROUNDS	15 205 81 800	-	(255,300)	(295,600)	(313,000)
* RE-CHARGE - OPEN SPACES	15 205 81 900	-	(109,500)	(122,700)	(145,500)
		0	0	0	0

* ACCOUNTANCY USE ONLY

001472

THE MOUNT	CODE NUMBER	1990/91	199 1 /92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
MAINTENANCE OF GROUNDS	15 230 11 000	5,703	6,300	6,600	1,500
EQUIPMENT, TOOLS & MATERIALS	15 230 16 100	150	300	300	300
TOTAL NET EXPENDITURE		5,853	6,600	6,900	1,800

* ACCOUNTANCY USE ONLY

001473

LEISURE PREMISES & OPERATIONS	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
CONTRACT PAYMENT	15 350 50 100	288,625	314,400	323,400	342,800
RETAINED COSTS OF LEISURE PREMISES AND OPERATIONS					
REPAIRS & MAINTENANCE:					
CASTLE HALL	15 350 10 300	2,573	1,300	1,000	2,700
MILL HALL	15 350 10 320	14,339	13,600	10,900	11,700
FREIGHT HOUSE	15 350 10 330	8,856	9,400	7,500	5,100
PARK SPORTS CENTRE	15 350 10 340	1,444	3,400	2,700	1,500
GT MAKERING S.C.	15 350 10 350	4,096	3,800	3,000	5,500
CLEMENTS HALL	15 350 10 360	47,810	57,100	45,700	37,500
* ADMINISTRATION TEAM	15 350 10 700	38,373	49,400	43,000	40,000
* MAINTENANCE OF GROUNDS	15 350 11 000	11,406	12,500	13,100	13,900
WATER/SEWERAGE	15 XXX 12 XXX	306	-	600	600
COURTESY BUS	15 350 20 200	19,410	23,500	-	-
RENT & RATES	15 XXX 18 XXX	165,617	183,000	187,200	198,400
LEASING PAYMENTS	15 350 20 400	7,340	7,300	7,200	7,200
SPECIAL ART EVENTS	15 350 20 500	4,068	6,200	2,500	2,700
* INSURANCE	15 350 40 000	25,404	25,900	25,300	21,500
ACTION SPORT CONTRIBUTION	15 060 75 000	16,186	20,000	-	-
TOTAL EXPENDITURE C/FWD		367,228	416,400	349,700	318,300

* ACCOUNTANCY USE ONLY

001474

LEISURE PREMISES & OPERATIONS CONT.	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1992/93 REVISED ESTIMATE £	1992/93 ESTIMATE £
TOTAL EXPENDITURE B/FWD		367,228	416,400	349,700	318,300
SPECIAL ITEMS:					
MILL HALL	15 350 69 050	25,172	18,800	15,300	3,400
PARK SPORTS CENTRE	15 350 69 100	3,040	-	-	2,000
GREAT WAKERING SPORTS CENTRE	15 350 69 150	3,364	11,600	10,000	2,200
CLEMENTS HALL SPORTS CENTRE	15 350 69 200	27,946	61,000	44,800	17,300
FREIGHT HOUSE	15 350 69 250	1,891	11,000	11,000	6,700
CASTLE HALL	15 350 69 300	2,815	-	-	-
EQUIPMENT	15 350 69 350	4,089	10,000	-	5,000
RESIDUAL COSTS - PARK SPORTS CENTRE		2,155			
		437,700	528,800	430,800	354,900
RENT	15 350 90 000	(14,858)	(16,700)	(6,000)	(16,700)
SPECIAL EVENTS CONTRIBUTION FROM CIRCA LEISURE		-	-	-	(2,000)
TOTAL NET EXPENDITURE		422,842	512,100	424,800	336,200

* ACCOUNTANCY USE ONLY

001475

LEISURE SERVICES COMMITTEE - BUILDING MAINTENANCE REPAIRS AND SPECIAL ITEMS

SPECIAL ITEM CATEGORIES:

CONT. = CONTRACTED
 ALT & IMP = ALTERATIONS AND IMPROVEMENTS
 L, S & H = LEGAL, SAFETY & HYGIENE
 SECURITY = SECURITY REQUIREMENT

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
ALLOTMENTS		:		
Repairs and Maintenance		:		
-----		:		
Day to day repairs	600	:		
-----		:		
TOTAL ALLOTMENTS	600	0 :	0	0
-----		:		
CASTLE HALL		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Heating	100	:		
Fire	25	:		
Emergency Lighting	50	:		
Day to Day Repairs:-		:		
Electrical	200	:		
Mechanical	125	:		
Building	500	:		
Internal decoration	1,700	:		
-----		:		
	2,700	0 :	1,700	0
-----		:		
TOTAL CASTLE HALL	2,700	0 :	0	0
-----		:		

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL : ITEM :	NECESSARY	DESIRABLE
MILL TOWER		INDICATOR:		
Repairs and Maintenance				

Service contracts:-				
Fire	50			
Turning sails	400			
Day to day repairs:-				
Electrical	100			
Building	500			
Repairs planned	450			

	1,500	0 :	0	0
Special Items				

Flood lighting				1,500

	0	0 :	0	1,500

TOTAL MILL TOWER	1,500	0 :	0	1,500
	=====			
DAY CENTRES				
Repairs and Maintenance				

Service contracts:-				
Heating	200			
Fire/extinguishers	100			
Emergency lighting	100			
Burglar alarms	150			
Day to day repairs:-				
Electrical	150			
Mechanical	100			
Building	300			

	1,100	0 :	0	0

TOTAL DAY CENTRES	1,100	0 :	0	0
	=====			

001477

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
MILL HALL		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Heating & Ems	3,500	:		
Fire Extinguishers	150	:		
Emergency lighting	250	:		
Burglar Alarms	250	:		
Lightning conductor	50	:		
Lift	1,100	:		
Day to day repairs:-		:		
Electrical	1,000	:		
Mechanical	1,000	:		
Building	900	:		
Internal decoration as per programme	2,000	:		
External decoration as per programme	1,500	:		
	-----	:		
	11,700	0 :	0	0
Special items		:		
-----		:		
Lighting replacement		:	2,000	0
Audio system renewal	3,400 L, S & H :			
	-----	:		
	3,400	0 :	2,000	0
	-----	:		
TOTAL MILL HALL	15,100	0 :	2,000	0
	=====	=====	=====	=====

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
FREIGHT HOUSE		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Heating	1,000	:		
Fire	200	:		
Emergency lighting	150	:		
Lift	1,000	:		
Burglar alarms	300	:		
Fire extinguishers	150	:		
Day to day repairs:-		:		
Electrical	800	:		
Mechanical	600	:		
Building	900	:		
	-----	:		
	5,100	0 :	0	0
Special Items		:		
-----		:		
Security Alarm	1,700	SECURITY :		
Renew Audio System	5,000	L, S & H :		
	-----	:		
	6,700	0 :	0	0
	-----	:		
TOTAL FREIGHT HOUSE	11,800	0 :	0	0
	=====	=====	=====	=====

[Handwritten signature]
 601479

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
GREAT WAKERING SPORTS CENTRE		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Heating	500	:		
Fire Extinguishers	200	:		
Emergency lighting	200	:		
Burglar alarms	300	:		
Lightning conductor	300	:		
Day to day repairs:-		:		
Electrical	600	:		
Mechanical	500	:		
Building	1,400	:		
Internal decoration as per programme	1,500	:		
	5,500	0 :	0	0
Special Items		:		
-----		:		
Security System	1,000	SECURITY :		
Carpet replacement	1,200	L, S & H :		
	2,200	0 :	0	0
	7,700	0 :	0	0
TOTAL GREAT WAKERING SPORTS CENTRE		=====		

001480

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
CLEMENTS HALL SPORTS CENTRE		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Heating & Ems	9,500	:		
Fire	400	:		
Emergency lighting	400	:		
Burglar alarms	350	:		
Lightning conductor	500	:		
Lift	1,750	:		
Fire extinguishers	200	:		
Day to day repairs:-		:		
Electrical	10,900	:		
Mechanical	6,500	:		
Building	6,500	:		
Internal decoration as per programme	500	:		1,800
	37,500	0 :	0	1,800
Special Items		:		
-----		:		
Audio system repairs	5,500 L, S & H	:		
Fire alarm renovation	8,000 L, S & H	:		
Projectile room reflooring		:		19,000
Ventilation improvements		:	7,000	
Astro Turf fence	1,800 L, S & H	:		
Lighting system repairs	2,000 L, S & H	:		
Function suite entrance provision		:		15,000
Folding partitions renewal		:	18,000	
Master key locks provision		:		7,500
	17,300	0 :	25,000	41,500
TOTAL CLEMENTS HALL SPORTS CENTRE	54,800	0 :	25,000	43,300

001481

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
PARK SPORTS CENTRE				
Repairs and Maintenance				

Service contracts:-				
Fire Extinguishers	0			
Day to day repairs:-				
Electrical	300			
Mechanical	100			
Building	600			
External decoration as per programme	500			

	1,500	0 :	0	0
Special Items				

Squash court renovation	2,000 CONT.			

	2,000	0 :	0	0

TOTAL PARK SPORTS CENTRE	3,500	0 :	0	0
=====				
RECREATION GROUNDS				
Repairs and Maintenance				

Service contracts:-				
Heating	3,000			
Fire Extinguishers	500			
Day to day repairs:-				
Electrical	5,500			
Mechanical	700			
Building	4,500			
Internal decoration as per programme	4,800			
External decoration as per programme	1,800			
Programmed rewiring	4,500			
Fencing	1,300			
Playground maintenance	10,000			

	36,600	0 :	0	0
Special Items				

Sanitaryware replacement	8,000 L S & H			
Electric replacement	1,200 L S & H			
Re-roofing	3,200 L S & H			

	12,400			

TOTAL RECREATION GROUNDS	49,000	0 :	0	0
=====				

001482

	< ESSENTIAL ITEMS >		< NON - ESSENTIAL ITEMS >	
	TOTAL COST	SPECIAL ITEM	NECESSARY	DESIRABLE
OPEN SPACES				
Repairs and Maintenance				
Day to day repairs:-				
Fencing repairs	4,000			
	4,000	0	0	0
TOTAL OPEN SPACES	4,000	0	0	0

CHAIRMAN: *J. Miller*

DATE: 6.2.92

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Special Meeting held on 5th December 1991. Present: Councillors S.A. Skinner (Chairman), R.S. Allen, P.A. Beckers, B.A. Crick, T. Fawell, D.F. Flack, G. Fox, Mrs. H.L.A. Glynn, M.J. Handford, Mrs. E.M. Hart, Mrs. J. Helson, G.C.A. Jones, T.A. Powell, A. Stephens, S.R. Tellis, R.E. Vingoe and Mrs. L. Walker.

Apologies: Councillor R.A. Pearson.

Visiting: Councillors S.N. Jarvis and Miss B.G.J. Lovett.

641. BUDGET 1992/93 (Minute 618/91)

The Director of Finance (Designate) reminded Members that when the initial budget strategy had been set, all service Committees were asked by the Policy and Resources Committee to conduct the review of their draft budget within the target figure of £5.767 million for 1992/93. However, the Standard Spending Assessment announcement had been late and the figure for Rochford was worse than had been anticipated. For that reason it had not been possible to finalise the target figure which would need to be ratified by the Policy and Resources Committee later in the budget cycle but it was now apparent that an additional £138,000 needed to be saved.

Various means by which economies could be achieved had been considered by the Personnel Sub-Committee, the effect of which had been costed provisionally as £68,500. The balance could be achieved by means of variations within the building maintenance repairs and special items budget and that would be reported in due course.

Members had before them the revised revenue estimates for 1991/92 and draft revenue estimates for 1992/93, and the schedule of building maintenance repairs and special items which fell within the remit of their Committee. The Director of Finance (Designate) advised that within the draft budget were items of expenditure of a statutory or essential nature which could not be altered and other areas of a book-keeping nature all of which had been shaded for ease of reference. Having considered their approach on the basis of that advice, the Committee opted to scrutinise all other items of expenditure page by page, those matters giving rise for discussion being as follows:-

- (i) that the reduced cost shown against Committee Servicing on the Committee Summary sheet arose out of the development of Cost Centres and that other elements which contributed to the total cost involved would appear elsewhere in the Budget Book
- (ii) that likewise the previous format whereby Central Administration costs had been recharged was no longer applicable and such costs would now be found in the estimates for the Policy & Resources Committee.
- (iii) that there had been an increase in the national scale for Planning Fees which had been reflected cautiously in estimating the projected income for 1992/93.

Development Services Committee

- (iv) that the budget for the Woodland and Amenities Unit reflected a reduction in staff and in the ability to recharge because of the decline in the capital programme and other work formerly carried out by the Unit now falling within the Grounds Maintenance Contract, and that greater emphasis was now being placed upon maintenance works in the historic woodlands.
- (v) that economies had been effected in those discretionary areas of horse riding trails and tree planting and whilst Parish Councils might be asked to assist, that could create problems if their precepts were ranked as expenditure for capping purposes in future years.
- (vi) that similarly an economy had been effected in the discretionary area of Christmas lighting and a proposition to ask the Policy and Resources Committee to identify £3,000 savings to enable that activity to be part-funded was defeated on a show of hands.

P. RECOMMENDED That subject to the overall budget figure accepted by the Policy and Resources Committee, this Committee's budget requirements in respect of revised expenditure and income for 1991/92 and estimated expenditure and income for 1992/93 be as set out in the draft revenue estimates. (31758)(DF(D))

NOTE: Amended by Minute 652 to provide the sum of £7,000 for street lighting subject to a compensating saving elsewhere in the budget and to the introduction of a differential Community Charge for Rayleigh

SPECIAL DEVELOPMENT SERVICES COMMITTEE

5TH DECEMBER 1991

DEVELOPMENT SERVICES BUDGET 1992/93

AND

DEVELOPMENT SERVICES BUILDING WORKS 1992/93

001486

DEVELOPMENT SERVICES - COMMITTEE SUMMARY	1990/91	1991/92		1992/93
	ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
DIRECTOR OF DEVELOPMENT, INCORPORATING PLANNING SERVICES	510,219	554,000	578,100	442,500
ARCHITECTURAL AND ENGINEERING SERVICES	84,556	110,600	70,500	52,600
BUILDING CONTROL	149,286	194,300	214,400	222,700
WOODLANDS AND AMENITIES UNIT	10,392	57,900	35,500	101,600
HIGHWAYS GENERAL	90,198	115,200	104,400	105,100
COST OF COMMITTEE SERVICING:				
- DEVELOPMENT SERVICES	37,492	42,700	44,500	27,100
- PLANNING SERVICES	45,049	51,300	53,500	32,600
TOTAL NET EXPENDITURE	927,192	1,126,000	1,100,900	984,200

DIRECTOR OF DEVELOPMENT, INCORPORATING PLANNING SERVICES	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
* SALARIES	11 001 01 000	429,121	488,500	469,300	507,300
TRAINING	11 001 05 200	3,958	6,400	5,400	5,800
PROFESSIONAL FEES	11 001 06 500	375	500	500	600
* CAR ALLOWANCES	11 001 06 000	23,515	25,200	30,000	34,600
COMPUTER CONSUMABLES	11 001 16 200	922	1,000	-	-
TRAVEL, SUBSISTENCE & CONFERENCE	11 001 35 XXX	3,266	3,600	2,100	2,500
EQUIPMENT, TOOLS & MATERIALS	11 001 16 100	12,576	14,500	11,500	15,500
SPECIAL ITEM - FICHE CABINET		488	500	-	-
ADVERTISING	11 001 30 320	4,180	4,500	4,100	4,300
PRINTING AND STATIONERY	11 001 30 210	5,391	6,000	1,800	1,900
MAINTENANCE OF MICROFILMING RECORDS	11 001 69 100	-	7,000	7,000	7,000
* INSURANCE	11 001 40 100	9,267	2,400	3,500	6,400
* RE-CHARGE - COMPUTER & AUDIT	11 001 38 100	33,492	36,800	36,000	37,100
* RE-CHARGE - ADMIN. BLDGS.	11 001 38 200	29,573	37,200	36,700	39,900
* RE-CHARGE - CENTRAL ADMINISTRATION	11 001 38 000	107,750	115,600	129,200	
* RE-CHARGE - I.T. FUND	11 001 38 400	19,028		19,300	20,600
RESEARCH AND PUBLICITY	11 001 49 100	2,950	10,000	5,000	8,000
CONSULTANTS	11 001 45 100	12,250	11,000	9,000	8,000
* PLANNING APPEALS GENERAL	11 001 49 200	32,950	18,500	10,000	10,000
DATA PREPARATION PLANNING		1,500	-	-	-
VFM OVERVIEW - TOWN PLAN. & BUILD. CONTROL		6,000	-	-	-
EXPENDITURE C/FWD		708,552	789,200	780,400	709,500

* ACCOUNTANCY USE ONLY

001488

DIRECTOR OF DEVELOPMENT, INCORPORATING PLANNING SERVICES	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
EXPENDITURE B/FWD		708,552	789,200	780,400	709,500
DISTRICT PLAN INCOME	11 001 84 200	(785)	(200)	(400)	(400)
PLANNING FEES	11 001 82 100	(69,558)	(95,000)	(75,000)	(91,000)
* BUILDING CONTROL	11 001 99 040	(108,782)	(119,000)	(120,900)	(111,700)
* HIGHWAYS GENERAL	11 001 99 020	(13,749)	(15,000)		
WOODLANDS AND AMENITIES UNIT	11 001 99 070	(5,459)	(6,000)	(6,000)	(30,800)
* ENVIRONMENTAL SERVICES	11 001 99 080	-	-	-	(13,200)
* MANAGEMENT TEAM	11 001 99 090	-	-	-	(19,900)
		510,219	554,000	578,100	442,500

* ACCOUNTANCY USE ONLY

001489

BUILDING CONTROL	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
* SALARIES	11 012 01 300	139,719	160,700	159,900	172,400
* CAR ALLOWANCES	11 012 06 003	13,714	14,600	15,500	18,300
TRAVELLING AND SUBSISTENCE	11 012 35 110	-	-	100	100
CONSULTANTS	11 012 25 100	4,742	8,000	6,000	6,000
INSURANCE	11 012 40 100	-	-	-	2,200
RE-CHARGE PLANNING SERVICES	11 012 50 200	108,781	119,000	120,900	111,700
		266,956	302,300	302,400	310,700
FEES - DEPOSIT OF PLANS	11 012 80 100	(26,284)	(28,000)	(20,000)	(20,000)
FEES - FIRST INSPECTION	11 012 81 XXX	(91,386)	(80,000)	(68,000)	(68,000)
TOTAL NET EXPENDITURE		149,286	194,300	214,400	222,700

* ACCOUNTANCY USE ONLY

001490

WOODLANDS AND AMENITIES UNIT	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
SALARIES	11 250 01 000	52,857	89,300	53,700	60,100
REPAIRS, ALTERATIONS & MAINTENANCE	11 250 10 300	25	400	300	1,000
* ADMINISTRATION - RAM	11 250 10 000	7	100	100	100
* RATES	11 250 18 500	392	400	400	500
* TRANSPORT AND PLANT	11 250 25 100	3,298	3,900	3,900	3,900
* CAR ALLOWANCES	11 250 06 000	1,536	1,700	1,600	3,500
TRAVELLING & SUBSISTENCE	11 250 35 110	73	200	900	1,000
EQUIPMENT, TOOLS AND MATERIALS	11 250 16 100	3,565	3,800	3,800	4,000
* INSURANCE	11 250 40 100	-	-	-	900
HORSE RIDING TRAILS - MAINTENANCE	11 250 60 100	4,396	5,000	5,000	1,000
GENERAL EXPENSES	11 250 49 000	1,020	1,900	2,500	2,500
TREE PLANTING/MAINTENANCE	11 250 50 010	4,280	5,000	5,000	-
RECHARGE - PLANNING SERVICES	11 250 58 000	5,459	6,000	6,000	30,800
		76,908	117,700	83,200	109,300
ICE CREAM SITE FEE	11 250 82 100	(250)	(300)	(300)	(300)
SALES	11 250 82 200	(866)	(900)	(800)	(2,000)
RECHARGES - CAPITAL	11 250 99 010	(30,000)	(20,000)	(8,000)	(5,000)
* RECHARGES - REC GROUNDS	11 250 99 100	(39,000)	(38,200)	(38,200)	-
* RECHARGES - HRA	11 250 99 200	(400)	(400)	(400)	(400)
TOTAL NET EXPENDITURE		10,392	57,900	35,500	101,600

* ACCOUNTANCY USE ONLY

001491

HIGHWAYS GENERAL	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
REPAIRS ALTERATIONS & MAINTENANCE	11 140 10 300	1,290	1,600	1,300	1,300
ADMINISTRATION - RAN	11 140 10 800	372	400	400	100
S/I WHITE LINES - TAXI RANKS	11 140 69 010	100	200	200	200
S/I STREET LIGHTING	11 140 69 020	-	10,000	-	-
INSURANCE	11 140 40 100	18	100	100	100
VERGE MAINTENANCE	11 140 50 200	77,843	85,400	89,500	94,700
STREET/FOOTPATH LIGHTING	11 140 60 020	1,992	4,000	4,000	4,300
STREET FURNITURE - SEATS	11 140 60 000	1,311	1,200	1,000	1,100
BUS SHELTER LIGHTS	11 140 63 100	241	100	300	300
STREET NAMEPLATES	11 140 64 000	3,405	3,500	2,500	2,700
SALTING	11 140 65 000	143	1,400	800	800
CHRISTMAS LIGHTING	11 140 69 100	7,667	8,000	5,000	-
RE-CHARGE ADMIN. (ENG. SERVS)	11 140 38 000	13,750	15,000	15,000	16,100
		108,132	130,900	120,100	121,700
RE.C.C. CONTRIBUTION - VERGE MAINT.	11 140 86 000	(17,934)	(15,700)	(15,700)	(16,600)
TOTAL NET EXPENDITURE		90,198	115,200	104,400	105,100

* ACCOUNTANCY USE ONLY

ENVIRONMENTAL SERVICES ADMINISTRATION	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
* SALARIES	11 002 01 000	92,772	112,300	90,200	79,000
TRAINING	11 002 05 200	4,943	5,400	6,200	6,900
PROFESSIONAL FEES	11 002 06 500	220	300	200	200
* CAR ALLOWANCES	11 002 06 000	4,628	3,300	1,900	
TRAVEL, SUBSISTENCE & CONFERENCE	11 002 35 110	2,134	2,900	1,500	1,500
EQUIPMENT, TOOLS & MATERIALS	11 002 16 100	3,165	3,700	3,100	3,100
PRINTING AND STATIONERY	11 002 30 XXX	4,829	6,000	3,800	4,000
* INSURANCE	11 002 40 100	5,428	1,600	1,900	1,000
* RE-CHARGE CENTRAL ADMIN.	11 002 38 000	100,322	107,900	120,600	
* RE-CHARGE ADMIN. BLDGS.	11 002 38 200	28,779	36,200	35,700	33,800
* RE-CHARGE COMPUTER SERVICES	11 002 38 400	41,176	53,600	50,900	55,200
* RE-CHARGE AUDIT SERVICES	11 002 38 600	8,570	12,000	12,100	12,900
* RE-CHARGE DIRECTOR OF DEVELOPMENT	11 002 38 300				13,200
RE-CHARGED TO ACCOUNTS:		296,966	345,200	328,100	210,800
* ENVIRONMENTAL HEALTH	11 002 99 030	(54,944)	(67,500)	(64,200)	(41,400)
* BUILDING MAINTENANCE HOLDING A/C.	11 002 99 080	(167,500)	(190,800)	(181,300)	(117,200)
* ARCHITECTS & ENGINEERING	11 002 99 060	(25,156)	(27,200)	(25,900)	(16,700)
* DRAINAGE GENERAL	11 002 99 040	(10,210)	(11,100)	(10,600)	(6,800)
* HOUSE RENOVATION GRANTS	11 002 99 050	(33,051)	(42,000)	(39,900)	(25,800)
* PEST CONTROL	11 002 99 020	(4,421)	(4,800)	(4,600)	(2,900)
* PUBLIC CONVENIENCES	11 002 99 040	(1,684)	(1,800)	(1,600)	
		0	0	0	0

* ACCOUNTANCY USE ONLY

001493

ARCHITECTURAL AND ENGINEERING SERVICES	CODE NUMBER	1990/91 ACTUAL £	199 1 /92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
* SALARIES ARCHITECTS	11 003 01 001	43,981	48,500	33,100	27,700
* SALARIES ENGINEERS	11 003 01 002	45,152	49,500	48,800	52,400
* CAR ALLOWANCES ARCHITECTS	11 003 06 001	3,427	3,300	4,000	3,100
* CAR ALLOWANCES ENGINEERS	11 003 06 002	3,911	4,000	4,200	4,400
TRAVELLING & SUBSISTENCE	11 003 35 110	-	-	200	200
* INSURANCE	11 003 40 100	-	-	-	1,000
RIBA - LIBRARY	11 003 64 010	1,011	1,100	1,000	1,100
EQUIPMENT TOOLS & MATERIALS	11 003 16 100	1,973	2,000	2,000	2,100
* RE-CHARGE ADMIN (HOES)	11 003 50 100	25,156	27,200	25,900	16,700
		124,611	135,600	119,200	108,700
* RE-CHARGE TO RAYLEIGH WEIR A/C		(7,143)	-	(8,700)	-
* RE-CHARGE TO HIGHWAYS GENERAL		-	-	(15,000)	(16,100)
* RE-CHARGE TO CAPITAL	11 003 99 010	(32,912)	(25,000)	(25,000)	(40,000)
TOTAL NET EXPENDITURE		84,556	110,600	70,500	52,600

* ACCOUNTANCY USE ONLY

001494

DEVELOPMENT SERVICES COMMITTEE - BUILDING MAINTENANCE REPAIRS AND SPECIAL ITEMS

SPECIAL ITEM CATEGORIES:

- CONT. = CONTRACTED
- ALT & IMP = ALTERATIONS AND IMPROVEMENTS
- L, S & H = LEGAL, SAFETY & HYGIENE
- SECURITY = SECURITY REQUIREMENT

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
HIGHWAYS (BUS SHELTERS)		:		
Repairs and Maintenance		:		
-----		:		
Decoration	660	:		
Vandalism	320	:		
Day to day repairs	320	:		

	1,300	0 :	0	0

TOTAL HIGHWAYS (BUS SHELTERS)	1,300	0 :	0	0

WOODLANDS		:		
Repairs and Maintenance		:		
-----		:		
Service contracts:-		:		
Fire	50	:		
Burglar alarms	50	:		
Day to day repairs:-		:		
Electrical	100	:		
Building	100	:		
Decorations	700	:		

	1,000	:		

TOTAL WOODLANDS	1,000	0 :	0	0

CHAIRMAN: _____

DATE: _____

ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Special Meeting held on 10th December 1991. Present: Councillors Mrs. S.J. Lemon (Chairman), R.A. Amner, Mrs. V.J. Arnold, M.C. Brown, Mrs. J.A. Christie, B.A. Crick, T. Fawell, D.F. Flack, Mrs. J.M. Giles, N. Harris, Mrs. E.M. Hart, Mrs. J. Helson, Mrs. A.R. Hutchings, S.N. Jarvis, Mrs. E. Marlow, R.A. Pearson, T.A. Powell, J.M. Roden and Mrs. M.W. Stevenson.

Apologies: Councillor R.E. Vingoe.

Visiting: Councillors Miss B.G.J. Lovett, S.A. Skinner and A. Stephens.

642. BUDGET 1992/1993 (Minute 618/91)

Members were mindful that when the Policy & Resources Committee had set the initial budget strategy they had asked all service Committees to conduct the review of their draft budget within a provisional target figure of £5.767 million for 1992/93. However not only had the announcement of the Standard Spending Assessment been late but the figure for Rochford was worse than had been anticipated. Consequently the target figure could not be finalised but it was now apparent that an additional £138,000 needed to be saved and that would need to be ratified by the Policy & Resources Committee later in the budget cycle. Various methods of achieving economies had been considered by the Personnel Sub-Committee, the impact of which had been costed provisionally as £68,500. A further report would be made in due course on how the balance could be achieved by means of variations within the building maintenance repairs and special items budget.

Members had before them the revised revenue estimates for 1991/92 and draft revenue estimates for 1992/93, the scale of charges and the schedule of building maintenance repairs and special items which fell within the remit of their Committee. The Director of Finance (Designate) reminded Members that the format of the budget reflected the development of Cost Centres and drew their attention to the following items contained therein:-

- (i) That there was potential within the estimate on contract cleaning of public conveniences to achieve savings in which event vandal-proof fittings could be installed thereby reducing the cost of repairs.
- (ii) That the previous provision for an extension to the contract for Street Cleansing had now been consolidated within the contract payments figure.
- (iii) That the effects of the recession in terms of repossessions of mortgaged properties was reflected in the additional expenditure required under homelessness for removals and storage.
- (iv) That there was additional provision under Environmental Health for consultancy fees to enable the Council to fulfil its new statutory obligation to produce a Register of Contaminated Land.

Health and Housing Services Committee

The Committee were further advised that items of expenditure within the draft budget of a statutory or essential nature which could not be altered and other areas of book-keeping nature had been shaded for ease of reference. Having considered their approach on the basis of that advice, the Committee opted to scrutinise all other items of expenditure page-by-page, those matters giving rise for discussion being as follows:-

- (i) That the budget format was in a transitional stage this year and that there would be a greater degree of continuity next year.
- (ii) That no additional provision could be made to extend the wheeled bin scheme next year, any savings available being seen as necessary to safeguard essential services.
- (iii) That the cost of the new statutory requirement for collection/kennelling of stray dogs was an unknown quantity but had been estimated at £5,000.
- (iv) That the Register of Contaminated Land was required to be completed within a period of approximately twelve months from the date when the legislation would become operative (probably April 1992) that the cost should have been taken into account when SSA had been formulated, that once compiled the Register would need periodic updating and that there was no provision to seek a contribution from the landowners concerned.
- (v) That Fees and Education covered such matters as the cost of water analysis.
- (vi) That the projected additional income from Other Fees reflected the recent restructuring of charges for Licensing of Places of Public Entertainment and Indoor Sport.

P RECOMMENDED That subject to the overall budget figure accepted by the Policy & Resources Committee, this Committee's budget requirements in respect of revised expenditure and income in 1991/92 and estimated expenditure and income for 1992/93 be as set out in the draft revenue estimates. (31758) (DF(D))

643. CHARGES 1992/93 (Minute 404/91)

The Committee had before them the appended schedule of charges which had been prepared in accordance with the earlier decision of the Policy & Resources Committee that the increase should be sufficient to generate an additional 8% in income with effect from 1st April 1992.

RECOMMENDED That the scale of charges be approved. (31758) (DF(D))

NOTE: Minute 642 was amended by Minute 652 to provide for the sum shown for wheeled bins to be increased from £16,700 to £19,700 and for a sum of £4,800 to be provided for the installation of vandal-proof fittings, both matters to be subject to the identification of compensating savings elsewhere

ROCHFORD DISTRICT COUNCIL

PROPOSED SCHEDULE OF CHARGES

W E.F.1 APRIL 1992

HEALTH AND HOUSING SERVICES COMMITTEE

HEALTH & HOUSING SERVICES COMMITTEE (S) = Statutory Charge

	<u>Charge</u>	
<u>GEMETERIES, HOCKLEY ROAD, RAYLEIGH and</u> <u>HALL ROAD, ROCHFORD</u>	1.4 91	1.4.92
<u>Charges exempt from V.A T</u>		
<u>Interments in graves or vaults for which</u> <u>exclusive right of burial has been granted</u>	£	
Interment Fee (new grave or re-open)		
Still Born - under 1 month	22.20	24.00
Under 12 years	55.50	60.00
Over 12 years	155.40	168.00
Exclusive right of burial (50% reduction for child under 12 buried in children's area)	222.00	240.00
Re-opening a walled grave	177.60	192.00
For the interment of a cremation casket in a purchased grave.	66 60	72.00
<u>Interments in Cremation Plots with or without</u> <u>exclusive rights of burial</u>		
Interment Fee (new grave or re-open)	77.70	84.00
Exclusive right of burial	111.00	120.00
<u>Excavation Charges</u>		
For one interment 1.4m	50.00	54.00
For two interments 1.8m	66.60	72.00
For three interments 2.2m	83.30	90.00
For four interments 2.6m	100.00	108.00
<u>Interments - In graves for which no exclusive</u> <u>right of burial has been granted</u> <u>(includes all charges for excavation)</u>		
Interment Fee - Still Born/Under 1 month	33.30	36.00
- Under 12 years	66.60	72.00
- Over 12 years	155.40	168.00
<u>Monuments, Gravestones, Tablets and</u> <u>Monumental Inscriptions</u>		
For the right to erect or place:-		
A flat stone not exceeding 60cm x 45cm	38.90	42.00
A headstone - Up to 90cm	38.90	42.00
- Each 30cm or part above 90cm	16.70	18 00
A nameplate of any description (other than a headstone)	38.90	42.00
Kerbstone or border stone (Height not exceeding 30cm)	77.70	84.00
A tablet or vase (not exceeding 90cm)	33.30	36 00
A cross - under 60cm	33.30	36.00
- over 60cm not exceeding 1.5m	50.00	54.00

	<u>Charge</u>	
<u>CEMETERIES, HOCKLEY ROAD/HALL ROAD (Continued)</u>	1.4.91	1.4 92
	£	
Any additional inscription on a gravestone, tablet or monument	16.70	18.00
Kerbstone or Border Stone (Height not exceeding 30cm) Child's Plot	38.90	42.00
A flower vase or tablet (45cm x 37cm) on a grave in which the exclusive right of burial has not been purchased.	22.20	24.00
A memorial vase (37cm long x 22cm wide x 30cm high or 60cm long x 22cm wide x 30cm high) and inscription panel for cremation plot.	22.20	24.00
Kerbstone around a cremation plot	38.90	42.00

NOTE - All the foregoing fees, payments and sums will be doubled where the deceased was not a chargepayer, inhabitant or parishioner of the Rochford District Council

Exhumation Charges

Each exhumation will be recharged on an actual cost basis

Additional fees fixed by the Council

Saturday morning burials	44.40	48.00
Interments Registration fee (new grave or re-open)	16 70	18.00
Registering Transfer of Grant	16.70	18.00
Every additional Certificate of Burial	3.30	3.60
Certificate of Ownership of Grant	3.30	3.60
Every search for the first year and subsequent years	3.30	3.60

Fees payable for the Maintenance of Graves, etc.

Charges where V.A.T. must be added

Banking and Turfing Grave	22.20	24.00
Banking and Turfing with soil centre	22.20	24.00
Upkeep, cutting and weeding (per annum)	22.20	24.00
Upkeep for 15 years, including washing monument	222.00	250.00
Washing monument (per occasion)	8.90	10.00
Washing monument (at irregular intervals per annum)	22 20	24.00

LICENCES

Charge

<u>Charges exempt from V.A.T.</u>			1.10.91	<u>1.4.92</u>
			£	
Dangerous Wild Animals Act 1976) Plus		66.00	72.00
Animal Boarding Establishments Act 1963)	Consultants		86.00	93.00
Riding Establishments Act 1964) Fees		150.00	162.00
Pet Animals Act 1951 & Breeding of Dogs Act 1973, Plus			79.00	86.00
Consultants Fees on initial grant of Licence				

Licensing of Places of Public Entertainment & Indoor Sport			Initial	
w.e.f. 1.10.91			Grant	
	Renewal			
	<u>1.10.91</u>	<u>1.4.92</u>	<u>1.10.91</u>	<u>1.4.92</u>
- Up to 100 persons	140.00	151.00	50.00	54.00
- 101 - 200 "	200.00	216.00	100.00	108.00
- 201 - 500 "	400.00	432.00	200.00	216.00
- 500 + "	800.00	864.00	400.00	432.00

Above charges to be waived for Charity Events.

Open Air Events £100.00 + £50 per 100 persons (or part thereof) specified on the application £108 + £54

- Boxing, Judo or Wrestling (as above plus)				
- Other indoor sports (" " ")				
- Stage Plays (" " ")				
- Cinematograph (" " ")			50.00	54.00
- Grant or Renewal of Sunday Musical Entertainment Licence			20.00	22.00
- Transfer of Licence			25.00	27.00
- Variation of Licence			half of renewal fees	

Slaughterman's Licence				
- Licence to Slaughter			23.00	25.00
- For subsequent renewals			23.00	25.00

Game Dealer's Licence	(S)	4.00		
Game Dealer's Certificate	(S)	0.25		
Licence to deal in Game	(S)	6.00		
Licence to kill game				
- whole year	(S)	6.00		
- 1st August to 31st October	(S)	4.00		
- 1st November to 31st July	(S)	4.00		
- Occasional 14 days	(S)	2.00		

Lotteries & Amusements Act 1976) Initial Licence	(S)	25.00	35.00	*
Society Lottery Licence) Renewal	(S)	12.50	17.50	*
Late Night Refreshments House Licence		50.00	54.00	
Gaming permit (Amusements with prizes with or without a machine)	(S)	25.00	32.00	*
Sex Establishment Licence		200.00	216.00	
Ear Piercing & Electrolysis Treatment Registration		83.00	90.00	
Food Hawkers Registration		83.00	90.00	

* from 2.12.91

Licensing Act 1988				
- Certificates of Suitability - Grant of Certificate			As for Public	
- Renewal			Entertainment	
- Variation			Licence	

Surrender notes for unsound food (VAT to be added) 20 00

001501

	<u>Charge</u>	
	1.10 91	1.4.92
Environmental Protection Act		f
(Control of air pollution by licensing)		
Charges set by DoE		
- initial application for authorisation	(S) 800.00)	
<u>except</u> - where the process is registered under the		
Alkali Act 1906	(S) 530 00)	
- where the process comprises one or more		
waste oil burning appliance under 0.4MWth	(S) 100.00)	DOE to
substantial changes (Sections 10 and 11 of the Act)	(S) 530 00)	advise
<u>except</u> - where the process comprises one or more) statutory
waste oil burning appliance under 0.4MWth	(S) 65.00)	charges
annual subsistence charge	(S) 500 00)	
<u>except</u> - where the process comprises one or more)
waste oil burning appliance under 0.4MWth	(S) 100.00)	
The fees and charges are to be levied per process		

PEST CONTROL

(Charges where VAT must be added)

f

Rodent Control

Commercial premises - per hour (min. charge)

23 00 25.00

Domestic premises

No Charge

De-ratting of aircraft (Nationally agreed scale)

50.00 50.00
Plus additional
charges on an
actual cost
basis

De-ratting of ships - gross tonnage below 1001

32.00 32.00

(Nationally agreed scale)

1001 - 3000

65.00 65 00

3001 - 10,000

96.00 96.00

10,001 - 20,000

127.00 127.00

20,001 - 50,000

160.00 160.00

Over 50,000

192.00 192.00

Insect Control

All properties

23.00 25 00

HOUSE PURCHASE LOANS

(Charges where VAT must be added)

Premature Redemption Charge

32.20 34.80

" " " (where amount outstanding
is less than £500)

NIL

Second Enquiry Charge

32.20 34.80

MISCELLANEOUS CHARGES

Guest Room Accommodation Charge - per night

3.70 4.00

Export of Food Documentation

9.45 10.20

(provision and/or authorisation, plus additional fees
recharged on an actual cost basis).

Sale of Wheeled Bins (plus V.A.T.)

53.30 58.00

Engrossment of Conveyances

15.00 16 20

S106 Agreements

40.00 43 20

Handling charges (Deeds)

10 00 10.80

SPECIAL HEALTH AND HOUSING SERVICES COMMITTEE

10TH DECEMBER 1991

HEALTH AND HOUSING SERVICES BUDGET 1992/93

AND

HEALTH AND HOUSING SERVICES BUILDING WORKS 1992/93

001503

HEALTH AND HOUSING - COMMITTEE SUMMARY	1990/91 ACTUAL £	1991/92 ESTIMATE £	1992/93 REVISED ESTIMATE £	1992/93 ESTIMATE £
CEMETERIES AND CHURCHYARDS	(1,648)	(400)	1,600	(4,500)
PUBLIC CONVENIENCES	51,162	58,200	84,500	75,600
REFUSE COLLECTION	494,056	537,900	525,600	545,400
STREET CLEANSING	170,127	217,400	273,100	275,400
PEST CONTROL	15,672	18,700	18,400	17,800
HOMELESSNESS	61,366	55,200	59,400	70,500
ENVIRONMENTAL HEALTH	355,589	461,400	427,000	461,300
DRAINAGE - GENERAL	12,336	13,600	13,100	9,300
SEWERAGE - AGENCY S.16	22,354	20,000	22,000	22,000
HOUSE RENOVATION GRANTS	30,781	61,200	39,900	15,800
HOUSING GENERAL	186,113	245,300	-	-
HOUSE PURCHASE LOANS	(1,782)	4,300	5,900	(9,400)
COST OF COMMITTEE SERVICING	8,638	9,800	10,200	6,200
TOTAL NET EXPENDITURE	1,404,764	1,702,600	1,480,700	1,485,400

CEMETERIES AND CHURCHYARDS	CODE NUMBER	1990/91 ACTUAL £	199 1 /92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
REPAIRS, ALTERATIONS & MAINTENANCE	13 010 10 300	1,409	1,600	1,300	1,200
* ADMINISTRATION - RAM	13 010 10 800	377	900	900	200
* MAINTENANCE OF GROUNDS	13 010 11 000	34,519	37,900	39,700	42,100
WATER AND SEWERAGE	13 010 12 XXX	70	-	200	200
EQUIPMENT, TOOLS & MATERIALS	13 010 16 100	545	300	300	300
RENT & RATES	13 010 18 500	392	400	400	500
* RE-CHARGE - CENTRAL ADMIN	13 010 38 000	2,645	2,800	3,100	
* RE-CHARGE - AUDIT SERVICES	13 010 38 600	591	800	800	900
* INSURANCE	13 010 40 100	120	100	100	100
S/I PROVISION OF SEATS	13 010 69 100	892	-	-	-
SPECIAL ITEMS BUILDING WORKS	13 010 69 210	1,920	2,000	2,000	1,000
		43,480	46,800	48,800	46,500
GRAVE PURCHASES	13 010 81 100	(15,660)	(17,400)	(17,400)	(18,800)
REGISTRATION FEES	13 010 81 200	(1,975)	(2,000)	(2,000)	(2,200)
INTERMENTS	13 010 81 300	(22,891)	(22,500)	(22,500)	(24,300)
MONUMENTS	13 010 81 400	(4,377)	(5,000)	(5,000)	(5,400)
OTHER	13 010 81 500	(225)	(300)	(300)	(300)
TOTAL NET EXPENDITURE		(1,648)	(400)	1,600	(4,500)

* ACCOUNTANCY USE ONLY

001505

PUBLIC CONVENIENCES	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
REPAIRS, ALTERATIONS & MAINT.	13 020 10 300	15,691	18,400	14,700	14,000
* ADMINISTRATION - RAM	13 020 10 900	4,763	4,500	4,200	3,500
ELECTRICITY	13 020 12 300	1,204	1,800	1,800	1,900
WATER CHARGES	13 020 12 400	1,340	2,000	2,000	2,100
SEWERAGE CHARGES	13 020 12 450	1,713	3,000	3,000	3,200
RENT & RATES	13 020 18 150	2,381	2,300	2,300	4,600
CONTRACT CLEANING	13 020 20 170	19,689	23,500	40,500	43,100
* CONTRACT ADMINISTRATION - RAM	13 020 10 950	-	-	11,500	4,500
* INSURANCE	13 020 40 100	597	900	900	700
* RE-CHARGE - ADMINISTRATION (HOES)	13 020 50 100	1,684	1,800	1,600	-
SPECIAL ITEMS - BUILDING WORKS	13 020 69 100	2,100	-	-	-
TOTAL NET EXPENDITURE		51,162	58,200	84,500	75,600

* ACCOUNTANCY USE ONLY

001506

REFUSE COLLECTION	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
CONTRACT PAYMENTS	13 030 20 500	449,981	501,400	492,100	516,700
TRANSPORT & PLANT	13 030 25 100	2,692	1,400	1,300	1,400
INTERNAL PRINTING	13 030 30 130	139	200	-	-
STATIONERY	13 030 30 210	66	200	200	200
ADVERTISING GENERAL	13 030 30 320	-	300	300	300
LEASING COSTS	13 030 45 500	24,511	1,300	1,300	1,400
RE-CHARGE - DEPOT SERVICES	13 030 50 100	2,761	15,100	16,200	10,400
S/I WHEELED BINS (ADDITIONAL PROPS' AND REPLACEMENTS) & DELIVERY COSTS	13 030 69 150	15,526	19,600	15,800	16,700
		495,676	539,500	527,200	547,100
FEEs & CHARGES - BINS	13 030 82 600	(1,505)	(1,600)	(1,600)	(1,700)
FEEs & CHARGES - OTHER	13 030 83 000	(115)	-	-	-
TOTAL NET EXPENDITURE		494,056	537,900	525,600	545,400

* ACCOUNTANCY USE ONLY

001507

STREET CLEANSING	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
LITTER BINS	13 130 16 110	4,083	4,600	4,600	4,600
CONTRACT PAYMENTS	13 130 20 500	148,922	161,100	245,600	257,700
EXTENSION TO CONTRACT	13 130 20 510	17,222	18,600	-	-
RE-CHARGE - CENTRAL ADMIN	13 130 38 000	12,617	13,600	15,200	-
ANTI-LITTER INITIATIVES	13 130 47 000	9,292	10,000	5,000	5,000
NOTICES - FOOTPATH FOULING	13 130 48 000	473	1,100	1,100	1,200
COLLECTION/KENNELING - STRAY DOGS		-	-	-	5,000
TIPPING SIGNS	13 130 49 000	635	800	800	800
TIP CLEARANCE, PONDS & DITCHES	13 130 58 000	940	1,000	1,000	1,100
STREET CLEANSING IMPROVEMENT	13 130 59 000	6,058	6,600	-	-
		200,242	217,400	273,100	275,400
E.C.C. CONTRIBUTION	13 130 84 100	(30,115)	-	-	-
TOTAL NET EXPENDITURE		170,127	217,400	273,100	275,400

* ACCOUNTANCY USE ONLY

001508

PEST CONTROL	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
* SALARIES	13 070 01 000	13,174	15,000	14,700	15,600
EQUIPMENT, TOOLS & MATERIALS	13 070 16 100	897	1,000	1,000	1,100
* TRANSPORT & PLANT	13 070 25 100	1,510	1,000	1,200	1,300
* INSURANCE	13 070 40 100				200
* RE-CHARGE - ADMINISTRATION (HOES)	13 070 50 100	4,421	4,800	4,600	2,900
		20,002	21,800	21,500	21,100
RODENT CONTROL CHARGES	13 070 81 100	(3,909)	(2,700)	(2,700)	(2,900)
INSECT CONTROL CHARGES	13 070 81 300	(421)	(400)	(400)	(400)
TOTAL NET EXPENDITURE		15,672	18,700	18,400	17,800

* ACCOUNTANCY USE ONLY

001509

HOMELESSNESS	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
REMOVALS AND STORAGE	13 120 20 320	3,841	3,300	5,300	9,000
BED & BREAKFAST ACCOMMODATION	13 120 50 000	39,381	35,000	33,000	39,300
CONTRIBUTIONS - WOMENS' REFUGE	13 120 49 400	4,187	4,400	4,600	4,700
* RE-CHARGE ADMINISTRATION (H-R-A)	13 120 50 100	11,500	12,500	12,500	13,300
RENTAL/LEASE COSTS	13 120 60 100	2,457	-	2,500	2,700
HOME LOSS PAYMENTS	13 120 70 100	-	-	1,500	1,500
TOTAL NET EXPENDITURE		61,366	55,200	59,400	70,500

* ACCOUNTANCY USE ONLY

ENVIRONMENTAL HEALTH	CODE NUMBER	1990/91 ACTUAL £	199 1 /92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
* SALARIES	13 140 01 000	211,365	281,800	251,200	291,400
* SALARIES - ENFORCEMENT STAFF	13 140 01 100	33,548	44,100	32,600	34,700
* CAR ALLOWANCES	13 140 06 000	26,838	27,800	33,100	37,500
* CAR ALLOWANCES - ENFORCEMENT STAFF	13 140 06 100	-	-	4,700	5,300
EQUIPMENT, TOOLS & MATERIALS	13 140 16 100	12,668	4,300	4,300	5,300
CONSULTANCY FEES	13 140 20 000	8,995	24,000	8,600	33,100
TRAVELLING & SUBSISTENCE	13 140 35 110	-	-	700	700
* INSURANCE	13 140 40 100	3,595	4,000	5,200	4,600
* RE-CHARGE - ADMINISTRATION (HOES)	13 140 50 100	54,944	67,500	64,200	41,400
PUBLIC HEALTH (CONTROL OF DISEASE ACT)	13 140 50 200	244	800	1,400	1,000
FEES & EDUCATION	13 140 51 000	10,495	15,000	8,400	10,200
* RE-CHARGE - E.P. FUND	13 140 50 150	-	-	21,300	21,300
		362,692	469,300	435,700	486,500
FOOD EXPORT DOCUMENTS	13 140 80 000	(9)	(100)	(100)	(100)
STANDPIPE CHARGE	13 140 80 100	(27)	-	(100)	(100)
GAMING LICENCE	13 140 81 200	(1,013)	(2,800)	(2,800)	(3,000)
OTHER LICENCE	13 140 81 300	(5,208)	(4,300)	(4,300)	(12,400)
HACKNEY CARRIAGE LICENCES	13 140 81 400	-	-	(700)	(1,000)
VETERINARY RE-CHARGE	13 140 82 000	(846)	(700)	(700)	(800)
ENVIRONMENTAL PROTECTION ACT		-	-	-	(7,800)
TOTAL NET EXPENDITURE		355,589	461,400	427,000	461,300

* ACCOUNTANCY USE ONLY

001511

DRAINAGE GENERAL	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
S 1 - SEWERS AND DITCH CLEARANCE	13 160 49 100	2,126	2,500	2,500	2,500
RE-CHARGE, ADMINISTRATION (HOES)	13 160 50 200	10,210	11,100	10,600	12,800
TOTAL NET EXPENDITURE		12,336	13,600	13,100	9,300
S.16 SEWERAGE					
S.16 CONTRIBUTION	13 310 49 000	22,354	20,000	22,000	22,000
TOTAL NET EXPENDITURE		22,354	20,000	22,000	22,000

* ACCOUNTANCY USE ONLY

001512

HOUSE RENOVATION GRANTS	CODE NUMBER	1990/91 ACTUAL £	1991/92 ESTIMATE £	1991/92 REVISED £	1992/93 ESTIMATE £
* RE-CHARGE ADMINISTRATION (HOES)	13 410 50 100	33,051	42,000	39,900	25,800
* DEBT CHARGES	13 410 76 100	260,000	258,100	260,000	280,000
		293,051	300,100	299,900	305,800
* GOVERNMENT GRANTS	13 410 83 000	(262,270)	(258,900)	(260,000)	(290,000)
TOTAL NET EXPENDITURE		30,781	61,200	39,900	15,800

* ACCOUNTANCY USE ONLY

001513

HOUSING GENERAL	CODE NUMBER	1990/91 ACTUAL £	199 1 /92 ESTIMATE £	REVISED £	1992/93 ESTIMATE £
RE-CHARGE ADMINISTRATION (H.R.A)	13 420 38 000		7,500		
HOME LOSS PAYMENTS	13 420 49 300	60	4,500	-	-
HOUSING BENEFITS	13 420 49 300	186,053	233,300		
TOTAL NET EXPENDITURE		186,113	245,300	-	-

* ACCOUNTANCY USE ONLY

HOUSE PURCHASE LOANS	CODE NUMBER	1990/91	1991/92		1992/93
		ACTUAL £	ESTIMATE £	REVISED £	ESTIMATE £
* RE-CHARGE - CENTRAL ADMIN	13 440 38 000	12,820	13,800	15,400	-
* INSURANCE - ORDINARY HOUSEHOLD	13 440 40 080	8,035	6,000	6,100	5,700
* INSURANCE - P.S.A. HOLDER	13 440 40 081	73	100	100	100
* INSURANCE - COUNCIL HOUSEHOLD	13 440 40 082	4,000	3,100	3,400	3,000
* INTEREST CHARGES	13 440 76 200	20,312	28,000	19,500	19,000
		45,240	51,000	44,500	27,800
* INSURANCE RECOVERIES	13 440 80 000	(11,008)	(13,000)	(12,500)	(11,500)
* INTEREST CHARGED TO BORROWERS	13 440 80 100	(35,457)	(33,000)	(25,500)	(25,000)
* REDEMPTION FEES	13 440 81 300	(528)	(600)	(500)	(600)
* SECOND ENQUIRY FEES	13 440 81 500	(29)	(100)	(100)	(100)
TOTAL NET EXPENDITURE		(1,782)	4,300	5,900	(9,400)

* ACCOUNTANCY USE ONLY

001515

HEALTH AND HOUSING COMMITTEE - BUILDING MAINTENANCE REPAIRS AND SPECIAL ITEMS

SPECIAL ITEM CATEGORIES:

CONT. = CONTRACTED
 ALT & IMP = ALTERATIONS AND IMPROVEMENTS
 L, S & H = LEGAL, SAFETY & HYGIENE
 SECURITY = SECURITY REQUIREMENT

< ESSENTIAL ITEMS > : < NON - ESSENTIAL ITEMS >

	TOTAL COST	SPECIAL ITEM INDICATOR:	NECESSARY	DESIRABLE
CEMETERIES AND CHURCHYARDS				
Repairs and Maintenance				
Rayleigh cemetery	400			
Rochford cemetery	400			
Rayleigh churchyard	400			
	1,200	0 :	0	0
Special Items				
Continue path resurfacing	1,000	L, S & H :	0	0
	1,000	0 :	0	0
TOTAL CEMETERIES AND CHURCHYARDS	2,200	0 :	0	0
PUBLIC CONVENIENCES				
Repairs and Maintenance				
Day to day repairs	8,400			
Decoration as per programme	5,600			
	14,000	0 :	0	0
Special Items				
Washing facilities - improvements			4,800	0
	0	0 :	4,800	0
TOTAL PUBLIC CONVENIENCES	14,000	0 :	4,800	0

001516

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 12th December 1991. Present Councillors
R.E. Vingoe (Chairman), R.S Allen, R.A. Amner, Mrs. V.J. Arnold,
R.H. Boyd, M.C. Brown, B.A. Crick, T. Fawell, D.F. Flack, G. Fox,
Mrs. J.M. Giles, Mrs. H L.A. Glynn, M.J. Handford, N. Harris, D.R. Helson,
Mrs. J. Helson, S.N. Jarvis, G.C.A Jones, Mrs. S.J. Lemon,
Miss B G.J. Lovett, C.R. Morgan, R.A. Pearson, T.A. Powell, J.M. Roden,
S.A. Skinner, Mrs. M.W. Stevenson, S R. Tellis, Mrs. L. Walker and
D.A. Weir.

See also
Minute
1/92

Apologies: Councillors P.A. Beckers, C.I. Black, Mrs. J. Fawell,
Mrs. E.M. Hart and Mrs. A.R. Hutchings.

644. MINUTES

Resolved that the Minutes of the Meeting of 14th November 1991 be approved
as a correct record and signed by the Chairman.

645. MONITORING OF PERFORMANCE - SPECIAL MEETING OF 11TH JULY AND MEETINGS OF
14TH JULY AND 17TH OCTOBER 1991

The Committee were satisfied that all necessary action had been taken

On Minute 3/91, Para.12 - Re-align and Extend Existing Jetty to Existing
Pontoons. Baltic Wharf, Creeksea Ferry Road, Wallasea Island - the
Committee noted that the application was no longer being pursued.

Minutes 426/89 Para. 1(SOL), 426/89 Para 2 (SOL), 592/90 Para. 7 (SOL),
155/91 Para. D7 (SOL), 371/91 Paras. D1, 3 and 9 (SOL) were carried
forward.

646. SITING OF PORTABLE STORAGE SHED - COBBLETREES, WHITE HART LANE, HAWKWEIL
(Minute 392/90 Para. 13)

Arising out of earlier delegated authority for the Director of Development
to grant retrospective planning approval for the above development the
Director of Development and Solicitor reported jointly that the applicant
did not accept the terms of the proposed Legal Agreement in both requiring
the removal of a large touring caravan and restricting the use of the
timber building. He was arguing that occasional occupancy of the caravan
had established temporary habitation rights which should be retained
enabling him to enjoy the same use of the timber building. Furthermore
he was now seeking permission to erect an additional shed to house the
chemical toilet from the touring caravan when that was removed.

Members considered that if the existing touring caravan were removed the
occasional use of the building for overnight accommodation would be
acceptable provided it was conditioned within the Legal Agreement, but
that there was no case for a further building since there were existing
sheds on the site which could serve the desired purpose. They were
mindful of the need to secure agreement in the near future failing which
they considered it would be expedient to take enforcement action to
regularise the situation

001518

Planning Services

Resolved (1) that the authority delegated to the Director of Development to approve planning application F/0265/90/ROC subject to a Legal Agreement be varied by restricting the occupation of the timber building to provide occasional overnight accommodation incidental to the use of the site for leisure and recreation purposes between the months of May and September inclusive.

(2) that the applicant be advised that an additional new building for the purpose of housing a chemical toilet would not be supported.

(3) that in the event of failure to reach agreement on the revised terms set out above, the Solicitor be authorised to take all necessary action in respect of the unauthorised timber building erected on the site including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control. (10086) (SOL)

647. SITING OF MOBILE HOME AND CHANGE USE AND REFURBISH HAYBARN FOR KENNELS, CATTERY AND WORKSHOP FOR SHOEING HORSES ETC. - HOCKLEY DOWNS STABLE, LOWER ROAD, HULLBRIDGE (Minute 155/91 Paras.D1, D2 and D3)

Members had before them the report of the Director of Development on the decision in March to grant planning permission for the mobile home on a temporary basis and for the matter to be reviewed after a period of 2 years. They noted that there had been no progress on linking the three separate elements, developing the site or completing the Legal Agreement. The applicants were now seeking deletion therefrom of the clause requiring demolition of a small building housing the office and toilet to enable it to continue for that purpose. In accepting that request the Committee saw it as appropriate that all aspects of the proposed activity should be subject to review in March 1993. They accordingly asked that the permission relating to both the siting of the mobile home and the incidental activities of boarding dogs and cats be issued on a temporary and personal basis and that the applicant be advised accordingly.

Resolved (1) that the proposed Legal Agreement be varied by the deletion of the clause requiring the demolition of the office building and providing for it to be retained subject to its use being restricted to office purposes in connection with the authorised use of the site for equestrian activities

(2) that subject to completion of a Legal Agreement, planning permission relating to the siting and occupation of the mobile home (ROC/163/90) and the use of the haybarn building as kennels/cattery (CU/0066/91/ROC) be granted for a temporary period only expiring in March 1993 and personal to the applicant.

(3) that an informative be included in the Decision Notices relating to the permitted uses explaining that temporary and personal permission is granted to enable the applicant to establish the proposed equestrian activities and develop the site in accordance with the submitted details so as to achieve viability and that the situation will be re-assessed at the expiry of the permission hereby granted and unless it can be demonstrated that the equestrian enterprise has achieved commercial viability in its own right then the granting of a permission for a further period is unlikely to be forthcoming (ROC/530/80, ROC/163/90 and CU/0066/91/ROC). (SOL, DD)

001519

Planning Services

648. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration, the first two items having been deferred from the previous Meeting to enable a Members site visit to take place, and a list of Planning Applications and Building Regulation Applications decided under delegation.

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

Para.D1 - CU/0612/91/ROC

The Director of Development displayed a plan of this Green Belt site and reminded Members of the planning history of the 3 unauthorised caravans and that refusals of earlier planning applications had been upheld on appeal against which background an Enforcement Notice had been issued and was outstanding. Furthermore, although the current application had been submitted in respect of a larger area of land much of it was held by the applicant on a temporary lease. A report by the Agricultural Development and Advisory Service questioned the viability of the enterprise which was a major factor in determining whether an exception to Green Belt policy was justified. On balance therefore the recommendation was for refusal.

Some Members were concerned that insufficient grounds existed to justify permission being granted and that to do so could have a prejudicial effect upon Green Belt policies. Other Members considered however that a farm park was appropriate and more in keeping with the Green Belt than some other adjacent uses. The Committee accepted a proposition that the application should be granted on a personal basis for a temporary period, which it was agreed should be no longer than 2 years, subject to completion of a Legal Agreement.

Resolved that authority be delegated to the Director of Development to approve this application on a personal basis to the occupier of the site for a temporary period of 2 years to enable the viability of the enterprise to be tested, subject to conditions relating to access and parking via Burlington Gardens, restricting the opening of the farm park to week-ends and Bank holidays between April and October inclusive, visiting on weekdays to be by prior arrangement only, and requiring the removal of the various structures on site in the event of the cessation of the use thereby authorised, and to the completion of a Legal Agreement. (DD, SOL)

Para. D2 - E/0673/91/ROC

Members noted the planning history of the site and that refusal was being recommended because it was within the Green Belt, with inadequate public services, remote from community facilities with sub-standard access. Furthermore permission if granted would lead to a loss in the number of holiday caravans and would create an undesirable precedent contrary to Policy H17 of the Rochford District Local Plan. Against that it was proposed that permission should be granted to the occupants of the caravan. In support it was argued that:-

REV.

001520

Planning Services

- (i) the application was restricted to a limited number of caravans.
- (ii) there were sufficient holiday caravans within the District to meet demand.
- (iii) it was unreasonable to suggest that the site was remote from the community facilities of the village since they were rudimentary and those which were most necessary to the occupants were in the process of closure.
- (iv) the access to the site was not sub-standard, and there was a fully made-up road within the site.
- (v) it was unrealistic to resist "the establishment of a permanent residential enclave" because there were established dwellings immediately adjacent to the caravan park.

In response to questions from Members it was clarified

- that whilst the application had been submitted by the site owner it was within the discretion of the local planning authority to restrict permission to the existing occupants.

- that there was a higher standard required for residential caravan sites, as opposed to those provided for holiday use, which could require alterations to the site licence.

A Member suggested that if permission were to be granted it would be beneficial to endeavour to achieve a separate grouping of the 14 caravans involved.

The Director of Development reminded Members that the question of the notation of the site had been referred to the District Plan Working Party earlier this year, that having reviewed the matter it had been their view that the notation should remain unaltered and that view had been endorsed by the parent Committee.

The Committee were mindful that the current position had arisen through the actions of the site owner, that the number of caravans involved had increased from 8 to 14 since the last appeal and that the recommendation for refusal had been made against the background of the existing policy. Nevertheless they were concerned at the effect on the residents involved if the application were to be refused and whilst some Members argued that the existing policy should be maintained the majority accepted that sufficient grounds existed for an exception to be made. It was accordingly

Resolved that authority be delegated to the Director of Development to vary the conditions relating to the 14 caravans the subject of the application so as to provide for them to be occupied on a permanent residential basis subject to that permission being restricted to the named individuals concerned and terminating on the cessation of their occupancy, to such other conditions as may be deemed necessary to achieve adequate control of the foregoing and to the completion of a Legal Agreement in each case. (DD, SOL)

Planning Services

Para 6 - CU/0549/91/ROC

Para. 7 - CU/0550/91/ROC

Members had before them the report of the Director of Development on these duplicate applications recommending refusal and noted advice from him that a petition had been received from 96 local residents in support of this application.

Some Members supported the application on the basis that the use was appropriate to the Wharf, that only sailing boats would be used, that there were already pontoons in existence which would be re-located, that there was a limit on the membership of the Club which currently stood at 65, that the barn was an existing building which would be renovated and that the activities of the club represented a valuable resource to the local community. Accordingly it was proposed that authority should be delegated to the Director of Development to approve the application subject to appropriate conditions including the revocation by agreement of the existing permission under ROC/660/89. Other Members expressed reservations that the local planning authority were obliged to heed the views of English Nature who had expressed concern regarding the location of the pontoon for dinghy launching and the potential for increased disturbance to wildlife in the area but the majority supported the proposition.

Resolved that authority be delegated to the Director of Development to approve this application subject to the revocation by agreement of the existing permission under ROC/660/89, to conditions restricting the membership of the Club and prohibiting the use of other than sailing boats on the River, to the objections of English Nature being overcome to National Rivers Authority approval being obtained and to the requirements of the Chief Environmental Health Officer being met. (DD)

*Revised
by Council
28.1.1992 under
Minute 39/92*

Para. 5 - CC/0700/91/ROC

NOTE: Councillor S.N. Jarvis declared a non-pecuniary interest in this item by virtue of being a Governor of the School involved but remained in the Meeting and participated in the discussion and voting thereon.

Amend the recommendation by substituting " APPROVE" for "REFUSE".

Para. 8 - CU/0666/91/ROC

In accepting the recommendation for refusal the Committee asked that the enforcement action previously authorised, commencement of which had been deferred pending consideration of the planning application, should now proceed. (SOL)

Para 13 - OL/0701/91/ROC

NOTE: Councillor M.J. Handford declared a non-pecuniary interest by virtue of being a Governor of the adjacent school but remained in the Meeting and participated in the discussion and voting thereon.

NOTE: During discussion of Paragraphs 6 and 7 on the Schedule of Development Applications and Recommendations (which preceded consideration of Paras D3 to 5) it was

001522

Planning Services

Resolved that Standing Order 1.8 be suspended to enable consideration of the Schedule and other urgent business to continue

649. DEFERRED ITEMS

Further to the Motion under Standing Order 1.8 the Committee subsequently accepted the suggestion of the Chairman that they should determine uncontentious recommendations and defer consideration of the remainder.

Resolved that the following items on the Schedule of Development Applications be deferred and considered at the next Meeting of the Planning Services Committee on 9th January 1992:

Para D3 - OL/0611/91/ROC

Para. 4 - F/0679/91/ROC

Para. 9 - CU/0720/91/ROC

Para. 11 - F/0741/91/ROC

650. APPLICATION NO: CM/0634/90/ROC - MINERAL EXTRACTION, WASTE LANDFILL AND CONSTRUCTION OF EXTERNAL HAUL ROAD, BARLING MARSH AND LAND WEST OF LITTLE WAKERING ROAD/CHURCH ROAD, BARLING (Minute 542/91)

Pursuant to Standing Order 26.2 the Chairman admitted as urgent the report of the Director of Development regarding the outcome of the Public Meeting on 9th December 1991 on the above application, namely that County had been asked to set up a Working Party comprising representatives of the applicants, the three Councils concerned and the Residents Association, to investigate the options and identify a mutually acceptable solution.

Members noted that the County Council had agreed to consider the matter when the application was again before their Development Control Sub-Committee on 20th December. This Council were being invited to send a delegation to that Meeting and having noted the Members previously appointed for that purpose it was agreed that Parish Councillor G. Lee the Chairman of the Residents Association could be nominated if one of them were unable to attend. It was

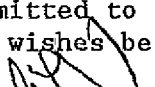
Resolved (1) that Councillors R.S. Allen, C.I. Black, Mrs. H.L.A. Glynn and R.A. Pearson or their nominees be authorised to attend the meeting at County Hall on 20th December.

(2) that this Council supports the setting up of a Working Party as suggested at the Public Meeting on 9th December and continues to press for water-borne transport as the preferred option.

(3) that further consideration be given to participation in and membership of any Working Party that may be set up at a future date.
(CE(D)), DD)

651. MRS. R. FRIEND

The Committee were saddened to learn that Mrs. Friend who worked on the Reception Desk in the Development Directorate, had been admitted to hospital recently with leukaemia and asked that their best wishes be conveyed for her speedy recovery. (DD)



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 12TH DECEMBER 1991

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

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

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

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

Handwritten signature

PLANNING SERVICES COMMITTEE 12TH DECEMBER 1991

12TH DECEMBER 1991

DEFERRED ITEMS

- D.1 CU/0612/91/ROC NACB
CHANGE USE TO AGRICULTURAL/RECREATIONAL FARM PARK
AND RETENTION OF EXISTING MOBILE HOME(S)
LAND BETWEEN BURLINGTON GARDENS AND KINGSWAY
HULLBRIDGE
- D.2 F/0673/91/ROC NACB
VARIATION OF CONDITIONS TO USE 14 CARAVANS FOR
PERMANENT RESIDENTIAL USE
HALCYON CARAVAN PARK POOLES LANE HULLBRIDGE
- D.3 OL/0611/91/ROC GJ
OUTLINE APPLICATION TO ERECT FIVE DETACHED HOUSES
AND A DETACHED CHALET WITH GARAGES AND PRIVATE
DRIVE
44 HAWKWELL PARK DRIVE HAWKWELL,

SCHEDULE ITEMS

4. F/0679/91/ROC JW
2 DETACHED HOUSES AND GARAGES
ADJ 21 POPLARS AVENUE HAWKWELL
5. CC/0700/91/ROC JW
RELOCATABLE CLASSROOMS AS A PRE-SCHOOL NURSERY
GROVE COUNTY PRIMARY SCHOOL GROVE ROAD RAYLEIGH
6. CU/0549/91/ROC JW
CHANGE USE OF BUILDINGS AND LAND FOR USE AS A
CLUBHOUSE, CARPARKING, BOAT STORAGE AND ANCILLARY
USE. USE MUDFLATS FOR STATIONING OF SAILING
PONTOONS
BARLING HALL WHARF CHURCH ROAD BARLING MAGNA



7. CU/0550/91/ROC JW
CHANGE USE OF BUILDINGS AND LAND FOR USE AS
CLUBHOUSE, CARPARKING, BOAT STORAGE AND ANCILLARY
USE. USE MUDFLATS FOR STATIONING OF SAILING
PONTOONS
BARLING HALL WHARF CHURCH ROAD BARLING MAGNA
8. CU/0666/91/ROC LG
CHANGE OF USE TO VEHICLE SERVICE AND REPAIR
R/O 267 FERRY ROAD HULLBRIDGE
9. CU/0720/91/ROC LG
CHANGE OF USE FROM OFFICES TO CLUBHOUSE
UNIT 4 ESSEX MARINA CREEKSEA FERRY ROAD WALLASEA
ISLAND
10. DP/0695/91/ROC JW
EXTENSION TO FORM LIFT SHAFT AND MACHINE ROOM
GOODMANS HIGH STREET GREAT WAKERING
11. F/0741/91/ROC NACB
REMOVAL OF CONDITION 1 AND VARIATION OF CONDITION 4
TO INCREASE NUMBER OF ELDERLY RESIDENTS FROM 18 TO
20 IMPOSED ON EARLIER PERMISSION REF ROC/279/89
17 BROOK CLOSE ROCHFORD
12. OL/0694/91/ROC NACB
OUTLINE APPLICATION TO DEMOLISH EXISTING AND ERECT
ONE DETACHED HOUSE AND THREE DETACHED BUNGALOWS
WITH GARAGES AND PRIVATE DRIVES.
300 EASTWOOD ROAD RAYLEIGH
13. OL/0701/91/ROC GJ
OUTLINE APPLICATION FOR BUSINESS (CLASS B1)
DEVELOPMENT
ADJ THE PARK SCHOOL RAWRETH LANE RAYLEIGH
14. RM/0707/91/ROC GJ
RESERVED MATTERS FOR THE ERECTION OF 23 DETACHED,
SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY
GARAGES/PARKING AND LAYOUT OF ESTATE
ROADS/FOOTPATHS (PHASE 4-PLOTS 62-84)
LAND LITTLE WHEATLEY'S CHASE RAYLEIGH

PLANNING SERVICES COMMITTEE

12TH DECEMBER 1991

DEFERRED ITEMS

D.1

CU/0612/91/ROC PARISH OF HULLBRIDGE

LAND BETWEEN KINGSWAY AND BURLINGTON GARDENS HULLBRIDGE

CHANGE USE TO AGRICULTURAL RECREATIONAL FARM PARK AND RETENTION OF EXISTING MOBILE HOME(S)

Applicant: MR & MRS P J SMITH

Zoning: M.G.B.; Landscape Improvement Area.

HULLBRIDGE PARISH COUNCIL - requested entrance and car park to be approached from Burlington Gardens and not Kingsway as this was maintained by residents. Furthermore, would result in more traffic emerging onto the Ferry Road/Lower Road mini-roundabout.

DEFERRED REPORT:

This application was deferred at the last meeting for the Member site visit which has taken place. The applicant has offered to have the access to the site from either Burlington Gardens or Kingsway if the Committee had a preference and were minded to approve the application.

The original recommendation and report is repeated below :-

REFUSE:

01 GREEN BELT - AGRICULTURAL

ADD Furthermore, the caravans/mobile homes sited on the land are visually intrusive in the open countryside and consolidate the sporadic development in the open rural part of a Landscape Improvement Area (as indicated on the above Local Plan.

02 PRECEDENT

03 NON STANDARD REFUSAL

The proposed access and car parking area is poorly sited in relation to the overall use of the site, would be visually intrusive and lead to disturbance to the occupiers of the residences in Kingsway by reason of noise, dust, vibration and fumes from vehicles including coaches entering and leaving this area and using the adjacent unmade road.

REPORT:

This application involves the creation of a farm park to allow visitors access to a working "rare breeds" farm and the retention of one of the three mobile homes presently on site. Whilst the latter is discussed more fully below, Members may wish to be informed of the applicant's intentions in respect of the farm park element.

Following success with four farm open days at the property this year, the applicants wish to extend this use to Sundays and Bank Holidays from April to September between the hours of 11.00 a.m. to 5.00 p.m. School parties and play school groups will be encouraged on a strictly appointment only basis. Some refreshments, e.g. drinks and ice cream, but not hot meals, are proposed. Mobile toilet facilities will be provided on such days. The main activity for visitors will be to examine various rare breeds of pigs, goats, sheep, etc. kept within an "environmentally friendly" farming enterprise.

In view of its implications, the above recommendation has neither been made lightly nor easily but, after careful examination of all the relevant factors, it is considered that a firm stand has to be taken in the Green Belt to avoid long established policies being undermined. The site has a long and complex history and Members will wish to be informed of this and other considerations before coming to a firm conclusion on the housing issue.

Relevant Planning History

Evidence was presented to a 1988 Public Inquiry that part of the application site had been used for the stationing of a single mobile home in November, 1965. The last site owner, a Mr. Parker, had applied in 1982 for an Established Use Certificate for use of the site for a residential mobile home but, as insufficient evidence was produced, this application was refused in May, 1984.

In April of the previous year (1983) permission was exceptionally granted to Mr. Parker to remain in this mobile home on a strictly temporary (up until April, 1986) and personal basis; Mr. Parker and his wife were very elderly and frail, had lived in the mobile home for some years and the Authority wished to avoid causing unnecessary hardship. It was made clear in this permission that a permanent residential unit would be contrary to Green Belt policy.

Therefore, when a Mr. Barrell applied in May, 1983 for the retention of this mobile home without complying with these conditions, the application was refused.

It was about this time (December, 1983) that the present applicants purchased the property. They chose to move to the site because it provided more space for their animals and birds which were causing problems with their neighbours at their previous house. In 1984 it became apparent to them that the mobile home did not have full residential rights and the solicitors who carried out the conveyance had omitted to establish this fact; the solicitors were subsequently sued in 1986 and it is understood that compensation in the region of £40,000 was paid.

An application (ROC/700/87) to retain the now three mobile homes on site as part of a small holding was refused and enforcement action authorised but delayed pending the outcome of an appeal. A Public Inquiry was held in April, 1988 to determine this appeal and the Inspector's decision letter was issued in July, 1988. The letter explains that some weight had been given to the personal circumstances of the appellants but,

"...the most important consideration is the affect of making this case an exception to the long established policies of the Green Belt because it seems to me that to permit an exception to Green Belt policy on grounds of this kind would lead to many other similar applications for development in the Green Belt with grave consequences for the underlying objections of Green Belt policy..."

The Inspector went on further to state -

"In my opinion the granting of a personal occupancy condition would be tantamount to granting a permanent permission because of the ages of the appellants. Further I consider that the existing buildings on the site are a visual intrusion into the open character of the area, the adverse effect of which would not be substantially reduced by landscaping."

He consequently dismissed the appeal.

Another Inspector took a similar view at a subsequent Public Inquiry which was held in May, 1990 following the serving of Enforcement Notices requiring the mobile homes to be removed. At that Inquiry the agricultural issue was very fully considered. The Inspector concluded, in her letter dated June, 1990,

"The principal points of the appellant's case is that there is sufficient agricultural need to justify a dwelling on the site at least for a limited period to allow viability to be established..... Nevertheless, in my opinion it is the viability of the enterprise which is the crucial point...."

She went onto point out,

"The Local Plan is up to date and its policies must therefore have considerable weight.....it appears to me that a sensible interpretation of this policy is that viability must be close to achievement before a limited period permission can be granted. It is admitted that viability does not exist at present..... Further, no accounts have been kept so far, which is surprising if there is a serious attempt to achieve viability within a few years after animals have been kept for seven years. I am not convinced therefore that viability is likely to be achieved after a further three years. Progress has been slow to date and the very restricted area of land available means that even with additional value of the rear breeds viability will, in my view, be difficult to achieve."

In respect of the appearance of the development she agreed with the previous Inspector,

"With open farmland to the front and rear of the site, the buildings and caravans are visible from some distance... Although the site is tidy the caravans and mobile homes are not visually sympathetic to the rural character of the Green Belt. I appreciate that there are other sites in the vicinity which are far more unsightly but... it is necessary to prevent any further visual deterioration. A more important point, however, is that the area, due to the sporadic nature of the nearby development is subject to very strong pressures for further development. If permission is granted on this site without full compliance with the relevant policies, it will be very difficult to refuse other proposals, and will thus contribute to a continuing erosion of the open and rural character of the Green Belt."

In respect of the personal circumstances of the appellants she, again, agreed with the previous Inspector,

"I am aware of your clients personal circumstances and I appreciate that the site is the only home for themselves and their adult children. Whilst I have sympathy with their predicament, they have been aware of the planning situation for some years now and I do not consider that this amounts to special circumstances sufficient to override the strong restrictive policies." Nonetheless, she did go on to extend the period for compliance from six months to one year to make "alternative arrangements...for the animals...and a home must be found for four adults..." Consequently the Enforcement Notices should have been complied with by the 26th June, 1991.

Present Holding and Application

In the meantime, the applicants did indicate that steps were being taken to develop the agricultural activities on the site with a view to justifying retention of the mobile homes. Action in the courts was therefore withheld pending this submission. An appraisal carried out by A.D.A.S. (Agricultural Development and Advisory Service - as part of the Ministry of Agriculture, Fisheries and Food) was compiled at the applicants request. Members may care to note that a similar appraisal was carried out by an agricultural consultant - previously employed by A.D.A.S. - and considered at the last Public Inquiry. This latest appraisal differs in one major respect however; the amount of land now being included in the application extends to some 13 ha. (32 acres) as opposed to the 1.62 ha (4 acres) which was considered at the latest Public Inquiry. Nonetheless, this warrants further explanation.

As explained in the A.D.A.S. appraisal, when the applicants purchased the farm in 1983 the freehold area amounted to 0.25 ha (0.6 acres). In 1987 they bought a further 0.1 ha (0.25 acres) and added 0.2 ha (0.5 acres) two years later giving a total of 0.55 ha (1.35 acres). They now have an adjoining 11.7 ha (29 acres) on a "Gladstone and Bowen agreement" from an adjoining farmer (J.C. Pinkerton Farms). The appraisal points out that these 11.7 ha have :-

"...been let to the Smiths under this 23 month agreement. In addition to this they have held 0.8 ha (2 acres) on a grazing licence renewed annually since 1983. Both these forms of agreement provide the occupier with no security of tenure...."



In summary: of the 13 ha (32 acres) of land included within this application only 0.55 ha (1.35 acres) is owned by the applicants; the remainder is in separate ownership and can be taken back by the owners within 12 or 23 months.

Notwithstanding these facts the appraisal further states :-

"Due to the limited numbers of livestock on the holding the present business cannot be said to be viable in terms of Circular 16/87".

The appraisal does go on to say the present situation is only the first phase in a business plan proposed by the applicants agent and neighbour, Mr. Howells. The cornerstone of the business will be pig breeding with the stated aim to establish a herd of high quality registered "rare breed" pigs on an additive free diet thereby allowing premium prices to be obtained. Nonetheless, as the appraisal remarks :-

"In my opinion, at its current level of output this business is not viable. If the business plan is implemented successfully then it may produce an income which is equivalent to the minimum agricultural workers wage, providing :-

- (1) the rented land remains available to the business,
- (2) premium prices can be obtained through Mr. Howell's shops.

It should be noted that it is unusual to find an agricultural business based solely on rare breeds. Without the Smith's specialist knowledge of markets and husbandry another occupant taking over the holding is unlikely to be able to meet the viability requirements."

Finally, the appraisal goes onto conclude :-

"If the unsecured land is lost then viability would require that an intensive system of livestock production be adopted. This would require further investment in pig weaner accommodation. In my opinion the area of land available would be insufficient to support the range of stock proposed. Under these circumstances the business would not be viable."

Governmental advice (in the form of the Annex to Circular 24/73) warns :-

"It is, for example, clear that a farm which could not provide an income at least equal to the minimum agricultural wage would not be viable, and an income above the level may be necessary for viability in view of the investment requirements of a farm business. The expression of an intention of reorganise or expand an enterprise of doubtful viability will not in itself be sufficient..."

COUNTY SURVEYOR - no objections subject to a condition requiring parking space. Points out that Kingsway is a non-maintainable public highway over which public rights of way exist.

NATIONAL RIVERS AUTHORITY - no objections subject to proper disposal of wastes.



NEIGHBOURS - some 11 letters from 10 residences in Central Avenue, Kingsway, Lower Road, Queen Anne's Grove, and Wellington Avenue have been received. Objections have mainly focused on the access/car park being situated off Kingsway which residents believe (incorrectly) is a private road. As such this would increase traffic danger at the mini-roundabout, generate traffic along a privately maintained road as well as leading to loss of visual amenity. Loss of privacy from picnickers also mentioned in addition to problems from cattle wandering up to rear gardens, causing disturbance/danger to young children.

CONCLUSIONS:

The site is clearly within the Green Belt where strict planning policies have to apply. The applicants case and predicament have twice been tested by independent Inspectors at Public Inquiries and on both occasions the Authority's action was supported.

Although further land has now been included in this current application, there is no legal right of tenure to it and the A.D.A.S. appraisal highlights the present non-viable nature of the business. Even discounting the issue of ownership. the extended holding may, only after development/investment, generate income equivalent to a farm workers wage and even this is dependent on the personal expertise/involvement of these particular applicants.

Following the latest Public Inquiry the Inspector made reference to the Green Belt policy and, in particular, its interpretation in respect of the viability of a holding: "...that viability must be close to achievement..." Clearly in this proposal that is not the case and to ensure such policy is maintained enforcement has to follow. Bearing in mind compliance with the enforcement notice has already been extended it would not appear to be politic to await the outcome of yet another possible appeal before proceeding. Nonetheless, as a gesture of co-operation, it is suggested that the applicants are given until the end of June, 1992 to remove the mobile homes. This decision would be regardless of whether another appeal had been made.

D.2

F/0673/91/ROC PARISH OF HULLBRIDGE

HALCYON CARAVAN PARK POOLES LANE HULLBRIDGE


VARIATION OF CONDITIONS TO USE 14 CARAVANS FOR PERMANENT RESIDENTIAL USE

Applicant: W J CATON ESQ

Zoning: M.G.B; Holiday Caravan Park;
Coast Nature Conservation Zone.

DEFERRED REPORT:

This application was deferred at the last meeting for the Member site visit which has taken place.



001532

The original recommendation and report is repeated below and a straight recommendation to refuse as delegation is no longer necessary.

REFUSE:

01 GREEN BELT - DWELLINGS

Add: Furthermore, one of the primary purposes of the Green Belt is to allow space in the countryside for urban dwellers to enjoy leisure and recreation and the provision of such holiday caravan site supports that purpose.

02 NON STANDARD REFUSAL

The site is unsuitable for people unconnected with the running of it to live there on a permanent basis. It is remote from the community facilities of the village with sub-standard access, and the establishment of a permanent residential enclave there could only result in the long-term in pressure for the provision of better public services at considerable cost to the community.

03 NON STANDARD REFUSAL

The proposed development, if permitted would result in an expansion of residential caravan site availability with a corresponding loss in the number of holiday caravan site availability. This, together with the resultant precedent for the establishment of further residential caravan sites would be contrary to Policy H17 of the Rochford District Local Plan. In November 1990 amendments to these policies were agreed by the Local Planning Authority as part of the First Review of the Local Plan. As a consequence Policy H17 has been renumbered as Policy H17.

REPORT:

Permission was granted for this site to be used for holiday caravans in 1963 (ROC/581/62) subject to a condition that these were only occupied between 1st March to 31st October each year. This was subsequently amended on appeal in August, 1983 (ROC/546/82) to permit occupation between 1st February and 30th November each year.

A subsequent application (ROC/1038/87) to permit 8 caravans to be occupied all year round was refused and the subsequent appeal dismissed in December, 1988. The appellants at that time were arguing, as the current applicants are now, that the condition was causing hardship to occupiers of the caravans who had bought them as permanent dwellings. They would be homeless if the condition were to be enforced. The applicants on the present application are further arguing that the site owner cannot enforce the vacancy requirement as the legal action takes considerable time to have effect. By the time the action "bites" the authorised period for occupation is upon us again.

The Inspector on the last occasion made the position quite clear :-

"In my opinion it would be wrong to allow this appeal purely on hardship grounds, much as I sympathise with these people who have nowhere else to live. They must have known when they went into occupation of what were clearly holiday caravans that they would have to vacate them in due course, and their position thereafter could not be any worse than when they went into them. If any other view were taken of this matter, it would be an open invitation to others without permanent homes to take up

residence in such holiday caravans and very quickly such holiday sites would become residential ones. In the present case this would be unacceptable for various reasons. There is a strong presumption in the Green Belt against allowing further residential uses except where required for the purposes of the rural economy."

He went on to expand on these reasons on the lines indicated in Reasons 1 and 2 above.

The Director of Development sees no justification for now departing from the Inspectors conclusions and the strong Green Belt policies applicable - particularly so when the previous scheme was for 8 caravans whilst this current proposal has increased to 14.

At the time of writing no objections had been received although if any are forwarded before the meeting these will be reported verbally to Members.

INTRODUCTORY REPORT TO ITEMS D.3 AND 4

D.3

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

4.

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

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

Both Item D.3 as reported to the last Committee and Item 4 have house types involving single storey garage elements up to the site boundary. Similarly, both were submitted well before the adoption of the new policy by Council on the 29th October, 1991.

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

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

It is felt that in this situation a reasonable implementation of the policy would be to apply it to all applications received after the date it was adopted rather than to applications received before. The recommendation Item D.3 to the last Committee was made accordingly.

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

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

D.3

OL/0611/91/ROC
PARISH OF HAWKWELL

Zoning: Residential.

44 HAWKWELL PARK DRIVE HAWKWELL

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

Applicant: New England Building Company

NOTES:

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

HAWKWELL PARISH COUNCIL - no comments.

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

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

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

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

No replies have been received following NEIGHBOUR notification.

APPROVE:

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 NON STANDARD CONDITION

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

04 PRIVATE DRIVES-SURFACE FINISH

05 NON STANDARD CONDITION

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

06 CAR PARKING--MULTIPLE DWELLINGS

07 MATERIALS FOR EXTERNAL USE

08 LANDSCAPING SCHEME - DETAILS

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

09 TREE AND SHRUB PROTECTION

10 DETAILS OF MEANS OF ENCLOSURE

11 DETAILS OF SCREENING

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

12 PD RESTRICTIONS PRIVATE DRIVES

13 GROUND/FLOOR LEVELS

14 NON STANDARD CONDITION

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

15 NON STANDARD CONDITION

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

16 NON STANDARD CONDITION

Not more than one of the properties hereby approved shall be occupied and used as a dwellinghouse before 1st January, 1992.



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

4.

F/0679/91/ROC PARISH OF HAWKWELL

ADJ 21 POPLARS AVENUE HAWKWELL

2 DETACHED HOUSES AND GARAGES

Applicant: KNOLLCRAY DEVELOPMENTS

Zoning: Residential.

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

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS PROVISION OF SAMPLES

03 GARAGES AND HARDSTANDINGS

04 NON STANDARD CONDITION

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

05 600MM BRICK WALL TO THE FRONT

06 GARAGES INCIDENTAL TO DWELLING

07 LANDSCAPING SCHEME - DETAILS

08 DETAILS OF SCREENING

09 OBSCURE GLAZING

REPORT:

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

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

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

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

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

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

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

5.

CC/0700/91/ROC RAYLEIGH

GROVE COUNTY PRIMARY SCHOOL GROVE ROAD RAYLEIGH

RELOCATABLE CLASSROOMS AS A PRE-SCHOOL NURSERY

Applicant: ESSEX COUNTY COUNCIL PLANNING DEPT

Zoning: Primary School.

REFUSE:

01 TEMPORARY PERMISSION-BUILDINGS
31ST DECEMBER 1994

02 NON STANDARD CONDITION

The proposed use shall not operate before 9.15a.m. or after 2.45 p.m. noon each weekday and not at all on Saturdays, Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

03 NON STANDARD CONDITION

The number of children attending the nursery at any time shall not exceed 25.

REPORT:

Members may well be familiar with the attractive school redevelopment recently completed on this site.

The present proposed use is an extension of the schools activities to provide nursery facilities for pre-school 4 year olds. Neither the use nor facilities were envisaged when the new school was commissioned. It is thereafter proposed to retain a pair of the relocatable classrooms (those in the best condition) and use them accordingly. All other relocatables have been removed from the site.

Whilst, it is most unfortunate that such units are now to be retained within the grounds of such a new imaginatively designed school, it is equally felt that the purpose is appropriate here and ought to be supported.

The use will operate mornings only from 9.15 a.m. to 11.45 a.m. on normal school weekdays. There will be a maximum of 25 children and 3 staff. It is 90% County funded and 10% private (parents support groups). The conditions recommended regarding operating hours is proposed to avoid a clash with normal school hours to mitigate congestion about the school.

A NEIGHBOURING resident objects on grounds of increased traffic congestion, poor appearance of relocatable classrooms, no essential need, under funded and should not be subsidised via community charge payers money, general noise and disturbance exacerbating and compounding existing problems.

THE CHIEF ENVIRONMENTAL HEALTH OFFICER raises no adverse comments. The COUNTY SURVEYOR has no objections. THE FIRE OFFICER has no observations against the proposal.

6.

CU/0549/91/ROC PARISH OF BARLING MAGNA

BARLING HALL WHARF CHURCH ROAD BARLING MAGNA

CHANGE USE OF BUILDINGS AND LAND FOR USE AS A CLUBHOUSE, CARPARKING, BOAT STORAGE AND ANCILLARY USE. USE MUDFLATS FOR STATIONING OF SAILING PONTOONS

Applicant: GREAT WAKERING YACHT CLUB C/O MR S P ZETTER

Zoning: Metropolitan Green Belt.

BARLING MAGNA PARISH COUNCIL have submitted strong objections for the following reasons :-

- (1) The area is in a conservation zone and more importantly is a Site of Special Scientific Interest.
- (ii) The change of use of the barn to club house would not be conducive or in keeping with the tranquillity and calm that currently exudes from this part of the sea wall, it would increase the level of noise and activity which we feel is unprecedented.

It is for the above reasons that we strongly urge that this application be refused.

REFUSE:

01 NON STANDARD REFUSAL

The proposal is contrary to the Coastal Protection Policy NR18 in the Essex Structure Plan. Within the Coastal Protection Belt, there will be the most stringent restrictions on development and any development which is exceptionally permitted shall not adversely affect the open and rural character of wildlife. The proposal would lead to increased disturbance in an open attractive undeveloped section of the coast to the detriment of the character of the area, people wishing to enjoy it in its present undeveloped state and its wildlife.

02 NON STANDARD REFUSAL

The proposal is contrary to the Structure Plan Policy NR6 which precludes any development which would adversely and materially affect designated national nature reserves and Sites of Special Scientific Interest.

03 NON STANDARD REFUSAL

The proposal conflicts with Structure Plan Policy NR8 which states that within an area identified as a Nature Conservancy Zone, development prejudicial to the retention and management of important wildlife, habitats and their inter-relationships will normally be refused.

04 NON STANDARD REFUSAL

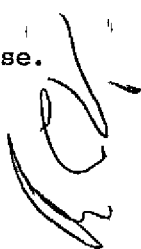
In view of the foregoing, the proposal is contrary to the concurrent policies RC7, RC2 and RC3 contained within the Rochford District Local Plan.

05 NON STANDARD REFUSAL

The highway onto which the site gains access together with the highway network in the vicinity of the site, are considered to be substandard in terms of width and alignment to accommodate the increased vehicular use which would be generated by this proposal, whilst providing acceptable safety and efficiency for all highway users.

REPORT:

This report is structured under five main headings :-

- (1) Site Specific Details of the Application;
 - (ii) Relevant Planning History;
 - (iii) Background Information About the Wakering Yacht Club and the Submitted Case for the Application;
 - (iv) The Case Against the Application;
 - (v) Conclusions and further Consultee Response.
- 

(1) Site Specific Details of the Application:

The applicants are seeking to utilise a 1.1 hectare (2.73 acres) site at Barling Hall Wharf, Barling. The scheme includes :-

- (a) the restoration of a timber framed barn to form clubhouse;
- (b) a 25 space car park;
- (c) an open storage area for dinghies, together with a covered dinghy store using an existing, untidy, utilitarian structure; and
- (d) three dinghy launching pontoons in the creek adjacent to the mudflats at the northern end of the application site. These are of timber construction which measure 11m x 2.5m (36ft x 8ft.)

(11) Relevant Planning History:

The present proposal is the third planning application submitted by the Wakering Yacht Club in about seven years. In October, 1984 they applied to change the use of the wharf adjacent to the current application site for their use as a yacht club (ROC/692/84) refers). This was refused by the Council on 3rd July, 1985 and a subsequent appeal to the Secretary of State was dismissed on 24th April, 1986. The second application (ROC/660/89) was submitted on 20th January, 1990 for the "use of land for yacht club purposes incorporating floating clubhouse pontoons and ancillary buildings with car parks" between Potton Island Bridge and the Boatyard, Common Road, Great Wakering and was granted planning permission on 20th January, 1990. This consent has not been implemented and members of the club explain that the Ministry of Defence withdraw the offer of the site.

(11i) Background Information about the Wakering Yacht Club and the Submitted Case for the Application:

The Wakering Yacht Club was founded in 1962 in Potton Creek courtesy of Sutton and Smith's Boatyard but were forced to move to Mill Head Basin, a small site with limited tidal water in 1980. The club ship 'Trent' was moved to Barlinghall Creek close to the present application site without the benefit of planning permission in 1990 and destroyed by fire in March, 1991.

The current application site lies on the west side of Barling Hall Creek about a quarter of a mile north-east of the village of Barling. Access is via a narrow unmetalled road which joins Church Road to the west at All Saints Church.

The open area of the site lies adjacent to a small group of buildings west of the sea wall in a flat open landscape. The group includes Barling Hall, a rendered farmhouse, modern farm buildings and older traditional farm buildings including the timber barn which is the subject of the application for conversion to a clubhouse.

East of the site there is flat open marshland landscape towards Potton Island and Foulness. South-west and north-west of the site on flat open land behind the sea wall are mineral workings for the excavation of sand and gravel.

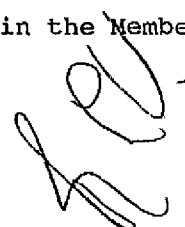
The applicants have submitted a detailed supporting statement via their agents who conclude that although the application site is within the vicinity of Barling Hall Quay it differs from the previous application in that :-

1. It proposes to convert redundant agricultural buildings (in line with Government advice contained in PPG7 into the clubhouse and storage facilities as opposed to the previous application where the club house was water based, i.e., a barge.
2. The anchoring of the pontoons in the creek has been agreed in principle with the Crown Estate and the leasing of the redundant farm buildings has been agreed in principle with the Rayner Trust, who are the current owners of the site. Previously no such agreement had been secured, as a floating club house was proposed.
3. It is not proposed to use any anti-fouling paints that would cause harm to the existing marine life. Indeed the club supports the prohibition of anti-fouling paint that causes harm to the environment.
4. The permanent moorings used by the club are secured in the River Roach. They therefore no longer post any threat to the established wildlife in the creek."

They summarise that planning permission should therefore be granted because :-

1. The proposals are low-key in nature.
2. The proposals accord with Policies NR6, 8, 12 and 18 of the Essex County Structure Plan.
3. That there are special circumstances surrounding this application, in particular the local origins of the majority of the clubs membership and its unfortunate setbacks to date.
4. The fact that there will be no demonstrable harm to the existing marshlands and its associated flora and fauna.
5. The environmental improvement that will accrue from the re-use and restoration of the redundant agricultural building and surrounding area will be beneficial to Nature Conservation objectives and to the local fishermen currently operating out of this area. This is particularly important when considered alongside the proposals for the club to relocate to Potton Creek (ROC/660/89, granted permission on 26th January, 1990) where new buildings would be constructed and more stringent development control policies apply.
6. That in all aspects the club represents a focus for local people to associate and engage in a leisure pursuit open to all age groups, which can only be beneficial to the local community."

Copies of this supporting statement will be placed in the Members room for inspection on the day of the Committee.



Six letters of support have been received from YACHT CLUB MEMBERS, four of whom live in Wakering, one on Canvey Island and the final one in Paglesham. They emphasise the low key family orientated activities of the club which endeavours to project a strong community image in the best interests of the locality. They stress the tenancy problems the club has had and difficulties in finding a suitable, available site to satisfy their needs.

(1v) The Case Against the Application

This revolves around the unspoilt character and wildlife of the area. Not surprisingly, therefore, the Council has received representations from expert consultees the most important of which is ENGLISH NATURE (previously Nature Conservancy Council (NCC)) whom the Government via Department of the Environment Circulars and Orders (Article 18 General Development Order, 1988) says we are obliged to heed. A letter of objection has been received from ENGLISH NATURE relating to the impact of the development on areas that fall within the Foulness SSSI (Site of Special Scientific Interest), the boundary of which runs along the landward side of the borrow dyke in Barling Hall creek. They have two concerns :-

1. The location of the pontoon for dinghy launching will cause local damage to the saltmarsh of the SSSI.
2. Provision of new facilities may lead to increased disturbance of wildlife in the area, particularly if no limit on club membership is stipulated.

In consequence they strongly recommend that the application in its present form is rejected.

The ESSEX WILDLIFE TRUST share English Nature's concern over the SSSI and area notified as of national significance for wildlife and proposed as a SPA (Special Protection Area) and Ramsar site of international significance. They acknowledge that a small number of sailing dinghies is unlikely to have an adverse impact but would be concerned to see the establishment of a club with no restriction on type or size of membership. There are severe problems in other Essex estuaries caused by the mixture of motorised and sail craft and the pressure large numbers of river users place on the environment. Motorised craft in particular can cause excessive disturbance and erosion in the creeks. The Trust are pleased the club propose to maintain its moorings in the River Roach and suggest that a condition be placed on any permission that no moorings should be allowed in the creek. They summarise that they would be concerned if permission led to the development of a large club which subsequently led to increased demand for improving facilities or even for a marina type development as membership of the club evolved. They are aware that Structure Plan Policies NR6, NR8 and NR18 are relevant.

The COUNCIL FOR THE PROTECTION OF RURAL ESSEX state that the proposal contravenes Essex Structure Plan Policy NR18 and Local Plan Policy LT12 (LT13 in Review Rochford District Local Plan). If granted, they suggest a list of conditions to be imposed.

The ROYAL SOCIETY FOR THE PROTECTION OF BIRDS (RSPB) support the foregoing consultee responses in their grounds of objections. They reiterate their objections to the previous scheme:-

- "(i) disturbance to the Foulness SSSI which is a candidate Special Protection Area and Ramsar site supporting wintering waterfowl populations in international numbers;
- (ii) disturbance to the creeks and associated wetland habitats which threaten rare breeding birds."

They note that the present application differs from the previous one in not including moorings in Potton Creek and that permanent moorings will be in the River Roach. In their view this represents a small reduction in disturbance since a considerable amount of boating activity will ensue to reach the mooring area. Disturbance could be increased via the siting of the pontoon adjacent to areas of saltmarsh. Given the above, they do not agree with the applicant that there will be "no demonstrable harm to the existing marshlands". They recommend the application be rejected because of :-


- "(i) the potential for disturbance to a rare breeding bird species on adjacent wetlands;
- (ii) the potential for expansion of the club in the future including pressure for moorings in the creek, additional pontoons and increased boat use and landing on saltmarsh;
- (iii) the presence of a pontoon away from the yacht club centre."

However, should the Local Planning Authority be mindful to grant permission, they characterise points which should be addressed either by condition or agreement.

MISS J MACCONNELL - ROACH VALLEY CONSERVATION ZONE (RVCZ) WORKING GROUP endorses all previous representations and states that the objections to the transfer of a yacht club to the above site were adequately summed up in the Inspector's decision to dismiss the previous appeal (ROC/692/84) and little has changed since then. She has submitted a detailed critique of the applicant's supporting statement from their agents. Miss MacConnell's main grounds of objection can be summarised as :-

- (i) unacceptable intrusion into the landscape of the Roach Valley Conservation Zone;
- (ii) damage and disturbance to wildlife in an SSSI;
- (iii) disturbance to local residents of Barling;
- (iv) risks of further development and despoilation;
- (vi) contrary to policy.

The **ROCHFORD HUNDRED AMENITIES SOCIETY** and 13 **LOCAL RESIDENTS** have submitted written objections which can be summarised under the following headings :-

- policy;
 - existing unauthorised activity;
 - inadequate access via Church Road and track leading to club house;
 - traffic generation;
- 

- parking nuisance especially at the corner adjacent to the Church where worshippers park on Sundays;
- additional general disturbance and especially at unsocial hours;
- damage to wildlife and marine life via traffic generation and general nuisance and pollution;
- precedent created for further development and growth;
- detrimental to visual amenities;
- no different to previous proposal refused and dismissed on appeal.

The COUNTY SURVEYOR and our own CHIEF ENVIRONMENTAL HEALTH OFFICER lend support to residents fears. The former recommends refusal on the grounds that the highway onto which the site gives access, together with the highway network in the vicinity are considered substandard in terms of width and alignment to accommodate the increased vehicular use which would be generated.

The CHIEF ENVIRONMENTAL HEALTH OFFICER reports there is potential for nuisance from the proposed development by way of noise, dust, etc. greater than exists at present. The potential arises not only from the use of the site, including activities in the club house, but also from the movement of vehicles to and from the site. Nuisance arising from vehicular movement would be difficult to control. However, if Members are mindful to grant permission then conditions are recommended.

(v) Conclusions and other Consultee Response

The critical factors to be addressed in the present proposal revolve around the degree to which it differs from the previous application dismissed on appeal in 1986. Some points have already been covered and other issues can be viewed by considering provisions within the County Planner's Report to his Development Control Sub-Committee on 25th October, 1991 following a consultation on the application from Rochford Council under (Schedule 1) Para 7 of the Town and Country Planning Act, 1990. Relevant extracts are reproduced below but updated where necessary with more recent data :-

"The Inspector considered that the main issues were (1) the effect of the proposal on (i) the special character of the landscape in Barling Hall Creek and (ii) the Nature Conservation interest of the Site of Special Scientific Interest and the Roach Valley Nature Conservation Zone.

In considering the landscape aspects the Inspector concluded that "no matter how well designed or landscaped these features of the development may be I consider that they (together with the activities associated with their use) would be seriously out of place in a fragile marshland landscape where there is currently little to disturb the attractive, flat open and undeveloped vistas. Any additional development would inevitably be conspicuous, moored sailing vessels in particular being visible over a wide area. I therefore consider that the visual impact of the proposal would be such as to erode the special nature of the landscape and thus infringe the strict protective policies which apply to the area".

Turning to the nature conservation interest of the site, the Inspector attached considerable weight to the advice received from the Nature Conservancy Council and concluded that "the proposed use of the land would result in a material loss or threat to the present habitat interest of this part of the site and its surroundings". "

The COUNTY PLANNER goes on to say :-

"This site lies within an open and attractive section of the undeveloped Essex coastline where there are the most stringent controls over further development. Not only is the site within the Metropolitan Green Belt and the Coastal Protection Belt where Approved First Alteration Structure Plan Policies S9 and NR18 are applicable but the attractive landscape quality of the area is acknowledged by inclusion within the Crouch-Roach marshes Special Landscape area. Policy NR12 of the Structure Plan is therefore also applicable. Furthermore the high scientific and nature conservation interest of the area is reflected in (i) inclusion of the site within the Roach Valley Conservation Zone in the Adopted Local Plan and (ii) inclusion of part of the site within the extensive Foulness SSSI.

The use proposed falls within the category of "small scale facilities for outdoor participatory sport and recreation" which are acceptable in principle under Policy S9 (Green Belt) of the Structure Plan. The landscape and nature conservation importance of the area was recognised by the Inspector when dismissing the appeal in 1986. The Inspector's conclusions have been summarised earlier. The Inspector's view was that the increased presence of cars and people could disturb the peace and tranquillity of the backwater area to the detriment of people wishing to enjoy it in its present undeveloped state.

It is acknowledged that the present proposal is at a significantly smaller scale compared with the previous submission involving as it does (i) the conversion of a redundant farm building as opposed to new construction and (ii) no overall increase in the number of moorings beyond the 30 already in place" in the River Roach. However, many of the previous objections are still valid. The Inspector at the appeal attached considerable importance to the view of the Nature Conservancy Council. English Nature (previously the Nature Conservancy Council) whose comments have already been characterised in the fourth section of this schedule report characterised recommend rejection of the application.

"Policies NR6 and NR8 of the Structure Plan are therefore still applicable.

The development as proposed, although scaled down compared with the 1984 proposals will undoubtedly lead to increased usage of the Barling Hall Wharf and its environs and therefore to increased disturbance. The statement of support submitted by the applicant's agents gives some indication of the possible level of usage - over the years the club has maintained an average membership of 140-160 persons including both sailing and social membership. The present membership is 65 persons. Club activities are centred around Friday evenings and Sunday mornings/early afternoons when club facilities, i.e. the lounge, would be open to members. The Inspector to the previous inquiry was concerned at the increased presence of cars and people and the potential disturbance of this peaceful backwater. Similar objections still apply.

If the project is successful then there may be pressure for further expansion to the increasing detriment to the character of the area. An objection based on Structure Plan Policy NR18 (Coastal Protection Belt) can therefore be justified.

The development as proposed involves the open storage of dinghies and an adjacent car park to the south.

The County Archaeologist has reported that the site is within an area of considerable archaeological importance. If the District Council is minded to grant consent then an archaeological condition should be imposed requiring an archaeological evaluation."

The COUNTY PLANNER recommended in his report :-

" That Rochford District Council be recommended to refuse this application as being contrary to Approved First Alteration Structure Plan Policies NR6, NR8 and NR18. The proposal would lead to increased disturbance in an open attractive undeveloped section of the coast to the detriment of the character of the area and its wildlife".

However, the item was deferred for a Member site meeting which took place on 18th November and considered at the next Sub-Committee of 22nd November where it was decided....."that whilst the application is left to the discretion of Rochford District Council, the County Council expresses extreme concern at the sensitivity of this location for the establishment of a yacht club and should the District Council decide to approve this application it is recommended that it imposes conditions to seek a Legal Agreement to achieve the following :-

1. The relocation of the pontoons clear of the saltings.
2. A limitation on the membership of the club.
3. The banning of the launching of any power boats from the pontoons."

The second and third conditions would in practical terms be very difficult to monitor and enforce.

The COUNTY PLANNER (SPECIALIST ADVICE) indicates that whilst the barn is not of listable quality it has some interesting features and, if the scheme is approved, would be pleased to give advice on the details of conversion.

The CROUCH HARBOUR AUTHORITY consider the pontoons not to be a danger to navigation and agreed to issue a 'Works Licence' subject to the condition that it is only used for dinghies.

The NATIONAL RIVERS AUTHORITY have been in direct negotiations with the applicants to prevent damage to the sea wall and saltings and have specified means to achieve this.

The ESSEX COUNTY COUNCIL CONSUMER AND PUBLIC PROTECTION state that these old landfill sites are likely to be generating landfill gas (methane)... "Though no new foundations, etc. appear to be involved the new use of the agricultural building may be more sensitive to the ingress of landfill gas than the old use as the club house will have both a higher occupancy rate and is also likely to be less well ventilated.

Before granting this application it would be advisable to have the present buildings, the land beneath the buildings and the land surrounding the buildings tested for the presence of landfill gas".

The ESSEX COUNTY COUNCIL FIRE AND RESCUE SERVICE do not propose to object to the proposal in principle subject to consideration of more detailed drawings at a later date if permission is granted.

7.

CU/0550/91/ROC PARISH OF BARLING MAGNA

BARLING HALL WHARF CHURCH ROAD BARLING MAGNA

CHANGE USE OF BUILDINGS AND LAND FOR USE AS CLUBHOUSE, CARPARKING, BOAT STORAGE AND ANCILLARY USE. USE MUDFLATS FOR STATIONING OF SAILING PONTOONS

Applicant: GREAT WAKERING YACHT CLUB C/O MR S P ZETTER

Zoning: Metropolitan Green Belt.

REFUSE:

01 NON STANDARD REFUSAL

The proposal is contrary to the Coastal Protection Policy NR18 in the Essex Structure Plan. Within the Coastal Protection Belt, there will be the most stringent restrictions on development and any development which is exceptionally permitted shall not adversely affect the open and rural character of wildlife. The proposal would lead to increased disturbance in an open attractive undeveloped section of the coast to the detriment of the of the area, people visiting to enjoy it in its present undeveloped state and its wildlife.

02 NON STANDARD REFUSAL

The proposal is contrary to the Structure Plan Policy NR6 which precludes any development which would adversely and materially affect designated national nature reserves and Sites of Special Scientific interest.

03 NON STANDARD REFUSAL

The proposal conflicts with Structure Plan Policy NR8 which states that within an area identified as a Nature Conservancy Zone, development prejudicial to the retention and management of important wildlife, habitats and their inter-relationships will normally be refused.

04 NON STANDARD REFUSAL

In view of the foregoing the proposal is contrary to the concurrent policies RC7, RC2 and RC3 contained within the Rochford District Local Plan.



05 NON STANDARD REFUSAL

The highway onto which the site gains access together with the highway network in the vicinity of the site, are considered to be substandard in terms of width and alignment to accommodate the increased vehicular use which would be generated by this proposal, whilst providing acceptable safety and efficiency for all highway users.

REPORT:

This application is a duplicate of CU/0549/91/ROC the previous item.

8.

CU/0666/91/ROC PARISH OF HULLBRIDGE

R/O 267 FERRY ROAD HULLBRIDGE

CHANGE OF USE TO VEHICLE SERVICE AND REPAIR

Applicant: MICHAEL ARTHUR DOWNES

Zoning: Residential.

HULLBRIDGE PARISH COUNCIL suggests a Legal Agreement to restrict any paint spraying and to contain the business as a small operation.

RECOMMENDATION: In the light of the circumstances set out below, Officers remain of the view expressed in the earlier enforcement report and that the application should be REFUSED as an inappropriate use in a residential area giving rise to noise and general disturbance to neighbouring occupiers.

If Members consider that a more sympathetic approach should apply, it is felt that temporary and personal conditions (to the operator) should be included within those imposed, notwithstanding the applicant's opposition to them. It would then be a matter for him to accept the terms of the approval or appeal against conditions he considers unacceptable.

REPORT:

Members will recall a report to the Planning Services Committee meeting on 26th September 1991, setting out the details of an unauthorised change of use at the premises rear of 267, Ferry Road. Although Enforcement action was authorised, because of the noise and general disturbance arising in this residential area, Members requested that such action be delayed in order that the operator be given an opportunity to submit a planning application to seek to regularise the use.

It is the resultant application which is now under consideration, although the owner of the site, not the operator, has submitted the application.

No. 267 Ferry Road comprises a two storey building fronting Ferry Road with residential accommodation above and a yard area and detached building at the rear. The use for tool hire and sales was agreed in 1980 and in 1985 planning permission was granted for a single storey store/repair building at the rear, ancillary to the tool hire and sales use. A condition was imposed limiting the use of the building to "the storage and repair of items associated with

the sale and hire of small tools and equipment only or in connection with the residential unit within 267 Ferry Road". This condition was imposed to protect the amenities of the adjacent residential properties, particularly those in Tynedale Close which are sited in very close proximity to the building.

In support of the current application, the owner states that the present vehicle service and repair use of the site is significantly less intensive than previous uses. It is the case, however, that the plant hire use of the site prior to the car repair uses was giving cause for concern and that the above condition was not being complied with, in that items other than those permitted by the condition were involved. This position was overtaken by events, with the plant hire ceasing and the car repair use commencing, although the initial car repair operator, who local residents complained about, has been replaced by the current operator.

The operator states that no paint spraying is carried out at the premises, that the use provides a service to the local community and that only two persons will be working at the premises. If a sympathetic attitude were to be taken to such an operation, in circumstances such as these, a temporary and personal permission would normally be applied. However, the applicant considers these controls unacceptable.

In response to consultations, the Chief Environmental Health Officer states that there is potential for nuisance from odour and noise from the proposed development greater than exists at present, but raises no objections subject to the site being used for mechanical repairs only and not for panel beating or paint spraying etc., and no works outside the building or burning of waste. Restriction of the hours of operation is also recommended, together with a permission personal to the operator.

In response to NEIGHBOUR notification, four letters have been received from occupiers of Tynedale House, a sheltered housing scheme and one letter from Shaftesbury Housing Association who own the complex. Three of the letters are strongly worded objections to the proposal on the grounds of inappropriate use in a residential area, increased noise and disturbance, nuisance from fumes and unsociable working hours, whilst the remaining two raise concerns, in the

9.

CU/0720/91/ROC PARISH OF CANEWDON

UNIT 4 ESSEX MARINA CREEKSEA FERRY ROAD WALLASEA ISLAND

CHANGE OF USE FROM OFFICES TO CLUBHOUSE

Applicant: ESSEX MARINA YACHT CLUB

Zoning: M.G.B. (Marina)

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

CANEWDON PARISH COUNCIL - no comments.



APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

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

01 NON STANDARD INFORMATIVE

The applicant's attention is drawn to the need to provide integral sanitary facilities to the satisfaction of the Chief Environmental Health Officer.,

REPORT:

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

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

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

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

10.

DP/0695/91/ROC PARISH OF GREAT WAKERING

GOODMANS HIGH STREET GREAT WAKERING

EXTENSION TO FORM LIFT SHAFT AND MACHINE ROOM

Applicant: ROCHFORD DISTRICT COUNCIL

Zoning: Residential.

The Health and Housing Committee be advised that there are no objections to the proposal subject to the following conditions :-

01 COMMENCE IN 5 YEARS

02 MATERIALS TO MATCH EXISTING



REPORT:

This application is part of an upgrading of accommodation at this old age persons unit to enable disabled access to both floors.

The design fits in with the 1960's design of the block.

The FIRE OFFICER, COUNTY PLANNER (SPECIALIST ADVICE) and CHIEF ENVIRONMENTAL HEALTH OFFICER all raise no adverse comments.

11.

F/0741/91/ROC PARISH OF ROCHFORD

17 BROOK CLOSE ROCHFORD

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

Applicant: MR C RATTAN

Zoning: Residential.

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

APPROVE:

01 NON STANDARD CONDITION

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

01 NON STANDARD INFORMATIVE

This decision removes Condition 1 and replaces Condition 4 of ROC/279/89 with the new condition of this decision. The applicant's attention is drawn to the other conditions of planning approval ROC/279/89 and the conditions relating to planning approval ROC/668/87 which continue to apply to these premises.

REPORT:

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

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

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

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

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

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

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

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

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

12.

OL/0694/91/ROC RAYLEIGH

300 EASTWOOD ROAD RAYLEIGH

OUTLINE APPLICATION TO DEMOLISH EXISTING AND ERECT ONE DETACHED HOUSE AND THREE DETACHED BUNGALOWS WITH GARAGES AND PRIVATE DRIVES.

Applicant: FENNELL & ROBERTS LTD

Zoning: Residential.

APPROVE:

- 01 RESERVED MATTERS TO BE APPROVED
- 02 TIME LIMITS (OUTLINE)
- 03 PRIVATE DRIVES-SURFACE FINISH
- 04 PARKING AND TURNING SPACE PROV



05 CAR PARKING--MULTIPLE DWELLINGS

06 NON STANDARD CONDITION

There shall be no obstruction to visibility above the height of 600mm. within the area of a sight splay on the eastern side of the proposed access and measuring 2.4m. x 90m.

07 NON STANDARD CONDITION

Prior to the commencement of the development hereby permitted the access indicated on the submitted plan no.1259.5 shall be constructed to a minimum of 5.5m. in width for at least the first 6m. into the site and provided with a suitable linked dropped kerb crossing.

08 NON STANDARD CONDITION

All access to the development hereby permitted shall be provided solely via the new private drive as indicated on the plan no 1259.5

09 LANDSCAPING SCHEME - DETAILS

10 PROVISION OF 1.8M HIGH FENCING

11 PD RESTRICTIONS-DORMER WINDOWS

12 PD RESTRICTIONS PRIVATE DRIVES

13 SLAB LEVELS SPECIFIED

14 TREE PROTECTION - CONSTRUCTION

15 NON STANDARD CONDITION

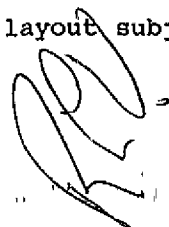
The development hereby permitted shall only be implemented in substitution for the outline planning permission granted (on the 8th September, 1989 under application reference no. ROC/483/89 for four detached dwellings, garages and access way on this site, i.e. at no time shall the development as indicated on the previous permission be erected simultaneously with the hereby permitted.

REPORT:

Outline planning permission for two houses and two bungalows with garages and access drives was granted in 1989 (ref no. ROC/483/89). This current application indicates an identical layout for the two bungalows on the rear "leg" of the site although there are differences elsewhere. The overall scheme now comprises three bungalows and one house with a new driveway running parallel to an existing one on adjoining land. Only one house now fronts onto Eastwood Road behind which the first of the three bungalows is proposed.

Following concern regarding the effect of the driveway on a) the nearby preserved oak tree, b) no 298 Eastwood Road and c) the road junction opposite, the applicants have agreed to re-position the driveway along the site's eastern boundary. This amendment has also permitted the first bungalow to be re-sited further away from no 298 with its rear elevation facing the garden thereto.

THE COUNTY SURVEYOR has no objections to the revised layout subject to the imposition of conditions 4, 7 and 8.



THE COUNTY PLANNER'S SPECIALIST ON TREES has expressed concern on the original layout as the driveway would have adversely affected the roots of a preserved oak tree. However, his suggestion that this drive be moved further east has been incorporated in the revised plans.

Four letters have been received from NEIGHBOURS in respect of the original scheme with one in support of the proposal and the other three objecting on the following grounds: detrimental to highway safety; damage to preserved oak tree; loss of privacy; overcrowded layout; loss of open views; driveway too narrow for emergency vehicles; adding to existing traffic chaos; overlooking of adjoining dwellings; etc.

Three further letters of objection have been received in response to the revised plans two of which re-iterate the comments in the previous letters. The other letter refers to the access, not being wide enough to accommodate vehicles from this development.

13.

OL/0701/91/ROC RAYLEIGH

ADJ THE PARK SCHOOL RAWRETH LANE RAYLEIGH

OUTLINE APPLICATION FOR BUSINESS (CLASS B1) DEVELOPMENT

Applicant: MESSRS J C PINKERTON

Zoning: Area of Special Restraint.

Frontage: 70m(230ft); Depth: 98m(320ft); Area: 0.68h(1.69acre)

RECOMMENDATION Delegate to the Director of Development to determine on the completion of consultations.

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 NON STANDARD CONDITION

Prior to the commencement of the units hereby permitted the access to the site shall be provided in a central position on the site frontage, constructed to a minimum of 6 metres in width and provided with 10.5 metres radius kerbs.

04 NON STANDARD CONDITION

There shall be no obstruction to visibility within sight splays measuring 4.5m x 120m positioned either side of the access referred to in condition 3 above. The first 10.5m of the bellmouth junction adjoining this access shall not exceed a gradient of 1 in 25 (4%).

05 PARKING AND TURNING SPACE PROV

ADD The turning space hereby required shall include a band three size turning head as indicated on the sketch plan marked "Appendix 11" and returned herewith.

06 STORAGE RESTRICTION OPEN AREAS

07 INDUSTRY AIR POLLUTION

08 INDUSTRY CONTROL OF DUST

09 PAINT SPRAYING PROVIDE BOOTH

10 BURNING OF WASTE MATERIALS

11 NON STANDARD CONDITION

The hours of operation of the units hereby permitted shall not exceed the following times: 8.00am. to 6.00pm. Monday to Friday - 8.00am to 2.00pm Saturdays. There shall be no working on Sundays or Bank Holidays.

12 NON STANDARD CONDITION

No plant or machinery shall be provided outside the buildings hereby permitted.

13 RETENTION OF WINDOW PATTERN

BEGIN WITH: Details of the door and window openings to be provided to the buildings hereby permitted shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development...

14 NON STANDARD CONDITION

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. All oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

15 NON STANDARD CONDITION

All foul sewage and trade effluent (including vehicle waste water) shall be discharged to the main foul sewage system and commensurate with the construction of the buildings hereby permitted a surface water drainage system shall be constructed in accordance with details previously submitted to and approved in writing with the Local Planning Authority.

16 PROVISION OF 1.8M HIGH FENCING

REPORT:

Although opposite residential properties this site adjoins the existing small industrial estate of Imperial Park with the Park School complex flanking the site's western boundary.

Consequently in the review of the Local Plan it was decided by the Development Services Committee on 15th February 1990 and at subsequent Council that this site should be allocated for business uses which can be carried out in residential areas without loss of amenity (B1 type uses as defined in the Use Classes Order) as part of contribution to providing for the future employment needs of the District. Policy EB3 allows this to occur in the post 1990 period.

Originally the application proposed both B1 and B2 (general industrial) uses. The B2 use being on the rearmost half of the site. But following negotiations the applicants have agreed to amend this to B1 use only in line with the Authority's current policy. As Members may be aware two companies, Hullbridge Diesels and Ja Jo Engineering, presently based in defiance of Enforcement Notices at the applicants site at Lubbards Lodge

Farm, may wish to relocate to this new site. However, rather than seeking to obtain permission for a blanket B2 use on the rear part of the site (within which category these companies activities fall) it would be more appropriate for the companies to seek separate personal permissions should they wish to relocate here. This would allow the Authority to closely control the effects of the operations on the amenities of the neighbouring residences and avoid creating a precedent for other general industrial uses which could be more disturbing and intrusive. If the companies did not wish to relocate to the site all the units thereon would remain in B1 use unless of course any other subsequent applications are entertained on their merits by the Council.

THE COUNTY SURVEYOR - no objections subject to the imposition of conditions 3 to 5.

THE CHIEF ENVIRONMENTAL HEALTH OFFICER reports that there is potential for nuisance by way of smell, dust, smoke, noise, etc. affecting nearby residential property greater than exists at present. The use of part of the site for B2 use would increase the potential for nuisance and is not considered appropriate. No objections are raised against the use of the whole site for B1 purposes subject to the imposition of conditions 6 to 13.

ANGLIAN WATER - no objections in principle but refers to necessary consents under public health legislation.

NATIONAL RIVERS AUTHORITY - no objections in principle subject to conditions 14 and 15 being imposed.

RAYLEIGH CIVIC SOCIETY - refers to the Local Plan Policy H8 that the site should remain undisturbed until review. Concerned about another access being created here and suggests access be from the adjoining Imperial Park Industrial Estate; two entrances shown are not acceptable.

Note: The applicants have attempted to obtain access as suggested above. However, the Imperial Park Management state that the majority of owner/occupiers of Imperial Park were unwilling to allow this. The applicant explains he had offered:- a) convey an area of land to Imperial Park, and b) improve the existing access junction to County Highways Standards at no cost to the Imperial Park owners.

Nine letters from **NEIGHBOURS** in Rawreth Lane have been received objecting strongly to the application on the following grounds: danger to highway safety, traffic congestion, precedent for further similar development, no need for this type of development, increased pollution and noise levels, detrimental effect on school and sports complex, proliferation of industrial uses in this part of Rayleigh, visually intrusive, flouting of existing planning permissions, history of refusals on this site, more than enough industrial developments in Rayleigh much of which is vacant.



14.

RM/0707/91/ROC RAYLEIGH

LAND LITTLE WHEATLEY'S CHASE RAYLEIGH

RESERVED MATTERS FOR THE ERECTION OF 23 DETACHED, SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/PARKING AND LAYOUT OF ESTATE ROADS/FOOTPATHS (PHASE 4-PLOTS 62-84)

Applicant: IDEAL HOMES (CENTRAL) LTD

Zoning: Areas of Special Restraint - outline approval for residential development granted.

Density: 13.8d.p.a.

RECOMMENDED Decision to be delegated to the Director of Development on completion of consultations.

01 ESTATE ROADS-PRIOR CONS.

02 ROADS&ACCESS WAYS-SURFACE FIN

03 NON STANDARD CONDITION

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

04 PRIVATE DRIVES-SURFACE FINISH

05 CAR PARKING-MULTIPLE DWELLINGS

06 SERVICES-SURFACE WATER

PLUS Full details of the proposals for the disposal of surface water from the development must include a balancing reservoir to cater for a 1:50 year event.

07 MATERIALS FOR EXTERNAL USE

08 LANDSCAPING SCHEME - DETAILS

09 TREE AND SHRUB PROTECTION

10 HEDGEROWS TO BE RETAINED

11 DETAILS OF MEANS OF ENCLOSURE

12 DETAILS OF SCREENING

13 PD RESTRICTIONS-GARAGES

14 RETENTION OF WINDOW PATTERN

15 SLAB LEVELS SPECIFIED

16 OBSCURE GLAZING

REV

17 NON STANDARD CONDITION

Street lighting shall be provided to the proposed estate roads and footpaths to the satisfaction of the Local Planning Authority prior to the occupation of the proposed dwellings.

18 NON STANDARD CONDITION

Notwithstanding the surfacing details specified on the submitted site layout plan, details of the final finished surfaces of the roads, footpaths and garage drives shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. These details shall include the surface treatment for the existing public footpath adjacent to the northern site boundaries.

19 PD RESTRICTIONS-DORMER WINDOWS

Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country General Development Order, 1988 (or any order revoking and re-enacting that order), the roof space of the dwellings hereby permitted shall not be converted to habitable accommodation and no dormer windows, roof lights, other windows or extensions shall be installed or erected within the roof of the dwellings hereby permitted.

20 NON STANDARD CONDITION

Gates/barriers shall be provided and thereafter maintained at the boundary of the site where the proposed footpaths join the adjacent public open space, in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced.

21 NON STANDARD CONDITION

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

22 PD RESTRICTIONS PRIVATE DRIVES

23 PD RESTRICTIONS-EXTENSIONS

REPORT:

This application relates to the north-eastern section of the site off Little Wheatleys Chase, which received outline planning approval for residential development on 25th April 1990 (ROC/005/90). Stage one of the development of the estate (by Beazer Homes), has commenced and planning approvals for Stage two (RM/0408/91/ROC) by Beazer Homes and Stage three (RM/0524/91/ROC) by Ideal Homes have recently been issued, following consideration by this Committee, on 17th October 1991. This application is on land situated immediately to the north of the site of application RM/0524/91/ROC and represents the last major phase (Stage 4) of the development of this estate.

The scheme is based on the illustrative layout which the applicants produced, for information purposes only, at the time when application RM/0524/91/ROC was under consideration and was considered by the Little Wheatleys Panel at that time.

The application is for a total of 23 two storey houses of mixed character ranging from two to four bedrooms and includes terraced, semi-detached but predominantly detached properties. The density for this phase together with phase three is 13.8 dwellings per acre, which is similar to the density previously approved for this estate.

The proposed development will include :-

5 two bedroom houses
10 three bedroom houses
8 four bedroom houses

total 23

A mixture of garages and parking spaces is included with access from the proposed estate roads and two private drives envisaged. The existing public footpath running east/west adjacent to the northern boundary will be retained with further pedestrian links to give good footpath access to the adjacent public open space. The type of housing and character of the development will be in keeping with the previously approved phases.

On 3rd September 1991 the Little Wheatleys Panel considered the draft of this application and the scheme has been amended in response to points raised by the Panel.

In particular, the scheme has been amended to satisfy the requirements of the County Surveyor, improved pedestrian links to the existing public footpath and adjacent public open space have been included, improved turning areas have been introduced and screen walls are now shown to a number of prominent areas along the road frontage.

The Panel also asked for the need for traffic calming measures to be considered and this can be required by condition, as recommended.

As a result of consultations carried out, the following comments have been received :-

The NATIONAL RIVERS AUTHORITY have raised no objections.

ANGLIAN WATER - no comments.

The RAYLEIGH CIVIC SOCIETY have no comments to make on the overall layout but have expressed some concern regarding security from the proposed footpath system.

The CHIEF ENVIRONMENTAL HEALTH OFFICER - no adverse comments.

ESSEX WATER - no objections.

The RAMBLERS ASSOCIATION have expressed a wish to see the development integrated with the existing public footpath to the north. This has been achieved.

EASTERN ELECTRICITY have raised no objections.

Following NEIGHBOUR notification and the display of a site notice, no replies have been received.

Some consultations are still outstanding and any further representations received will be reported to Members. It is anticipated that detailed negotiations with the applicant will not be concluded prior to the date of the Committee but to avoid any delay in the processing of this application Members are asked to delegate the decision to the Director of Development to enable the decision to be issued on the satisfactory completion of these discussions.

R.H.

DELEGATED PLANNING DECISIONS - 12TH DECEMBER 1991

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

AD/0623/91/ROC APPROVE
HOUSING DEVELOPMENT DIRECTIONAL SIGN NON - ILLUMINATED
JUNC CHELMSFORD ROAD/ LONDON ROAD RAWRETH
M P GRIFFITHS

AD/0648/91/ROC APPROVE
ERECT AN ILLUMINATED HANGING SIGN & NON ILLUMINATED FASCIA SIGN.
25-27 HIGH STREET RAYLEIGH
HALIFAX BUILDING SOCIETY

AD/0669/91/ROC APPROVE
ERECT NON-ILLUMINATED PARISH SIGN
JUNC WOODLANDS ROAD/ MAIN ROAD HOCKLEY
HOCKLEY PARISH COUNCIL

CU/0596/91/ROC APPROVE
CHANGE OF USE OF LAND TO GARDEN
HIGHGATE LOWER ROAD HOCKLEY
JOHN C BUCKFIELD

CU/0614/91/ROC APPROVE
CHANGE OF USE TO OFFICES FOR ARCHITECTS (CLASS B1). SINGLE
STOREY FRONT AND SIDE EXTENSIONS AND EXTERNAL ALTERATIONS
78 LONDON HILL RAYLEIGH
THE BARNARD PARTNERSHIP

CU/0657/91/ROC REFUSE
CHANGE OF USE FROM C3 (DWELLINGHOUSE) TO A2 (USE FOR THE
PROVISION OF FINANCIAL SERVICES)
8 ALDERMANS HILL HOCKLEY
MR P G HENNESSY
01
ERODE CHARACTER & AMENITIES OF AREA, NOISE, TRAFFIC, GENERAL DISTURBANCE.

02
PROVISION OF TURNING AREA NOT ADEQUATE

CU/0660/91/ROC APPROVE
CHANGE OF USE TO WAREHOUSING
UNIT 1 IMPERIAL PARK RAWRETH LANE RAYLEIGH
MR & MRS C P RICHARDSON T/A CRP SALES AGENT

F/0208/90/ROC APPROVE
EXTENSION TO JOINERY WORKS
LAND ADJ 14 ELDON WAY HOCKLEY
MANDERINE FURNITURE LTD

F/0462/91/ROC APPROVE
ERECT DETACHED DOUBLE GARAGE
WAYSIDE LODGE MAGNOLIA ROAD ROCHFORD
MR N GOODCHILD

F/0520/91/ROC REFUSE
REMOVAL OF CONDITION RESTRICTING OCCUPATION TO AGRICULTURAL
WORKER
1 SMITHERS CHASE SUTTON ROAD ROCHFORD
HIGGS & HILL DEVELOPMENTS
01
INSUFFICIENT INFORMATION TO JUSTIFY REMOVAL OF CONDITION
02
IF AGRICULTURAL WORKER CONDITION REMOVED LOCAL PLANNING AUTHORITY
WOULD FIND IT DIFFICULT TO RESIST FURTHER AGRICULTURAL DWELLING
03
INSUFFICIENT EVIDENCE HAS BEEN PRODUCED TO SHOW LONG TERM NEED
OF AGRICULTURAL WORKERS DWELLING.
04
NO REASONABLE EFFORTS HAVE BEEN MADE BY APPLICANT TO DISPOSE OF
THE BUILDING AS A DWELLING THE OCCUPANCY RESTRICTED TO AGRICULTURAL
WORKER.
05
EXCESSIVE DEVELOPMENT IN THE MGB


F/0578/91/ROC APPROVE
ERECTION OF 4 FLOODLIGHTING COLUMNS AND FLOODLIGHTS.
ROCHFORD HUNDRED RUGBY FC MAGNOLIA ROAD ROCHFORD
ROCHFORD HUNDRED RUGBY FC

F/0605/91/ROC APPROVE
HIPPED ROOF TO GABLE AND ADD FRONT AND REAR DORMERS
7 MOUNT AVENUE RAYLEIGH
MR T HULLETT

F/0616/91/ROC APPROVE
VARIATION TO PERMISSION REF ROC/436/87 TO INCLUDE ROOM IN THE
ROOF WITH REAR DORMER WINDOW
8 EASTCHEAP RAYLEIGH
MR & MRS M J PEARSON

F/0621/91/ROC REFUSE
ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSIONS
FAIRLANDS BECKNEY AVENUE HOCKLEY
MR LEVER
01
MGB

F/0625/91/ROC APPROVE
REMOVE PORTAKABIN EXTEND BUILDING AT REAR ON GROUND FLOOR,
UTILISING PITCHED ROOF SPACE OVER - TO FORM LINK, WC'S, OFFICES
AND TRAINING ROOMS.
SEETEC CENTRE MAIN ROAD HOCKLEY
SEETEC LTD



F/0638/91/ROC REFUSE

TWO STOREY SIDE EXTENSION (INCORPORATING GRANNY ANNEXE), INTEGRAL GARAGE, SINGLE STOREY EXTENSION AND CONSERVATORY

WINTER HAW CHURCH END PAGLESHAM

K GAGE

01

MGB

F/0639/91/ROC APPROVE

DETACHED GARAGE

ADJ 2 FLEMMINGS FARM COTTAGES FLEMMINGS FARM ROAD ROCHFORD

R & W AVERY LTD

F/0641/91/ROC REFUSE

EXTEND EXISTING FIRST FLOOR DORMER WINDOW

70 WINDERMERE AVENUE HULLBRIDGE

MR & MRS G BELLEN

01

UNACCEPTABLY DOMINANT AND OBTRUSIVE IN STREET SCENE.

02

VISUALLY DETRIMENTAL AND CONTRARY TO LOCAL DESIGN POLICY.

03

WOULD SET A PRECEDENT FOR THIS TYPE OF DEVELOPMENT.

F/0642/91/ROC REFUSE

TWO STOREY REAR EXTENSION, FRONT DORMERS AND ALTERATIONS TO CONVERT CHALET TO HOUSE.

3 BRAMERTON ROAD HOCKLEY

MR A W WOODHOUSE

01

WOULD GIBE RISE TO UNDUE LEVEL OF OVERLOOKING, OVERSHADOWING, & LOSS OF PRIVACY TO OCCUPANTS OF ADJOINING PROPERTIES.

F/0652/91/ROC APPROVE

SINGLE STOREY FRONT EXTENSION TO PROVIDE ADDITIONAL STORAGE AND STAFF ROOMS

CHICHESTER HALL LONDON ROAD RAYLEIGH

MR D A HARRIS

F/0654/91/ROC APPROVE

ALTERATIONS TO FRONT (INCLUDING INSERTION OF AUTOMATIC TELLING MACHINE) AND REAR ELEVATIONS

25-27 HIGH STREET RAYLEIGH

HALIFAX BUILDING SOCIETY

F/0658/91/ROC REFUSE

TWO STOREY SIDE EXTENSION INCORPORATING FIRST FLOOR BALCONY

215 HIGH STREET GREAT WAKERING

MRS J SHERLOCK

01

EXCESSIVE AND POORLY RELATED TO EXISTING SEMI, INCONGRUOUS FEATURES WOULD ERODE QUALITY OF CONSERVATION AREA.

F/0661/91/ROC APPROVE

ERECTION OF A PRE-CAST CONCRETE GARAGE AND METAL STORAGE SHED TO THE REAR OF CHURCH AND HALL

HAWKWELL BAPTIST CHURCH RECTORY ROAD HAWKWELL

LONDON BAPTIST PROPERTY BOARD

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F/0662/91/ROC REFUSE
TWO STOREY SIDE EXTENSION
89 KESWICK AVENUE HULLBRIDGE
MR G LEE
01

WOULD RESULT IN AN INCONGRUOUS AND UNACCEPTABLE APPEARANCE IN
THE STREET SCENE, TO THE DETRIMENT OF THE VISUAL AMENITIES OF
THE AREA IN GENERAL.

F/0665/91/ROC APPROVE
CHANGE USE OF GARAGE TO LIVING ACCOMMODATION
14 COPELANDS ROCHFORD
MR & MRS HARRIES

F/0670/91/ROC APPROVE
VEHICULAR CROSSOVER ONTO ASHINGDON ROAD
395 ASHINGDON ROAD ASHINGDON
MRS S MACGREGOR

F/0672/91/ROC APPROVE
DORMER TO SIDE
17 TEIGNMOUTH DRIVE RAYLEIGH
MR & MRS D SPICER

F/0675/91/ROC APPROVE
VARIATION OF CONDITIONS TO CONVERT PART OF GARAGE INTO LIVING
ACCOMMODATION
1 DALYS ROAD ROCHFORD
A WILLIAMS

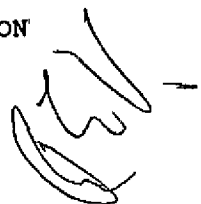
F/0678/91/ROC APPROVE
CONSTRUCTION OF DORMER WINDOWS TO FRONT TO FORM ADDITIONAL
BEDROOM AND BATHROOM
225 RECTORY ROAD HAWKWELL
MR & MRS P TAYLOR

F/0682/91/ROC APPROVE
REAR CONSERVATORY
47 GREAT WHEATLEY ROAD RAYLEIGH
MR & MRS J A WILLAMOTT

F/0688/91/ROC APPROVE
SINGLE STOREY SIDE EXTENSION
29 VICTORIA AVENUE RAYLEIGH
MR C PARMENTER

F/0699/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION AND ROOMS IN ROOF WITH DORMERS TO
FRONT AND REAR (REVISED APPLICATION)
214 LITTLE WAKERING ROAD LITTLE WAKERING
MRS J FLOWER

F/0706/91/ROC APPROVE
TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
1 FLEETHALL COTTAGES SUTTON ROAD ROCHFORD
MR & MRS R SUTTON



F/0709/91/ROC APPROVE
SINGLE STOREY SIDE EXTENSION
18 COOMBES GROVE ROCHFORD
MR BRAZIER

F/0710/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION
2 NEWSUM GARDENS RAYLEIGH
MR LEWIS

F/0716/91/ROC APPROVE
PORCH TO FRONT
53 NEVERN ROAD RAYLEIGH
B K ADDY

F/0718/91/ROC APPROVE
FRONT PORCH
31 NEWTON HALL GARDENS ASHINGDON
MR & MRS N KINNA

F/0723/91/ROC REFUSE
ERECTION OF SINGLE STOREY SIDE EXTENSION AND ADDITION TO ROOF TO
PROVIDE LOUNGE AND KITCHEN WITH TWO BEDROOMS AT FIRST FLOOR
111 MAIN ROAD HAWKWELL
A PASSINGHAM
01
WOULD GIVE RISE TO FORM OF CRAMPED OVERDEVELOPMENT DETRIMENTAL
TO RESIDENTIAL AMENITY OF AREA.
02
NO PROVISION OF ADEQUATE PARKING.
03
CREATE OVERLOOKING AND LOSS OF PRIVACY.

F/0750/91/ROC APPROVE
CONSERVATORY AT REAR
113 MAIN ROAD HOCKLEY
MR & MRS MEASOR

OL/0402/91/ROC APPROVE
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
ADJ 21 SUNNY ROAD HAWKWELL
E L VAUGHAN

OL/0645/91/ROC REFUSE
OUTLINE APPLICATION FOR ONE THREE BEDROOMED CHALET
ADJ 36 BARLING ROAD BARLING MAGNA
L G BELCHAM ESQ
01
MGB
02
EROSION OF COUNTRYSIDE IN VICINITY AND ELSEWHERE WITHIN THE GREEN
BELT AREAS IN ROCHFORD DISTRICT.

OL/0647/91/ROC REFUSE
OUTLINE APPLICATION TO ERECT A BUNGALOW
R/O 26A-30 SEAVIEW DRIVE GREAT WAKERING
CRIPPS BROS LTD

01

OBTUSIVE AND OUT OF CHARACTER AND WOULD ADVERSELY AFFECT
THE AMENITIES OF SURROUNDING RESIDENTS.

RM/0640/91/ROC APPROVE
ERECT CHALET/BUNGALOW AND HOUSE AND GARAGES (DETAILS)
6 SOUTHEND ROAD HOCKLEY
G & CS P YEADALL

CU/0667/91/ROC APPROVE
USE HALL FOR CLASS B1 (A) OFFICE AND ANCILLARY STORAGE AND DISTRIBUTION
MISSION HALL, SHOPLAND ROAD, SUTTON
MR T S T TYLER

F/0615/91/ROC APPROVE
DEMOLISH AND RE-BUILD DETACHED BUNGALOW AND ADD DETACHED GARAGE
PUDSEY HALL COTTAGE PUDSEY HALL LANE CANEWDON
MR D G COOPER

F/0653/91/ROC APPROVE
ALTERATIONS TO ROOF INCLUDING 3 REAR DORMER WINDOWS, TWO STOREY
REAR EXTENSION, 2 CHIMNEY STACKS AND OTHER ALTERATIONS, AND
CANOPY AT REAR
OPRODAN THE CHASE ASHINGDON
T HEIGHTON

F/0714/91/ROC APPROVE
TEMPORARY SITING OR RESIDENTIAL CARAVAN
219 GREENSWARD LANE HOCKLEY
MR & MRS B SPENCER

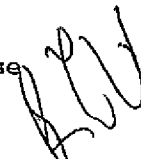
DELEGATED BUILDING REGULATION DECISIONS

APPROVALS

12/12/91

PLAN NO	ADDRESS	DESCRIPTION
91/539	104 Louis Drive Rayleigh	New Bungalow
91/389A	15 Queens Road Rayleigh	Loft conversion and Lounge/Porch extension
91/492	15 Stanley Road Ashingdon	Conversion of garage into bedroom with dormer over
91/487	Westcliff Rugby Club Aviation Way Southend	Internal alterations to clubhouse to incorporate first floor patio doors and balcony to rear elevation
91/549	3 Bramerton Road Hockley	Convert chalet to house
91/509	4 Mount Avenue Hockley	Underpinning and assoc: repairs
91/568BN	5 Murrells Lane Hockley	Alterations to existing stables and new roof
91/580BN	Tudor Cottage 63 Rayleigh Avenue Eastwood	Internal and external repairs
91/585BN	30 Oakley Road Hullbridge	Cavity wall insulation
91/586BN	11 Meadow Road Hullbridge	Cavity wall insulation
91/593BN	7 Woodlands Close Rayleigh	Underpinning of external walls
91/594BN	20 Parklands Rochford	Cavity wall insulation
91/595BN	79A Louis Drive South Rayleigh	Re-Roof
91/596BN	16 Rochford Hall Close Rochford	Internal alterations to Lounge
91/597BN	219 Ashingdon Road Rochford	Cavity wall insulation
91/598BN	36 Leamington Road Hockley	Cavity wall insulation

001568

91/472A	Fairfields Lower Road Hullbridge	Swimming pool and garage enclosure
91/538	Sutton Manor Sutton Road Rochford	Internal alterations and new window and door
91/544	Junction Victoria Avenue /London Road Rayleigh	Two storey house containing 4 bedsitting rooms and communal facilities
91/552	4 St Johns Close Great Wakering	Kitchen extension and new bathroom
91/557	12 Bedford Close Rayleigh	Rear extension
91/559	5 Leicester Avenue Rochford	Rooms in roof
91/560	12 Whitehouse Chase Rayleigh	Attached garage
91/577	36 Bullwood Road Hockley	Underpinning
91/579	19 Cornwall Gardens Rochford	Underpinning
91/583	23 Louis Drive Rayleigh	Rear extension
91/587	Kings Hill Cottages Old Ship Lane Rochford	Amended plans of proposed toilet
91/605BN	58 High Road Hockley	Install sewage system to replace existing septic tank
91/613BN IN 20	Phase 1 Little Wheatleys Rayleigh	61 Dwellings
91/616BN	104 Burnham Road Hullbridge	Change garage to Dwelling use
91/617BN	103 Golden Cross Road Ashingdon	Cavity wall insulation
91/618BN	9 Nelson Gardens Rayleigh	Cavity wall insulation
91/533	Plot 12 Adj 63 Woodlands Road Hockley	New House 
91/328A	The Landsdowne Poynters Lane Shoebury	Proposed private school

001569

91/542	Penclawdd Clements Hall Lane Hockley	Rear extension to form living and bedroom area
91/545	Unit 1 Rawreth Ind: Estate Rawreth	Steel framed workshop
91/589	30 Stanley Road Ashington	Single storey rear extension
91/590	18 Hullbridge Road Rayleigh	Two storey side extension
91/591	264 Little Wakering Road Little Wakering	Rear Extension
91/599	4 West Cottages High Street Canewdon	Extension and Alteration
91/608	2 Lancaster Gardens Rayleigh	Canopy and bay and pitched roof to garage
91/427A	1 Kembles Rayleigh	Enlarged loft area to include bathroom and second bedroom
91/546	The Berrie Ellesmere Road Ashington	Extensions & alterations
91/558	2A York Road Ashington	First floor extension and internal alterations
91/562	19 Richmond Drive Rayleigh	Piled raft underpin
91/566	18 Coombes Grove Rochford	Side Extension
91/567	30 Victoria Road Rayleigh	First floor extension
91/573	N G C Anglia Area Headquarters London Road Rawreth	Single storey office and addition of toilet to existing office
91/575	12 West Steet Rochford	Installation of instore bakery
91/578	10 Wedgewood Way Ashington	Enlarge garage and room over garage on side
91/582	304 Little Wakering Road Little Wakering	Conversion of chapel to residence
91/584	24 Warwick Road Rayleigh	Proposed Additions
91/601	Adj 121 Burnham Road Hullbridge	Garage

001570

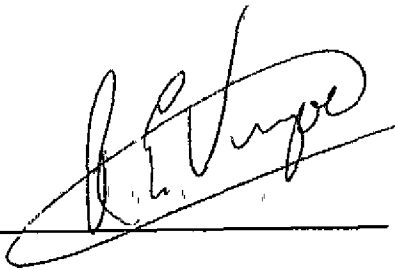
DELEGATED BUILDING REGULATION DECISIONS

REJECTIONS

12/12/91

PLAN NO	ADDRESS	DESCRIPTION
91/510	143 Eastwood Road Rayleigh	Garage extension and bedroom over
91/496	6 Southend Road Hockley	Remedial foundation work
91/499	49 High Mead Rayleigh	Extensions
91/493	2 Newsum Gardens Rayleigh	Single storey rear ext;
91/500	108 Broad Walk Hockley	Single store rear extension and loft conversion
91/527	Plumberow Cottage Lower Road Hockley	Erect single dwelling
91/520	82 Thorpe Road Hawkwell	Kitchen Extension
91/518	70 Windermere Avenue Hullbridge	Garage conversion to dining room extend existing first floor dormer
91/513	89 Keswick Avenue Hullbridge	Two storey side extension
91/531	29 Victoria Avenue Rayleigh	Side Extension
91/530	40 Woodlands Road Hockley	Two storey side extension and internal alterations

CHAIRMAN:



DATE:

12/1/92