



**Rochford District  
Council**

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**January - December**

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Sunday Trading

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Y.T.S.

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12



**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1990**

**July (Part 1)**

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 5th July 1990 Present Councillors T. Fawell (Chairman), P A. Beckers, C K. Bellman, R H Boyd, Mrs J A Christie, Mrs P. Cooke, B.A. Crick, Mrs. J. Fawell, D.F. Flack, J.A. Gibson, Mrs H L.A. Glynn, Mrs. V. Grigg, M J. Handford, Mrs E M. Hart, D R Helson, Mrs. J Helson, Mrs. M Hunnable, Mrs. A.R Hutchings, S N Jarvis, Mrs S.J Lemon, Miss B G J Lovett, C.R Morgan, R.A Pearson, J M. Roden, S.A. Skinner, A Stephens, R E Vingoe, Mrs L Walker, P.F A. Webster, D A. Weir, D C Wood and C Wren.

Apologies: Councillors R.S. Allen, Mrs. V.J. Arnold, C I Black, Mrs E. Marlow and Mrs M.W Stevenson.

388 COUNCILLOR MRS. A.R. HUTCHINGS

The Chairman welcomed Councillor Mrs Hutchings to her first Planning Services Committee Meeting following her recent election to the Council

389 MINUTES

Resolved that the Minutes of the Meeting of 14th June 1990 be approved as a correct record and signed by the Chairman

390. MONITORING OF PERFORMANCE - MEETINGS OF 14TH DECEMBER 1989 AND 11TH JANUARY, 22ND MARCH AND 19TH APRIL 1990

The Committee were satisfied that all necessary action had been taken Minutes 426/89 Paras. 1 and 2 (SEC), 667/89 Para. 14 (SEC) and Para 27 (DD), 174/90 Para. S16 (DD) and 234/90 Paras D2, D3 and 16 (SEC) were carried forward.

In connection with Minute 234/90 Paras. D2 and D3 - Hockley Downs Stable, Lower Road, Hockley - a Member said a mobile home had been placed on this site, before completion of the Agreement, and was advised that this would be investigated On Minute 667/89 Para 14 - 17 North Street, Rochford (Post Office) - a Member was advised that an alleged infringement of the planning permission would be investigated. Members were advised of the current position on Minute 174/90 Para 2 - Matchbox Toys, Ashingdon Road, Rochford, Minute 174/90 Para. S16 - 107 Rectory Road, Rochford and Minute 234/90 Para. 16 - Lynwood Nurseries, Arterial Road, Rayleigh

391. SECTION 52 AGREEMENT - MILL LODGE, HIGH STREET, GREAT WAKERING

The Secretary to the Council reported the details of a Section 52 Agreement which had been completed in connection with the above recently built sheltered housing accommodation An approach had now been made by the solicitors acting on behalf of the owners that the wording used in the Agreement could be clarified and extended to allow for the spouse to be no less than 50 years of age. The main restriction on one of the persons being at least 60 years of age would continue to apply

The Committee were mindful of recent agreements completed in this respect and felt that the proposed amendment would be acceptable whilst still preserving the planning position.

000930

## Planning Services

Resolved that the Secretary to the Council be authorised to conclude an amended Agreement with regard to the development to allow, in cases of spouses, that the minimum age be lowered to 50 years. (ROC/36/87) (SEC)

### 392 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

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

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

#### Para. D1 - ROC/823/89

Application approved subject to the following conditions:-

1. Std. Cond. 4 - Commence in 5 years
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 95 - Development as per revised plan to be specified and to provide in particular for the new pitched roof to the garage/billiard room, single storey front projection shall not exceed overall a height of 1.5 metres from the existing roof level to the new ridge line
4. Std. Cond. 101 - Obscure glazing.

#### Para. D2 - F/0322/90/ROC

Add informative to read.-

The local planning authority draw to the applicant's attention the sensitivity of the site in terms of illumination and pursuant to Condition 4 will seek to ensure unobtrusive lighting to avoid spread glare or undue impact in the neighbourhood.

#### Para. D3 - F/0341/90/ROC

Amend description by deleting the words "and to 12.30 pm" on the third line and amend recommendation to read "delegate to Director of Development to determine on completion of consultations"


Consideration of this application was further deferred for clarification to be sought on the proposal.

#### Para. D4 - ROC/888/89

Amend sixth line of second paragraph of the report to read "extension of 21.59 sq.m. would total 45 39 sq m .."

#### Para. D5 - CU/0278/90/ROC

Authority delegated to the Director of Development to approve on receipt of the County Surveyor's revised recommendation and the incorporation of Conditions in respect thereof.

  
000931

Planning Services

Para. R6 - ROC/155/90

Authority delegated to the Director of Development to approve subject to the successful outcome of negotiation with the applicant for all reference to reserved matters to be deleted from this application and to the decision notice including an informative that the illustrative form and design of the proposal is considered inappropriate and unacceptable.

Para 7 - F/0275/90/ROC & Para. 8 - LB/0276/90/ROC

Add condition:-

10. The development shall be carried out in accordance with the details shown on the revised plan PS/1B and 2B received on 25th June 1990 and shall provide for the demolition of all the existing extensions prior to the occupation of the refurbished and extended dwelling

Para. 13 - F/0256/90/ROC

Amend address to read -

"Cobbletrees, White Hart Lane, Hawkwell"

Authority delegated to the Director of Development to approve subject to the requirements of Condition 2 being incorporated in the Section 52 Agreement.

Para. 14 - F/0032/90/ROC

Add description to read "Erection of a conservatory"

In refusing this application it was

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

Para. 15 - F/0239/90/ROC

Consideration of this application was deferred to enable a site visit to be arranged involving the Chairmen of the Development Services and Planning Services Committees and Ward Members and for negotiations to take place to seek a reduction in the size of the extension.

Para. 16 - ROC/167/90

Consideration of this application was deferred to enable negotiations to take place on the re-siting of the garages.

393. AREA SUB-COMMITTEES (Minute 257/90)

The Committee had before them the appended report of the Management Team regarding the potential for the introduction of area sub-committees, consideration of which had been deferred from the last Meeting. Some

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## Planning Services

Members were of the opinion that the proposal had merit and should be pursued. Others reminded the Committee of the Meeting which had taken place in December 1989 when ways of improving the development control function had been discussed. At that time it had been agreed to retain a Planning Services Committee with full membership, but to streamline the system by introducing the weekly list which had run for a trial period, had proved most satisfactory and had now been adopted.

Having rehearsed the arguments for and against the introduction of area sub-committees and on a show of hands it was

RECOMMENDED That the report be noted and no further action be taken

NOTE. During discussion of the above matter a motion was adopted to suspend Standing Order 1.8 to allow consideration of urgent business to continue in the normal way until 10 30pm.

Resolved that Standing Order 1.8 be suspended on the foregoing basis

### 394. LITTLE WHEATLEYS PANEL (Minute 361/90)

With the consent of the Chairman pursuant to Standing Order 26.2, and on the nomination of the Labour Group it was

RECOMMENDED That Councillor C R. Morgan be appointed to the Little Wheatleys Panel (4500)(SEC)


### 395 UNAUTHORISED CAR SALES ON LAND ADJACENT TO 1 BROAD PARADE HOCKLEY AND FRONTING GREENSWARD LAND ADJACENT TO NO. 48

The Director of Development reported that unauthorised commercial car sales were taking place at the above site on open land adjacent to residential properties. This land provided an open aspect to the street scene and separated the existing commercial parade from surrounding residential properties. The unauthorised activity was detrimental to the visual amenity of the area, the free flow of traffic and to highway safety

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (5409)(SEC)

### 396. UNAUTHORISED PARKING OF CARS AT FLEMINGS FARM, FLEMINGS FARM ROAD, ROCHFORD

The Committee considered the report of the Director of Development regarding the unauthorised use of a field adjacent to the above property for the parking of approximately 28 vehicles, which it was understood would cease during August. Nevertheless Members were mindful of the policies applicable to this site within the Green Belt the purpose of which were to preserve the open and rural character of the countryside by resisting the establishment of inappropriate and unacceptable uses and it was therefore



000933

Planning Services

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (28579)(SEC)

397 1 STATION CRESCENT, RAYLEIGH - F/0405/90/ROC

With the consent of the Chairman pursuant to Standing Order 26.2 the Director of Development reported why the above application which had appeared on Weekly List No. 17 was being referred to this Committee.

The Committee noted the details of the proposal which incorporated a two storey side extension and change of use to elderly persons home and it was

Resolved that the application be refused for the reasons set out in Weekly List No 17 (DD)

000934

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SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 5th JULY, 1990


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.

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PLANNING SERVICES COMMITTEE 5th JULY, 1990

DEFERRED AND REFERRED ITEMS

<u>ITEM</u> <u>NO.</u>		<u>PROPOSAL</u>	<u>CASE</u> <u>OFFICER</u>
D.1	ROC/823/89	TWO STOREY INFILL SIDE EXTENSION AND PROVIDE NEW PITCHED ROOF OVER EXISTING FLAT ROOF (WHOLE BUILDING). 70A, HIGH ROAD, HOCKLEY.	JW
D.2	F/0322/90/ROC	DEMOLISH EXISTING BUILDING AND ERECT A NEW SALES BUILDING, FORECOURT CANOPY AND INSTALLATION OF UNDERGROUND TANKS (REVISED DETAILS TO ROC/477/87). RAYLEIGH GARAGE, 113-115, HIGH ROAD, RAYLEIGH.	JW
D.3	F/0341/90/ROC	VARIATION OF CONDITIONS ON ROC/776/84 AND ROC/358/89 TO CHANGE PERSONAL USER AND EXTEND OPENING HOURS TO 11.30 P.M. ON ANY DAY AND TO 12.30 P.M. WHEN DISCO/DANCING OCCURS. 131-133, FERRY ROAD, HULLBRIDGE.	LG
D.4	ROC/888/89	SINGLE STOREY SIDE EXTENSION. OLICANA, MAGNOLIA ROAD, ROCHFORD.	NACB
D.5	CU/0278/90/ROC	ADDITIONAL USE OF TERRITORIAL ARMY HALL FOR NURSERY SCHOOL. TERRITORIAL ARMY HEADQUARTERS, (ADJ. TACHBROOK), HULLBRIDGE ROAD, RAYLEIGH.	LG
R.6	ROC/155/90	OUTLINE APPLICATION TO ERECT SINGLE STOREY SHOPPING ARCADE WITH LAYOUT PARKING. R/O 91, HIGH STREET, RAYLEIGH.	SS

PLANNING SERVICES COMMITTEE 5th JULY, 1990

ITEM NO.		PROPOSAL	CASE OFFICER
7.	F/0275/90/ROC	EXTENSION AND REFURBISHMENT OF EXISTING FARMHOUSE. PULPITS FARMHOUSE, GREENSWARD LANE, HOCKLEY.	SS
8.	LB/0276/90/ROC	EXTENSION AND REFURBISHMENT OF EXISTING FARMHOUSE. PULPITS FARMHOUSE, GREENSWARD LANE, HOCKLEY.	SS
9.	F/0277/90/ROC	CONVERT CHAPEL INTO 4-BED HOUSE. 304, LITTLE WAKERING ROAD, LITTLE WAKERING.	MW
10.	GD/0378/90/ROC	ERECT SINGLE STOREY BUILDING FOR VISITORS' FACILITIES. BULLWOOD HALL, BULLWOOD HALL LANE, HOCKLEY.	GJ
11.	F/0374/90/ROC	ALTERATIONS TO CAR PARK LAYOUT (IN ASSOCIATION WITH GROUND FLOOR AND TWO STOREY EXTENSIONS TO PROVIDE BAR, RESTAURANT AND STAFF LIVING ACCOMMODATION WITHIN SOUTHEND DISTRICT). SILVER JUBILEE, EASTWOOD ROAD, RAYLEIGH.	JW
12.	F/0375/90/ROC	ALTERATIONS TO CAR PARK LAYOUT (IN ASSOCIATION WITH GROUND FLOOR AND TWO STOREY EXTENSIONS TO PROVIDE BAR, RESTAURANT AND STAFF LIVING ACCOMMODATION WITHIN SOUTHEND DISTRICT). DUPLICATE APPLICATION F/0374/90/ROC. SILVER JUBILEE, EASTWOOD ROAD, RAYLEIGH.	JW
13.	F/0256/90/ROC	SITING OF PORTABLE STORAGE SHED. COBBLETREES, WHITE HALL LANE, HAWKWELL.	MW

- |     |               |  |    |
|-----|---------------|--|----|
| 14. | F/0332/90/ROC | REAR CONSERVATORY.<br>85, GREENSWARD LANE, HOCKLEY.  | GJ |
| 15. | F/0239/90/ROC | SINGLE STOREY SIDE AND REAR<br>EXTENSION.<br>21A, TRINITY ROAD, RAYLEIGH.  | HL |
| 16. | ROC/167/90    | ERECT TWO DETACHED DOUBLE GARAGES,<br>LAYOUT DRIVEWAYS AND EXTEND<br>EXISTING ROAD.<br>TOWER CARAVAN PARK, POOLES LANE,<br>HULLBRIDGE. | MW |

PLANNING SERVICES COMMITTEE

5TH JULY, 1990

DEFERRED APPLICATIONS

Any update reports that cannot be produced at the same time as this Schedule of Applications will, with the Chairman's permission, be circulated independently or reported verbally.

D.1

ROC/823/89      HOCKLEY

70A, HIGH ROAD, HOCKLEY

TWO STOREY INFILL SIDE EXTENSION AND PROVIDE NEW PITCHED ROOF OVER EXISTING FLAT ROOF (WHOLE DWELLING).

Applicant: Mr. & Dr. Pocock.

Zoning: M.G.B.

DEFERRED REPORT:

Members deferred this item at the last meeting for a site visit.

REFUSAL:

The proposed new pitched roof element over the existing billiard/garage accommodation would, by reason of the increase in height and bulk of this part of the building and its forward position relative to the adjoining property 70, High Road, create an overbearing and dominant feature to the detriment of the amenities presently enjoyed by the occupiers thereof.

REPORT:

The application site comprises a detached split level flat roofed house built on ground that falls away significantly from the road frontage towards the north.

There have been two previous applications to extend and alter the property, ROC/914/72 - garage extension to front - this included conversion of the existing garage to what is now a billiard room - granted permission and implemented. ROC/697/87 proposed quite extensive extensions and a new pitched roof, although the billiard room/garage were shown to remain flat roofed - this was refused permission because of the Green Belt issue and loss of views to the north.

The current application combines two elements, firstly, a small infill two storey extension and, secondly, a new pitched roof over the whole house. These two elements raise separate issues:-

### The Extension

This is a modest two storey infill of an existing void within the house which is already enclosed on three sides. The new extension adds some 13.2sq.m. of floorspace in addition to the earlier garage conversion of some 37.5sq.m., thus overall 50.7sq.m. This would be in excess of the normal GB6 Policy of 35sq.m. However, in light of the following factors, it is not felt that should be resisted :-

- An appeal in July, 1989 at 84, High Road allowed for more extensive extensions totalling 87sq.m. when added to earlier extensions.
- Development Services Committee on the 15th February, 1990 Minute 101(7)(11) agreed to extend GB2 Rural Settlement Areas Policy to cover residential properties in High Road, Hockley. The application site would be expected to be included in a list of such properties.

### The New Roof

This is proposed at a reasonably slack pitch of some 22.5 degrees and would effectively cover main split level house and the billiard room/garage element which, in part, projects forward of the main house and lies close to the north-eastern flank of the site adjoining 70, High Road.

It is this single storey roof element over the billiard room/garage which has attracted strong objections from the occupiers of No. 70. These objections are maintained despite site visits and revised plans which attempted to find an amicable solution. The new roof is to have a ridge height not exceeding 1.5m. above the existing roof level. The neighbouring property is setback relative to both 70A and 68 and the objector considers that the existing tunnel effect will be compounded by this pitched roof element causing a claustrophobic, overshadowing and oppressive effect. The objectors room at the front corner of the house is a dining room with the only window to the front but with an open walk through arch to an adjoining room.

On balance, officers have some sympathy with the concern expressed, albeit that in pure aesthetic terms a pitched roof over the whole dwelling may be preferable. The applicant has been asked to delete this roofing element from the application, leaving the main roof element only. However, the applicant explains that it is this element of the existing roof which needs effective repairs due to water penetration and they would prefer to roof the whole dwelling in the pitched roof manner proposed.

RAYLEIGH GARAGE, 113-115, HIGH ROAD, RAYLEIGH

DEMOLISH EXISTING BUILDINGS AND ERECT A NEW SALES BUILDING, FORECOURT CANOPY AND INSTALLATION OF UNDERGROUND TANKS (REVISED DETAILS TO APPLICATION ROC/477/87).

Applicant: Shell UK Oil.

Zoning: Residential.

DEFERRED REPORT:

This item was deferred pending receipt of more detailed plans. At the time of drafting this report, the plans are still awaited but will be reported verbally to the meeting.

Members' attention is also drawn to the Head of Environmental Services observations that :-

"No objection is raised to the development subject to appropriate conditions." (Nos. 2, 5, 7, 8, 9, 10 and 11 refer).

APPROVAL

1. Std. Cond. 4 - Commence in five years.
2. The hours of operation of the filling station and sales building shall be between 06.30 a.m. and 23.00 p.m. daily, and outside that daily period the site shall be closed.
3. Std. Cond. 55 - Materials to be used - Samples to be provided.
4. The illumination of the site, including the refuelling forecourt and the canopy, shall be in accordance with details to be submitted to and approved by the Local Planning Authority, before the proposed development works are begun.
5. Screen walling shall be erected on or near the inner boundaries of the site in accordance with details to be submitted to and approved by the Local Planning Authority, before the new fuel pumps are brought into operation.
6. Std. Cond. 56 - Landscaping scheme - details/ implementation.
7. Amplified speech or music shall not be introduced to the site.

8. No fuel pump on the site shall be provided with voice simulation for the giving of instructions to customers, unless agreed in writing with the Local Planning Authority.
9. There shall be no car washing machine on the site unless agreed in writing with the Local Planning Authority.
10. Details of the type and location of any air compressor shall be agreed in writing with the Local Planning Authority prior to installation.
11. Std. Cond. 47 - Burning of waste materials restricted.
12. There shall be no display of cars for sale or car sales from within any part of the site or buildings.

**REPORT:**

The present proposal is similar to a previous application allowed on appeal by the Secretary of State for the Environment on 20th March, 1989 (ROC/477/87). The current application shows a reduction in the number of pump islands from five to three, reduced canopy, resiting of storage tanks, minor adjustments to siting of buildings, realignment of manoeuvring areas and trash enclosure link to main building.

The redevelopment of the site includes the replacement of a minor petrol filling and ancillary shop facility incorporating land presently occupied by workshops to the rear, adjacent car sales building and open sales area to the southern end of the site. The proposal involves demolition of all buildings and cessation of the car sales and workshop uses.

Eleven letters of objection have been submitted from neighbouring residents (six from St. Martins Close, 3 - High Road, 2 - Glasseys Lane), concerned about the impact and implications of the development. The view is also expressed that if the Committee are mindful to approve the application that it be subject to a number of conditions consistent with the previous appeal decision.

The Rayleigh Civic Society submit that provided conditions imposed on the appeal decision are included and met by the applicant they have no further comment to make. County Highways raise no objection. The Head of Environmental Services has no objections subject to conditions 2, 7, 8, 9, 10 and 11.



D.3

F/0341/90/ROC HULLBRIDGE

131-133, FERRY ROAD, HULLBRIDGE

VARIATION OF CONDITION ON ROC/776/84 AND ROC/358/89 TO CHANGE PERSONAL USER AND EXTEND OPENING HOURS TO 11.30 P.M. ON ANY DAY AND TO 12.30 P.M. WHEN DISCO/DANCING OCCURS.

Applicant: Ringo Ho.

Zoning: Local Neighbour Shopping Parade.

DEFERRED REPORT:

Clarification of the precise nature of this application is still awaited at the time of drafting this report.

RECOMMENDATION: Delegate to Director to refuse on completion of consultations.

REPORT

The proposed extension of the opening hours would be likely to give rise to increased noise and general disturbance at these late hours of the day which would be detrimental to the amenities of the surrounding residential properties and the area generally.

Planning permission was first granted in February 1985 for the use of this building as a youth Leisure Center, subject to 10 conditions. One of the conditions required the permission to be personal to the applicant. There have been previous changes in ownership and each successive owner has needed to apply for permission to vary the condition. In addition to the current proposed change of owner, permission is also now sought for a variation to condition no. 3 for an extension of the opening hours, by one hour, to 11.30pm on any day and to 12.30am when disco/dancing occurs. A Section 52 Agreement has also been entered into by the original applicant, which Agreement passes to successors in title, which reinforces the planning conditions and seeks to control, inter-alia, noise and litter nuisance.

In response to neighbour notification, to date, 10 letters of objection and a petition carrying 18 signatures have been received. The grounds of objection relate to the proposed extension of opening hours and are:-

- increased noise and disturbance;
- increased litter and vandalism;
- increased traffic.

Although no objections are raised to the change of ownership, it is considered that the extension of opening hours should be resisted.

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D.4

ROC/888/89      HAWKWELL

OLICANA, MAGNOLIA ROAD, ROCHFORD

SINGLE STOREY SIDE EXTENSION.

Applicant: Mr. & Mrs. F. Burnham.

DEFERRED REPORT:

This item has been deferred for the previous two meetings in view of the size of the addition and the various unauthorised developments being carried out on site. Members' attention is drawn to these previous reports.

Since these meetings a conservatory has been erected to the rear of the dwelling, in addition to the unauthorised addition on the western elevation, reported to the last meeting. This conservatory and other additions which were erected between 1935 and 1979 amount to an area of 23.8sq.m. and, along with the proposed extension of 25.08sq.m., would total 48.88sq.m. - well over the normal Green Belt policy maximum of 35sq.m. These calculations exclude the 55.5sq.m. of floorspace created by the unauthorised addition to the west.

REFUSAL:

Std. Cond. RFR4 - Green Belt - extensions.

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D.5

CU/0278/90/ROC      RAYLEIGH

TERRITORIAL ARMY HEADQUARTERS (ADJ TACHBROOK),  
HULLBRIDGE ROAD, RAYLEIGH

ADDITIONAL USE OF TERRITORIAL ARMY HALL FOR NURSERY SCHOOL

Applicant: Happy Days Nursery School.

Zoning: Residential.

000944

DEFERRED REPORT:

Members will recall this application was deferred in order that discussion might take place with the Highway Authority on the highway implications of the proposal, whether the sight splays could be altered so as to improve visibility and signs provided alerting drivers to the access.

Any progress in these negotiations will be reported verbally to the meeting.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. The use hereby permitted shall operate only between the hours of 8.30 a.m. to 4.30 p.m. Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.
3. The maximum number of children present at the nursery at any one time shall not exceed 30.
4. Std. Cond. 93 - Use of land.

REPORT:

The proposal is to use the existing hall as a nursery for a maximum of 30 3-5 year old children on Monday to Friday between the hours of 8.30 a.m. and 4.30 p.m. Adequate parking is available within the site and this additional use of the hall is considered acceptable.

No objections have been received in response to consultations, but a resident of Hullbridge Road has pointed out that the road in front of Nos. 76 to 82 is a private road and should not be used in connection with the Territorial Army hall.

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REFERRED APPLICATION

R.6 (From Weekly List No. 14)

ROC/155/90

Zoning: Local Plan - Prime Shopping Frontage.

Objections from County Highways on grounds of inadequate provision for service and delivery vehicles.

County Planner Specialist Advisor has no objections in principle but considers the present proposal to be out of character with the existing Listed Building at No. 91.

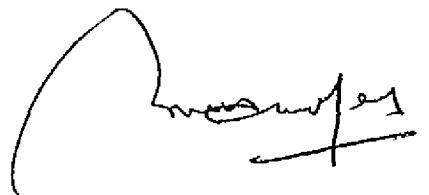
One letter received from neighbour indicating concern over vehicular access from the High Street.

REAR OF 91, HIGH STREET, RAYLEIGH

OUTLINE APPLICATION TO ERECT SINGLE STOREY SHOPPING ARCADE WITH LAYOUT PARKING.

REFUSE

1. The siting of the proposed buildings, particularly those to the rear of the parade fronting the access road, would create an unsatisfactory visual relationship to the detriment of the adjacent Listed Building.
  2. No adequate provision is included within the proposals for the satisfactory parking and turning of service and delivery vehicles within the site. The lack of such facilities would result in vehicles having to reverse into or out of the highway, or in vehicles parking within the highway to the detriment of highway safety.
  3. The parking layout and arrangement of car parking spaces for the proposed shop units and the existing shop at No. 91 is not considered to be satisfactory.
- 



PLANNING SERVICES COMMITTEE

5TH JULY, 1990

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

7.

F/0275/90/ROC ASHINGDON

PULPITS FARMHOUSE, GREENSWARD LANE, HOCKLEY

EXTENSION AND REFURBISHMENT OF EXISTING FARMHOUSE.

Applicant: M.W. Little.

Zoning: M.G.B.

Ashingdon Parish Council raised objection to the size of the new extension, but revised plans have reduced the total size to achieve an acceptable visual appearance.

APPROVAL:

1. Std. Cond. 4 - Commence within five years.
2. The existing gateway for vehicular access shall be retained as the sole means of access to the site and be recessed by 5m. from the back edge of the highway.
3. Std. Cond. 53 - Materials to be used externally.
4. All weatherboarding on the extension shall be finished in dense black.
5. All external rendering shall be in a lime render with a smooth wood float finish.
6. All new brickwork shall be in soft red bricks, built in Flemish or English bond, samples to which should be submitted to and approved in writing to the Local Planning Authority prior to the commencement of the development.
7. The jettied overhangs on each gable end of the new wing shall be a minimum of 800mm. in depth achieved by setting back the ground floor walls.

000947

8. No more than two studs shall be removed from the existing external wall at each floor level forming new openings into the new wing.
9. All new external joinery work shall be painted white.

**REPORT:**

Pulpits Farmhouse is a Grade 2 listed building situated in the Green Belt on the eastern side of the built-up area of Hockley. The property has been in continuous occupation, but has fallen into a considerable state of disrepair in recent years. The previous owner has now moved into a new farmhouse, which has been constructed to the north-west of the listed building.

The proposal is to demolish the existing extensions to the property and to erect a new two-storey crossing in the manner appropriate for this type of listed building.

As a property in the Green Belt Pulpits Farmhouse would normally be subject to the restrictions imposed by Policy GB6 of the Local Plan on the total size of additional extensions. The existing extensions are considered to be part of the original dwelling and have a floor area of 37.4 square metres. The floor area of the new extension would be 80 square metres. Thus the total additional floor area over and above the area of the original dwelling would be 42.6 square metres.

Policy GB6 limits the total floor area of extensions to Green Belt properties to 35 square metres. The proposal exceeds that allowance by some 7.6 square metres.

It is considered that, in this case, special circumstances exist to warrant granting planning for a new extension slightly in excess of the accepted norm.

The property, as previously mentioned, is an early eighteenth century Grade 2 listed building and it is intended (application LB/0276/90/ROC refers) that it will be completely renovated in association with the construction of the new extension. The existing extensions to the property are wholly out of character and their removal, particularly those on the south and west elevations, is to be welcomed. Finally, the design of the new extension as a crossing is very much in the character to be expected as an addition to a building of this form and the final result will be a considerable enhancement in the appearance of the property.

The County Councils specialist advisor on listed buildings raised no objection to the proposal but a number of comments have been incorporated as conditions. No objections were received from the County Highways department.

One neighbour consultation letter was received expressing cautious support for the proposal.

8.

LB/0276/90/ROC      ASHINGDON

PULPITS FARMHOUSE, GREENSWARD LANE, HOCKLEY

EXTENSION AND REFURBISHMENT OF EXISTING FARMHOUSE.

Applicant: M.W. Little.

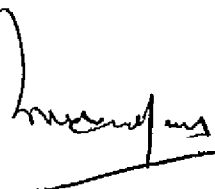
Zoning: M.G.B.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. All weatherboarding shall be finished in dense black.
4. All external rendering shall be in a lime render with a smooth wood float finish.
5. No more than two studs shall be removed from the existing external wall at each floor level forming new openings into the new wing.
6. All external joinery work shall be painted white.
7. A detailed schedule, including large scale annotated drawings, providing details of all internal and external alterations to the building, including descriptions of windows and doors and their method of repair or replacement, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any renovation works to the listed building.
8. The existing roof tiles shall be salvaged and re-used and any replacements shall be of a similar type, namely, handmade plain clay tiles.
9. All existing windows on the north elevation shall be retained and repaired. If repair is impossible, exact replicas of these windows shall be provided as replacements.

REPORT:

Please see previous item, F/0275/90/ROC.



304, LITTLE WAKERING ROAD, LITTLE WAKERING

CONVERT CHAPEL INTO 4-BED HOUSE.

Applicant: Mrs. Flach.

Zoning:        Residential.

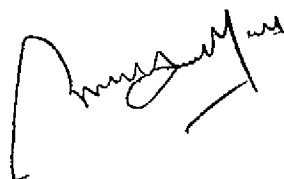
APPROVE:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 20 - Car parking - single dwelling.
3. Std. Cond. 56 - Landscaping scheme - details/implementation.
4. Std. Cond. 68 - 1.8m. high fencing to be provided.
5. Std. Cond. 77 - Permitted development restrictions - dormers.
6. Std. Cond. 78 - Permitted development restrictions - garages.
7. Std. Cond. 81 - Retention of window pattern.
8. Std. Cond 101 - Obscure glazing to specified windows.
9. Before any of the proposed conversion/extension work hereby permitted is commenced, the meeting hall to the rear shall be entirely demolished and all materials removed from the site, including its foundations.
10. There should be no obstruction above a height of 0.6m. along the entire site frontage nor should any gates be erected along the site frontage.
11. Std. Cond. 54 - Materials to match existing.

REPORT:

This site lies within a residential area and is occupied by a redundant chapel with separate meeting hall behind and lies 15m. from the highway on a deeper building line than the neighbouring dwellings.

There are sporadic stretches of trees and shrubs along either side boundary providing some screening. Vehicular access to the site is centrally located on the frontage.





The proposal is to convert the chapel to a single dwelling and erect a garage adjacent to the northern boundary extending forward of the front wall of the chapel leaving 9.6m. to the front boundary of the site. Also a side entrance porch with gable roof will be erected on the south flank. The meeting hall to the rear will be demolished to provide adequate garden area and some windows in the rearmost part of the chapel will be blocked up. An original church entrance lobby will be demolished on the front elevation, whilst two velux roof lights will be installed in either flank slope and a first floor window in either gable end wall. Finally, two front elevation ground floor bow windows will be installed.

The proposal is considered reasonable as no significant loss of amenity will occur to any other dwelling, either by overshadowing or overlooking subject to some new boundary fences being erected. The new first floor rear window will be 42m. away from dwellings in Kimberley Road. The flank garage has been reduced in height on amended plans to ensure no significant obstruction of daylight or sunlight to the kitchen window of the neighbouring property to the north.

#### Consultations/Representations

Two letters of representation received, one objects to loss of daylight/sunlight to a kitchen flank window that would result from the proposed garage. (The reductions to the garage detailed on the revised plans have been negotiated to reduce any impact.) The other letter requests a boundary fence along the site's southern boundary. No objections received from other consultees provided no obstruction of the New Street Order Line occurs. The period for neighbour consultations will expire on 4th July, 1990 and any late representations will be reported at the Committee.

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10.

GD/0378/90/ROC      HOCKLEY

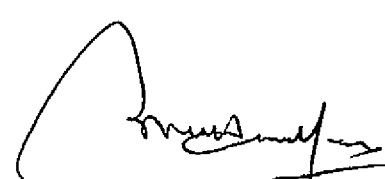
BULLWOOD HALL, BULLWOOD HALL LANE, HOCKLEY

ERECT SINGLE STOREY BUILDING FOR VISITORS' FACILITIES.

Applicant: Home Office Prison Dept.

Zoning: M.G.B.

RECOMMENDATION: H.M. Prison Service be informed that the Authority has no objections to the proposal but request that the existing trees adjacent to the proposed development be retained.

  
000951

REPORT:

Although this proposal does not require planning permission, being a Government Department, the formal consultation for the proposal under Circular 18/84 is brought before Members for their comments.

The Council raised no objection to a similar proposal in 1987 (ROC/689/87/GD) for a slightly smaller visitors' building within the existing building complex.

The present proposal is for a pitched roof detached building 20.8m. (68ft.3ins.) x 15.8m. (51ft.9ins.) to provide a visitors' facility adjacent to the existing site entrance.

The development will include the erection of a new security fence.

Adjacent trees will be retained and the existing car park will continue to provide adequate parking facilities.

The proposal will have little impact on the surrounding area.

No objections have been raised by any consultee.

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11.

F/0374/90/ROC      RAYLEIGH

SILVER JUBILEE, EASTWOOD ROAD, RAYLEIGH

ALTERATIONS TO CAR PARK LAYOUT (IN ASSOCIATION WITH GROUND FLOOR AND TWO STOREY EXTENSIONS TO PROVIDE BAR, RESTAURANT AND STAFF LIVING ACCOMMODATION WITHIN SOUTHEAST DISTRICT).

Applicant: Whitbread and Company PLC.

Zoning: M.G.B.

REFUSAL:

1. The proposed development comprises an inappropriate intensification of the existing commercial uses within the site close to residential properties which could not fail to affect the amenities presently enjoyed by the existing occupiers by reason of a potential for further noise and general disturbance via increased traffic movements to and from the site. Together with the number of additional persons frequenting the premises, especially during unsocial hours and during the fair weather months within the open areas of the site, including the beer garden, children's play area and associated cooking and other activities.

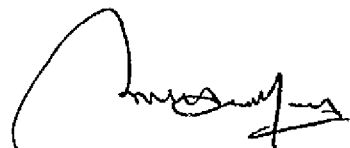
2. The Rochford District Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy S9 of the Essex Structure Plan. The proposed extensions to the building, by reason of their excessive size, will overpower the elevations and character of the existing buildings, creating a disjointed bulky appearance, producing a heavy, incongruous feature within the site and street scene. This will have an adverse visual impact on the sensitive narrow rural wedge of land between the built up areas of Rayleigh and Southend and would adversely change the character and appearance of this very vulnerable part of the Green Belt.
3. There is inadequate car parking space provision within the site to serve the proposed and existing uses. This will produce congestion within the site and overspill, car parking and congestion in surrounding residential streets, together with indiscriminate parking within the highway in the immediate vicinity of the premises to the detriment of highway safety.

REPORT:

The present application is similar to previous proposal (ROC/877/89) refused planning permission on 15th December, 1989. An appeal has been lodged against this decision and will be considered at a public inquiry later this year on the 27th November. As part of the application site falls within the Borough of Southend-on-Sea this will be a joint inquiry.

Though the present scheme shows the extension to the public house within the Southend area and ancillary internal car park manoeuvring space within this District, the plan also concentrates all access to the site through the one access within this District. The proposal is considered unacceptable for the stated reasons. The following comments have been received from the Director of Development of the Borough of Southend-on-Sea :-

"As you will be aware, parallel applications have been submitted to this Council. The applicant's agent has indicated that their public relations exercise has drawn a favourable response from many residents. I do not, therefore, propose to draft my report to Planning Committee until expiry of the neighbour consultation period and receipt of any further information from the applicants. It is therefore likely that the applications will not be considered until 18th July, 1990.



The present proposal is similar in scale to that refused by both our Councils in December, 1989 and therefore retains and substantially augments all the existing elements of the present business. While the revised proposal does impinge rather less on the Green Belt, I have to conclude that the proposal exceeds the capacity of the site, particularly in relation to disturbance to nearby residents and parking. Nevertheless, I would wish to take full account of residents' response in formulating my final recommendation."

A public relations report has been submitted with these latest applications (a copy of which will be available in the Members' room before the meeting). The report outlines the public relations exercise undertaken, on the applicants behalf, to 88 residents in response to the letters of objection and petitions to the earlier application. Only seven people responded to this exercise and the report concludes these respondents were satisfied.

Site notices and neighbour notifications as per the earlier application have been requested and four neighbouring residents have submitted representations consistent with the stated reasons for refusal. One resident has submitted a copy of a petition produced in 1984 complaining about car parking, noise and general unacceptable level of nuisance.

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12.

F/0375/90/ROC RAYLEIGH

SILVER JUBILEE, EASTWOOD ROAD, RAYLEIGH

ALTERATIONS TO CAR PARK LAYOUT (IN ASSOCIATION WITH GROUND FLOOR AND TWO STOREY EXTENSIONS TO PROVIDE BAR, RESTAURANT AND STAFF LIVING ACCOMMODATION WITHIN SOUTHEAST DISTRICT). DUPLICATE APPLICATION F/0374/90/ROC.

Applicant: Whitbread and Company PLC.

Zoning: M.G.B.

REFUSAL:

1. The proposed development comprises an inappropriate intensification of the existing commercial uses within the site close to residential properties which could not fail to affect the amenities presently enjoyed by the existing occupiers by reason of a potential for further noise and general disturbance via increased traffic movements to and from the site. Together with the number of additional persons frequenting the premises, especially during unsocial hours and during the fair weather months within the open areas of the site, including the beer garden, children's play area and associated cooking and other activities.

000954

2. The Rochford District Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy S9 of the Essex Structure Plan. The proposed extensions to the building, by reason of their excessive size, will overpower the elevations and character of the existing buildings, creating a disjointed bulky appearance, producing a heavy, incongruous feature within the site and street scene. This will have an adverse visual impact on the sensitive narrow rural wedge of land between the built up areas of Rayleigh and Southend and would adversely change the character and appearance of this very vulnerable part of the Green Belt.
3. There is inadequate car parking space provision within the site to serve the proposed and existing uses. This will produce congestion within the site and overspill car parking and congestion in surrounding residential streets, together with indiscriminate parking within the highway in the immediate vicinity of the premises to the detriment of highway safety.

**REPORT:**

This application is a duplicate of the previous item.

13.

F/0256/90/ROC      HAWKWELL

COBBLETREES, WHITE HALL LANE, HAWKWELL

SITING OF PORTABLE STORAGE SHED.

Applicant: P.M. Smith.

Zoning: M.G.B.

**RECOMMENDATION:** That subject to the applicant first entering into a Section 52 Agreement to remove the large touring caravan, planning permission be granted with the following conditions.

1. Std. Cond. 4 - Commence in five years.
2. The building hereby permitted shall only be used as a storage shed for cultivation tools and occasional day shelter in connection with the allotment use of the land and for no other purpose whatsoever.

REPORT:

The Director of Development has strong reservations about the merits of retaining this structure on the site because it is an incremental consolidation of the leisure use of a temporary/"movable" vehicle notwithstanding the length of time it is claimed this has existed on the site.

An appeal by the owners against the Council's refusal of planning permission for a permanent septic tank was dismissed some years ago when the Council successfully argued that a permanent facility was not necessary for the use in question and was contrary to the M.G.B. policy.

The recommendation is therefore made very much on balance in anticipation of the removal of the existing old caravan from the site, together with a Legal Agreement, etc. restricting the use to that of a storage shed - which is what has been applied for.

This site lies within the Metropolitan Green Belt on the west side of Magnolia Road close to the junction with White Hart Lane just north of the railway line. It is edged in part by trees and shrubs and is well screened to the north and east boundaries, beyond which to the east lie two cottages. Further to the west lies the residential area of Hawkwell.

The very tidy site has been used as a "garden"/allotment for many years and, in association with this use, are a number of shed structures and an old touring caravan located in the north east corner of the site.

One of the 'buildings' closest to the middle of the site was erected within the last two years without the benefit of planning permission for use as a garden store and occasional shelter from inclement weather.

Members' may recall that enforcement action to secure its removal was authorised in February of this year as at that time the owner had declined to submit an application.

The building replaces an original structure consisting of a vintage single decker bus of overall dimensions of at least 27ft. long x 7ft.6ins. wide by up to 9ft. high with a 'lean to' of substantial size attached to its side. Further investigations reveal that it had remained on the land since at least 1947 until damaged by a fire started by vandals. It was then removed from the site and replaced by the current structure approximately two years ago. It has been confirmed by occupants of adjoining sites that no more than two years elapsed before the replacement was installed. It has overall dimensions of 24ft. in length, 10ft. high to the ridge of its gable roof, an eaves height of 7ft. and 12ft. wide. It is a timber shed standing on paving slabs and clad externally with a single skin of tongue and groove boarding. Overall it is smaller and of better appearance than the bus/lean to it replaced. It is concluded that it has a far more appropriate appearance in this rural location.

Nevertheless, the act of replacement under these circumstances requires planning permission and affords the opportunity to control the proliferation of structures on this Green Belt site.

Accordingly, it is recommended that, notwithstanding the enforcement action previously authorised, Members now authorise Officers on behalf of the Council to enter into a Section 52 Agreement to secure the removal of the remaining large touring caravan on the northern perimeter of the site, and agree to the storage shed applied for under this application and, subject to that agreement, planning permission be granted for the retention of the storage shed hereby applied for.

14.

F/0332/90/ROC HOCKLEY

85, GREENSWARD LANE, HOCKLEY

Applicant: M. P. & W.M WREFORD.

Zoning: Residential.

REFUSAL:


1. i) The development would give rise to a cramped form of development out of keeping with the character of the area.
- ii) Having regard to the size, design and prominent location of the conservatory, the proposal would be unduly obtrusive in the street scene and detrimental to the visual amenities of the area.
- iii) The proposal constitutes overdevelopment and does not retain an adequate rear garden area.
2. That the Secretary of the Council be authorised to take all necessary action including the issue and service of notices and action in the Courts to secure the remedying of the breach of planning control now reported.

REPORT:

Detached mainly two storey dwelling house fronting Greensward Lane but situated at the junction with Hampstead Gardens with also a cul-de-sac passing to the rear of the site.

The property has a modest rear garden 6.3m. (20'6" ) deep.

There have already been an addition to these premises comprising a substantial garage to the side (ref ROC/641/87) approval in 1987. A 1.8m. (6') screen wall exists to the rear boundary.

  
000957

The development has been carried out, without planning permission and this application seeks to regularise the planning position.

The proposal is for a single storey rear conservatory 4.7m. (15f' 6") deep 5.6m. (18' 3") wide with a maximum height of some 3.9m. (12' 9"). The building is mainly of glazed construction with a timber frame and a translucent roof.

The conservatory projects beyond the rear line of both the garage and an existing single storey element of the building. There will remain just a 1.6m. (5' 3") gap between the rear of the conservatory and the boundary wall leaving a very limited rear garden area for these premises.

Furthermore, the design, is not felt to be sympathetic to the character of the existing property and, in view of the prominent location of the development, the conservatory will have a considerable visual impact on the surrounding area.

In support of the application the applicant has submitted additional information in a letter dated 5th May, 1990 a copy of which is attached as an appendix to this report.

In response to neighbour notification one letter of objection has been received stating the conservatory is:-

"Unreasonably large, it is not in keeping with any existing local styles and dominates the view from my lounge window".

Further concern is also raised with regard to a chimney feature and the location of the boundary wall.

No other objections have been received as a result of the notification/consultations carried out.

On balance it is considered the proposal is unacceptable for the reasons set out in the above recommendation. In addition, if Members accept the recommendation for refusal, it is considered expedient in this case to take action against the breach of planning control and it is therefore further recommended that Enforcement Action be authorised to require the demolition of the unauthorised conservatory.

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15.

F/0239/90/ROC      RAYLEIGH

21A, TRINITY ROAD, RAYLEIGH

SINGLE STOREY SIDE AND REAR EXTENSION.

Applicant: A. Kingston, Esq.

Zoning: Residential.



APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Std. Cond. 95 - Development as per specified plan.
4. The flank wall adjacent to 23, Trinity Road shall be painted white or a similar light colour or rendered in a light colour as above.

REPORT:

This application would normally fall within the delegated scheme to the Director of Development to determine. However, the proposal has proved extremely controversial in the eyes of both neighbours who object to both original plans and revised plans amended to take account of concerns raised.

The property is a semi-detached house and the proposal is for a single storey extension across the back of the property and wrapping around part of the side to link up with the existing garage.

Neighbours objections in the main are to the loss of light, development up to site boundaries and future access problems for maintenance.

The revised plan negotiated reduces the depth of the extension on the boundary with the semi-detached neighbour to 3.050m. (which complies with Local Plan Policy A1.4.8) and includes a flat roof rather than a pitched one. Officers are also mindful that the applicant could, as an alternative to this proposal, pursue an extension as permitted development up to some 28 cubic metres which could have a greater impact to neighbours.

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16.

ROC/167/90      HULLBRIDGE

TOWER CARAVAN PARK, POOLES LANE, HULLBRIDGE

ERECT TWO DETACHED DOUBLE GARAGES, LAYOUT DRIVEWAYS AND EXTEND EXISTING ROAD.

Applicant: Berkeley Leisure Group.

Zoning: Residential/Residential Caravan Park.

Hullbridge Parish Council objects to loss of "recreational area" as do the 42 petition signatories and two separate letter writers.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 78 - Permitted development restrictions - garages.
3. The precise details of the external finish of the buildings hereby permitted shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and construction shall be in accordance with such agreement. Furthermore, these details shall include mastic joints to the panels and walls colour washed to the Local Planning Authority satisfaction.
4. Std. Cond. 62 - Trees to be retained.
5. Std. Cond. 59 - Tree and shrub protection during construction.

REPORT:

The site the subject of this application lies in the north west corner of the Tower Caravan Park at Pooles Lane and faces across the river and comprises of an open grassed area between groups of caravans. It is bounded along its east, south and west sides by a narrow concrete path/service strip that does not meet all site licence requirements in that no caravan should be more than 50m. from a road.

This application proposes a 12ft. wide road extension from the junction of Williams Green and the path, Highview. The road will terminate in a turning head a few metres from the northern boundary of the site in a similar manner as other internal roads on this site. It will run along the west side of the vacant area a minimum of 2m. from those caravans it is designed to serve. It is also proposed to construct seven additional parking spaces in a new bay at the point of commencement of the road extension, whilst off the east side of the new road at the end of a 7m. drive each will be two pairs of garages 22m. apart to serve either existing caravans or new ones in the event of them being sited on the east side of the new road, in the future.

The garages will be of flat roofed design, in common with the predominant roof form of a caravan park, with concrete panel elevations. To avoid them having too utilitarian an appearance within the site or from the sea wall, a condition is recommended requiring them to have the wall panel joints filled and the walls colour washed.

Matters of numbers of caravans and level of parking provision within the site are not within specific planning control but are regulated under the caravan site licence.

The siting of one pair of garages will require the relocation of one caravan that has stood within this area for some time. Its precise siting will be subject to the site licence controls and ultimately will be a matter to be resolved with the occupant and the site owner. The matter raised regarding loss of the open space as a recreational area is not subject of planning control as this area was not required to be maintained as such by the unconditional permission for the site in 1968.

Consultations/Representations

A.W.A. - no comment.

N.R.A. - no comment.

Head of Environmental Services - no adverse comments.

E.C.C. (Fire Service) - no adverse comments.

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M.P & M. Wreford  
85 Greensward Lane,  
HOCKLEY, ESSEX  
ENGLAND. SS5 5HG  
5th of MAY 1990

The Director of Development,  
for the attention of Mr.Jolly,  
ROCHFORD DISTRICT COUNCIL  
South Street, ROCHFORD

yr. ref. gj/jvm/enf.147

Dear Mr. Jolly,

We are in receipt of your letter dated 3rd of MAY 1990,  
and wish to apologize for not having sought the proper  
permission from you to build our conservatory.

The attached application will show the information you  
require. However I would like to make a fuller explanation of  
our hopes and intentions.

Our home is one of original houses in Greensward  
Lane. When the land was sold off for a housing estate and  
Hampstead Gardens was created the back yard for this property  
was so severely cropped the it has been difficult for us to  
find another use for it. As it is now situated we are  
overlooked by the house directly behind us and consequently  
do not enjoy much privacy. We believe that the addition of  
this Conservatory, together with the plants and shrubs which  
will surround it will contribute to a better outlook for our  
neighbours than that which obtains presently.

Since coming here to England in 1987 and purchasing this  
home we have improved and renovated it considerably, to the  
betterment of our neighbourhood.

We would not like to think that we have done anything to  
disfigure the area.



000962

The construction is to be used purely as a conservatory, that is, a glass (and plastic) covered area in which we can grow plants and relax during our leisure.

Because the climate is not always certain, I have included a brick surround and chimney for a barbecue within the conservatory.

The manner in which it is constructed allows only the use of a barbecue. I don't think the smoke (which will now be carried up into the air) would cause any more inconvenience than would any other backyard barbecue.

We have made every effort to keep the construction in harmony with the surroundings by using the same bricks as are used in the walls and buildings around us.

The conservatory has been constructed professionally by a local builder.

We had stopped construction prior to the receipt of your letter, except that the previously ordered glass was, I judged, safer in its proper place - and I instructed the builder to install it.

Once again we wish to apologize for inadvertently commencing construction without the proper permission. Our enquiries among friends and local people, including the builder, had lead us to believe that such an application was not necessary.

Now we realize our error and can only ask, retrospectively, for your permission to continue.

We have already removed four 15' high pines which had

000963

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sustained root damage in the recent storm. Last year we were burgled. The thief gained entry at the back, where we plan the conservatory. The Police advised us that these trees were a security risk.

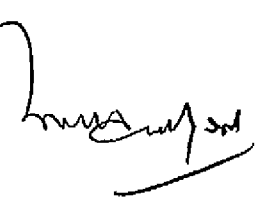
I hope that this explanation will be of assistance.  
Should you have any questions I can be contacted by phone at  
Basildon 702412

Yours Sincerely



Werton P. Wreford

000964



DELEGATED PLANNING DECISIONS - 5TH JULY, 1990

I have decided the following applications in accordance with the policy of delegation and subject to conditions:-

APPROVALS

- F/0267/90/ROC Two storey side extension at Spindleberry Cottage, Ironwell Lane, Hawkwell - Mr. M. C. Woodcock.
- F/0281/90/ROC Single storey rear extension at 330, Little Wakering Road, Little Wakering - Mr. K. Horton.
- F/0290/90/ROC Attached carport and garage together with the formation of a new vehicular access to Lower Road at 34, Lower Road, Hullbridge - Mr. A. Beckwith.
- F/0295/90/ROC Single storey rear extension and side garage at 20, Kingswood Crescent, Rayleigh - Mr. D. W. Chaplin.
- F/0298/90/ROC Two storey side and rear extensions at 31, Thorpedene Avenue, Hullbridge - Mr. Catt.
- F/0311/90/ROC Ground and first floor rear extensions at 7, Alexandra Road, Great Wakering - Mr. S. Topley.
- F/0325/90/ROC Single storey rear extension and attached garage and cloakroom to side at 21, Woodlands Avenue, Rayleigh - Mr. & Mrs. M. Newton.
- F/0327/90/ROC Single storey front extension at 28, Windermere Avenue, Hullbridge - Mr. & Mrs. A. Robinson.
- F/0328/90/ROC Two storey rear extension at 35, Malvern Road, Hockley - Mr. N. Grigg.
- F/0330/90/ROC Two storey side extension incorporating double integral garage, and front and rear dormers at 11, Crown Gardens, Rayleigh - Mr. R. Clarke.
- F/0336/90/ROC Detached garage at rear at 46, Albert Road, Ashington - Mr. L. Newland.
- F/0338/90/ROC Extend roof to incorporate front and rear dormers at 47, Manstead Gardens, Rochford - Mr. Hamilton.

APPROVALS (Cont.)

F/0339/90/ROC	Extend front of existing garage and raise roof height at 18, The Chase, Rayleigh - Mr J. A. Glascock.
F/0342/90/ROC	Raise ridge to form chalet incorporating front and rear dormers at La Casita, Wood Avenue, Hockley - J. T. Richardson.
F/0344/90/ROC	Single storey side extension at 4, King Henry's Drive, Rochford - Mr. & Mrs R. Dawson.
F/0350/90/ROC	Dormer extension at 64, Banyard Way, Rochford - Mr. Glendenning.
F/0352/90/ROC	Attached garage to side at 11, Great Wheatley Road, Rayleigh - C. Jefferies.
F/0356/90/ROC	Single storey front and rear extensions at 53, Clifton Road, Ashingdon - Mr. & Mrs. A. J. Murphy.
F/0357/90/ROC	Hipped roof to gable with front and rear dormers at 10, Purleigh Road, Rayleigh - A. Clarke.
F/0363/90/ROC	Single storey side and rear extension incorporating garage and front porch with canopy over at 85A, Leslie Road, Rayleigh - Mr. & Mrs. Leak.
F/0364/90/ROC	First floor front extension front porch and rear conservatory at 9, Macintyre's Walk, Rochford - Mr. Starr.



REFUSALS

ROC 755/89

Detached double garage at 253, Plumberow Avenue, Hockley - M. Chittenden Esq.

Reasons

1. Excessive development within the M.G.B.

ROC 126/90

Two storey side extension at Shangri La, Hall Road, Rochford - Mr. A. M. Sugrue.

Reasons:

1. Incongruous appearance, detracting from its character and detrimental to visual amenities of the area.

AD/0318/90/ROC

Retention of existing illuminated signs at 61A, Spa Road, Hockley - Mr. Denny.

Reasons:

1. Excessive amount of signage and would produce a disjointed appearance.

F/0334/90/ROC

Demolition of existing garage and erection of single storey side extension together with first floor accomodation with dormer windows to rear elevation at The Cottage, Fambridge Road, Ashingdon - Mr. & Mrs. Chipper.

Reasons:


1. Excessive development in the M.G.B.

F/0353/90/ROC

Front and rear dormers at 43, Clarence Road, Rayleigh - Mr. & Mrs A. Howells.

Reasons:

1. Detrimental to the elevations and character of the existing property.
2. Out of sympathy with the form and character of the row of semi-detached houses.

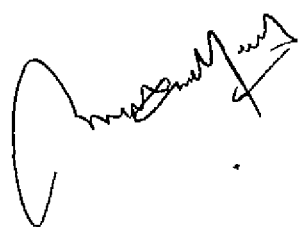


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F/0379/90/ROC                      Single storey side extension at Venette,  
Clarendon Road, Hockley - Mr & Mrs Stone.

Reasons:

1. Excessive development within M.G.B.

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DELEGATED PLANNING DECISIONS 5TH JULY, 1990

Weekly List no. 13

APPROVALS

- F/0246/90/ROC Alterations and extension to existing hangar (in association with its use for aircraft refurbishment) at B.K.S. hangar, Aviation Way, Rochford - The proprietor.
- F/0320/90/ROC Retain existing first floor extension at Swaines Industrial Estate, Ashingdon Road, Rochford - Carlton Engineering Products.
- F/0346/90/ROC Rear extension at 6, Totman Close, Rayleigh - M & M Rewinds.

REFUSAL

- OL/0229/90/ROC Outline application for two new houses with garages at R/O 16-22, London Hill, Rayleigh - Leslie Byne.

Reason:

1. Would lead to an excessive degree of overlooking of adjoining garden areas.

DELEGATED PLANNING DECISIONS 5TH JULY, 1990

Weekly List no. 14

APPROVALS

ROC 137/90

Two 2-bed detached bungalow with integral garages at 36-38, The Westerings, Rayleigh - Almac Builders.

F/0299/90/ROC

Alterations to shop front at 21, West Street, Rochford - H. Glyn

F/0319/90/ROC

New pitched roof on existing stables at Lower Barn Farm, London Road, Rayleigh - L. Argentieri.

REFUSALS

F/0231/90/ROC

Change of use from garage to office at 88, Stambridge Road, Rochford - K. Oliver.

Reason:

1. Garage would cause general noise, etc.
2. Would establish a precedent.
3. Would cause loss of domestic garaging.

CU/0315/90/ROC

Change of use from A1 shop to A3 fast food outlet at 11, Broad Parade, Hockley - Ringo Ho.

Reason:

1. The site, in a local neighbourhood shopping parade would result in noise, disturbance, parking problems etc.

DELEGATED PLANNING DECISIONS 5TH JULY, 1990

Weekly List no. 15

APPROVALS

F/0347/90/ROC

Two storey side and rear extensions with layout parking at 27, Bellingham Lane, Rayleigh - P.D.T. Insurance.

REFUSALS

CU/0337/90/ROC

Change of use from wool shop to cafe at 68, Little Wakering Road, Little Wakering - Mr. Gary Amos.

Reason:

1. Located on a busy lorry route & would create additional noise and disturbance.
2. Inadequate car parking space.

F/0361/90/ROC.

Demolish part existing building and erect new shop/office, layout forecourt, new canopy and alterations to existing crossovers at 2-4, Aldermans Hill, Hockley - J. Drew.

Reason:

1. Lack of manoeuvrability.
2. Parking layout to rear of the site is unsatisfactory.
3. Redevelopment of site likely to make commercial operation of the site more attractive, leading to increased vehicular movements.
4. The proposed canopy would produce an incongruous feature in the street scene.
5. The proposed canopy would have an intrusive impact on neighbouring properties (especially no. 112, Main Road).

DELEGATED LANNING DECISIONS 5TH JULY, 1990

Weekly List no. 16

APPROVALS

RM/0312/90/ROC

Two detached chalets and garages (reserved matters) R/O 27-35 & 31, Rawreth Lane, Rayleigh (plots 1 & 2) - John Pring Homes Limited.

OL/0359/90/ROC

Outline application to erect two detached 4-bed chalets with new private drive access at 206, London Road, Rayleigh - Mrs N. Gunn.

REFUSAL

OL/0317/90/ROC

Outline application to erect two detached houses and garages R/O 20-28, Ridgeway, Rayleigh - Mr & Mrs Steward.

Reason:

1. Outline fails to demonstrate that the development can be reasonably accommodated within the site without detracting from the amenities of the area.
2. Undesirable form of backland development.
3. Cramped form of development.
4. Would detract from the amenities of 32, Burrows Way.



DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 5th July 1990

PLAN NO.	ADDRESS	DESCRIPTION
BN 90/366	61 A, Spa Road, Hockley.	Form Doorway.
BN 90/368	184, Ashingdon Road, Rochford	Modify existing wardrobe space front bedroom and install suitable W.C & Hand wash basin.
89/828 A	Units 1, 8 & 9, The Foundry, Spa Road, Hockley.	Two storey extension.
90/142A	28, Windermere Avenue, Hullbridge.	Single storey front extension
90/161 A	Morley Nurseries, Southend Road, Great Wakering.	Glasshouses open to the public.
90/194 A	21, Western Road, Rayleigh.	Enlarge staircase.
90/197 A	23, The Ridings, Rochford.	Single storey kitchen extension.
90/257	86, Main Road, Hockley.	Extensions and alterations.
90/259	54, High Street, Rayleigh.	Small extension to rear of shop.
90/271	382, Rectory Road, Hawkwell.	Two storey rear extension.
90/276	4, Mortimer Road, Rayleigh.	Flat roof dormer at rear of building.
90/282	Woodside, Bullwood Approach, Hockley.	Conversion of chalet to house.
90/284	7, Alexandra Road, Great Wakering.	Rear extension and internal alterations.
90/299	69, Glebe Drive, Rayleigh.	Single storey lounge extension to rear elevation.
90/305	92, Eastwood Rise, Rayleigh.	Cloakroom and garage extension.
90/306	St. Merryn, Louise Road, Rayleigh.	Extensions to house and extend garage.
90/309	80, Burnham Road, Hullbridge.	First floor extension.
90/314	Spindleberry Cottage, Ironwell Lane, Hawkwell.	Additions (Lounge & Bedroom)
90/317	1, Goldings, Church Road, Rawreth.	Bathroom.
90/329	2, Beach Court, Great Wakering.	Rear extension.
90/332	9, Macintyre's Walk, Ashingdon.	First floor extension.
BN 90/413	253, Plumberow Avenue, Hockley.	Garage, room in existing roof space, pitched roof over new extension and new drainage.

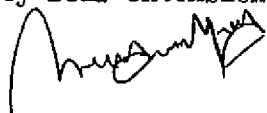
000973

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/~~EXTENSIONS~~

DATE: 5th July 20


PLAN NO.	ADDRESS	DESCRIPTION
90/348	Abbotts Hall Farm, Great Wakering.	Conversion of existing building to stable block.
90/267	69, Eastwood Rise, Rayleigh.	Form dormer at rear.
90/304	400, Little Wakering Road, Barling.	Internal alterations to provide toilets.
90/234A	4, York Road, Ashingdon,	Single storey front, side and rear extension.
90/280	59, Clyde Crescent, Rayleigh.	Rooms in the roof.
90/358	30, Sutton Road, Rochford.	Loftrooms.
BN 90/369	Rainbow Nursery, 40, Eastwood Road, Rayleigh.	Rear single storey extension.
BN 90/370	"Shirley", Brays Lane, Rochford.	Strip roof & retille.
BN 90/371	10, Dawlish Crescent, Rayleigh.	Single storey rear extension.
BN 90/406	1, Brixham Close, Rayleigh.	W.C. Facilities for a disabled person.
BN 90/407	25, Doulton Way, Ashingdon.	Single storey extension.
BN 90/408	7, Ravenswood Chase, Rochford.	Rear kitchen extension.
BN 90/409	41, South Street, Rochford.	Two new windows in rear.
BN 90/411	'Georgina', Ellesmere Road, Ashingdon.	Detached garage, rendered and pitched roof.
90/84 A	6, Fairfields, Great Wakering.	Side extension and rear extension.
90/351	146, Conway Avenue, Great Wakering.	Convert rear of garage to living accomodation/rear extension.
90/396	1, Potash Cottages, Hall Road, Hawkwell.	Single storey side extension.
90/301	11, Great Wheatleys Road, Rayleigh.	Attached garage.
90/231	Plots 22 - 27, Millview Meadows, Rochford.	Block of 6 No. Terraced dwellings with garages.
89/431 A	The garner, Stambridge Road, Rochford.	Two new detached houses.
90/341	10, Gosfield Close, Rayleigh.	Pitch roof extension on the side elevation.
90/340	14, Trunnions, Rochford,	Single storey rear extension.

 000974



APPROVALS/REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
90/415	The Hazells, Brays Lane, Rochford.	Complete new roof concrete tiles/lead flashings etc.,
90/416	8, Arnolds Way, Ashingdon.	insert new window in extension wall.
90/418	"Claremont", London Road, Rawreth.	Cesspool or septic tank.
90/421	123, Eastwood Road, Rayleigh.	Double attached garage.



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DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONS

DATE: 5th July 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/258	224, Eastwood Road, Rayleigh.	Side extension.
90/268	Ardleigh House, Hall Road, Rochford.	Convert garage into snooker room and inglenook fireplace.
90/270	Fantasia, Riverview Gardens, Hullbridge.	Loft Conversion.
90/274	42-46, Eastwood Road, Rayleigh.	Internal alterations and alterations to shop front.
90/281	Fieldview, 86, Alexandra Road, Great Wakering.	Provide rooms in the roof.
90/285	111, Bull Lane, Rayleigh.	Two dormer windows.
90/292	4, Dene Gardens, Rayleigh.	Double storey side extension.
90/291	19, Picton Close, Rayleigh.	Double side and rear extension.
90/275	Land Adj. Treetops, West View Drive Rayleigh.	New house and garage.

000976

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 5TH JULY 1990

REPORT OF THE MANAGEMENT TEAM

AREA SUB-COMMITTEES (Minute 257/90)

1. Introduction

The Committee at their last Meeting accepted a suggestion from the Chairman of the Policy and Resources Committee that they should consider a report on the potential at Rochford for the introduction of Area Sub-Committees to deal with planning applications of a minor nature coming before Members. Councillor R H Boyd has since submitted a paper explaining his thinking and has agreed that this should be circulated to Members (copy appended). The Chief Executive & Director of Finance's response to Councillor Boyd is also appended. In a subsequent letter, Councillor Boyd commented that his proposals were intended to "provoke discussion in order to produce a workable system which eases administration and encourages positive participation by public and parishes". He also commented that Sub-Committees "offer administrative advantages as they are smaller (cheaper to serve), can take place close to the areas they serve (using Parish Halls for instance) and to encourage his hope of "putting the Council into the Community"

This report is written to assist Members in their discussion of these proposals and contains no recommendations.

2. What is the Council seeking to achieve from the appointment of Sub-Committees?

This is the first issue that the Committee should address -

- Are they
- seeking to reduce the burden on the Main Committee?
  - wishing to improve performance in determining applications?
  - looking to improve the Committee structure for the development control function overall?
  - considering greater public participation in the decision making process?

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Initial appraisal suggests that there is some conflict between these objectives but, before examining the different concepts involved, it is perhaps simplest to explain at this stage the legal position with regard to Area Committees.

### 3. Area Sub-Committees - Legal Provision

The new rules on the pro rata allocation of seats on Committees/Sub-Committees do not apply to Area Committees where the same Members of the Committee are the elected Councillors for that area, where the population of the area does not exceed one third of the total population of the District and where the area does not exceed one third of the total area of the District. The areas suggested by Councillor Boyd meet these requirements with the exception of Rochford South which has an area greater than one third of the Authority. If this area was to be divided so as to comply it would mean the formation of a sixth Area Committee or perhaps the re-drawing of the area boundaries east of Rayleigh. Alternatively, under the pro rata rules, the Rochford South Area Committee could be appointed, provided all Members of the Council agree.

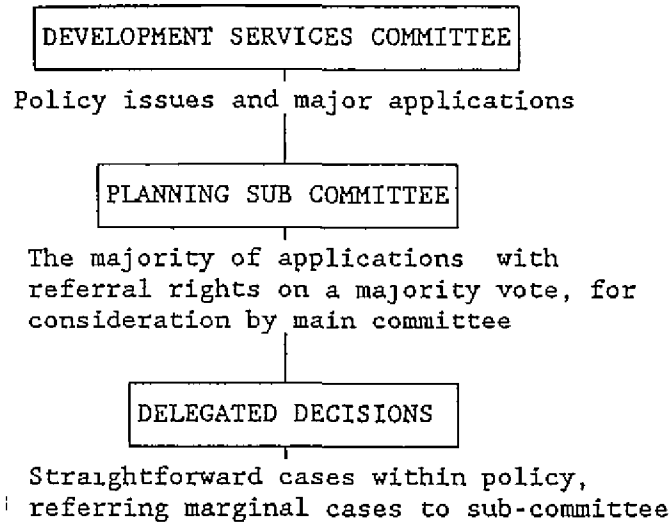
The Council can delegate authority to determine planning applications to Area Committees although it would have to agree to the appointment of such Committees, their terms of reference and a formal scheme of delegation. The terms of reference and delegations must be kept in a register by the Proper Officer (Secretary to the Council) and must be available for public inspection.

### 4 Practical Considerations

- (a) In considering the value of Area Committees, it is suggested that the Main Committee's primary concern should be to ensure that the proposed Committee system is not less efficient than that which currently operates. The aim must be to meet the Government's target of deciding at least 80% of all applications within the 8 week period. This is the yardstick by which the Council's performance is measured. That aside, it must be the Council's objective to provide a system for the consideration of planning applications which delivers quality decisions in the shortest possible timescale.


Price Waterhouse, in their overview of the planning function, felt that the present arrangements at Rochford gave more Member involvement in planning than was the practice in other authorities and that the Committee system was a contributory factor in the Authority's performance on

the determination of planning applications. They proposed the following structure.



The proposals for Area Committees, in the number suggested, run counter to the Price Waterhouse recommendations.

- (b) The Chief Executive & Director of Finance in the appended letter refers to the fact that revised administrative procedures for handling applications have led to a dramatic improvement in the rate at which applications are determined. The commissioning of the new computer system and the introduction of the weekly list have both assisted. From the statistics available at the time of the consultant's report at the end of last year, some 40% of applications were being decided within the timescale. Latest figures indicate a performance exceeding 70%. The Planning Services Manager would expect even higher performance once the new members of staff have gained experience of the District, its planning policies and working practices.
- (c) It has always been a policy at Rochford to cancel meetings where there is insufficient business. The effect of spreading the minor items on the schedules between several Area Committees can be seen from the list produced below

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for all Planning Services Committees from 22nd March 1990. For this purpose, the division of work between the Area Committees assumes the 5 suggested by Councillor Boyd.

	22/3	19/4	17/5
Rayleigh North	1	2	1
Rayleigh South	2	2	5
Rochford West	0	0	2
Rochford North	5	2	4
Rochford South	0	1	3
Main Committee	10	9	10

What is immediately apparent is that there is insufficient business to warrant this number of Area Committees and that the need for the Main Committee to meet as frequently as now would remain. There would, however, be a requirement for at least 5 Area Committees which must mean more Meetings in every cycle. The Officers would question whether it is more efficient to serve one Committee as opposed to several. What is clear, however, is that one Committee must be more cost effective

- (d) Members will recall that the proposal most often considered in the past was for a smaller Planning Services Committee, i.e. fewer Members involved in deciding planning applications. Area Committees actually achieve the reverse because all Members would still be involved in the Main Committee as well as serving on their appropriate Area Committee.
- (e) A further questionmark must exist over the satisfaction achieved from the Members' role. Would a Member have a greater sense of involvement in planning as a consequence of attending Area Committees dealing with only one or two minor matters? Additionally, there is the issue of whether or not local knowledge should be the province of Area Committees or fundamental to the democratic process of all Members of the Authority being made aware of what is occurring in other parts of the District. The value of a Committee of Full Council or a smaller Planning Committee is that it brings consistency to the decision making process. It would obviously be more difficult to ensure consistency over several Committees. The value of Area Committees in


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stimulating public participation is also questionable as they will only consider a few minor matters whereas logic dictates that the public's greatest interest will be in the applications still to be dealt with by the Main Committee. Planning is about the wider public interest.

- (f) In the past, despite the pressures caused by the number of applications where the schedule had regularly exceeded thirty items, the Committee expressed themselves as satisfied with the Committee system and favoured more Meetings rather than a smaller Committee or Standing Sub-Committees. The number of applications has reduced through market conditions but the burden on the Main Committee has also eased through the weekly list system. In assessing the effectiveness of the Committee, the Chief Executive & Director of Finance has attended most of the Planning Services Committee Meetings in 1990 and can find little, if any, fault with the way it operates.
- (g) As the Chief Executive & Director of Finance mentions in his letter, the Price Waterhouse report clearly demonstrated that thoroughness, speed and efficiency can work together. At Member level, the way for the Committee to further reduce the time taken to determine applications would be for them to meet more frequently in the cycle or they could appoint Sub-Committees, with wide delegation, for the same purpose. Area Committees meeting only once in the cycle would not enhance performance as there would be no improvement in the speed of determination.
- (h) Servicing Area Committees would definitely have staffing implications and affect performance in determining applications. The significance of the change would be greater if the Area Committees did not have delegated powers but it is easier to produce one agenda and schedule and service one Meeting rather than several.

The Directorate is structured to serve the one community of Rochford District and there are economies of scale in this approach which would be lost if it had to be organised on an area basis. The Secretary's Committee Office is one of the smallest in the County and several additional Meetings a month would be bound to have an effect in this area, as well as for the planners and lawyers available to advise the Meetings, particularly if some were to meet in different places on the same night.

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5 Conclusions

- (a) A large number of Area Committees, dealing only with a few minor matters at each Meeting and meeting only once a cycle, would not improve the Council's performance in determining applications
- (b) It is questionable whether there is any longer a need to reduce the burden on the Main Committee.
- (c) In any event, Area Committees are a far less efficient and less cost effective means of considering minor matters - involving 5 more Meetings a cycle which will make greater demands on administration.
- (d) If the Committee retains the weekly list system then, in the view of the Officers, there is no need for Area Sub-Committees if it is only a matter of the business to be dealt with at the Main Committee
- (e) The question of public participation is a separate matter. The Council's existing consultation process on planning provides for public participation and gives opportunity for comment by the Parish, Community and any other interested party.
- (f) The Council's Development Control Committee structure overall is also a separate matter from Area Committees. The Council is thought to be unique in having a Committee of Full Council but that is its choice. Other authorities have smaller Planning Committees and/or Sub-Committees with wide delegation
- (g) Returning to the questions posed at the beginning of this report, it would be useful if the Committee were to indicate the objectives they have in mind for the Committee system at Rochford to deal with planning matters, if any different from the present system. The Audit Panel are also under instruction from the Council to report on this subject and a clear expression of views by the Committee would assist in taking the matter forward.



PLANNING COMMITTEE

AREA SUB COMMITTEES

PROPOSAL/IDEAS

1. Geographical limits

Five sub-committees can be formed, encompassing the boundaries of the County Council electoral divisions, with minor adjustments.

Rayleigh South - Wards of Lodge, Whitehouse, Wheatley,  
11 Councillors Trinity, and Central.

Rayleigh North - Wards of Grange, Rawreth, Downhall,  
5 Councillors

Rochford West - Wards of Hullbridge Riverside and South  
8 Councillors Hockley West, Central and East.

Rochford North - Wards of Ashington, Hawkwell West and  
11 Councillors Hawkwell East. Rochford St. Andrews, Roche  
and Eastwood.

Rochford South - Wards of Canewdon, Great Wakering East  
5 Councillors Central, Barling and Sutton, Foulness,

2. Joint Meetings

For reasons of officer support and interconnection of boundaries sub-committees could meet on the same evening. This depends on the actual weight of each area agenda and the proximity of application areas. e.g

Rayleigh North	19.30 - 20.30	Rayleigh South	20.30 - 22.00 (Monday)
Rochford West	19.30 - 20.15	Rochford North	20.15 - 22.00 (Tuesday)
Rochford South	19.30 - 20.30	Rochford North	20.30 - 21.30 (Wednesday)

One cycle "North then South", next cycle "South then North".

3. Content of Agendas

Full Planning Committee would cover and be responsible for:  
Applications covering more than 5 properties or extensions of developments to bring the total to more than 9 properties.  
Flats, new and conversions. Conservation areas and TPO's.  
Community based services (Doctors/Dentists/Vets etc.)

Sub-Committees with delegated authority to determine applications, would cover applications such as (refer to last planning committee agenda for examples)

Potting Shed at Hullbridge - Rochford North  
Amendments to house siting (Hockley) as above  
(Time consumed on these two was 18 minutes)



Sub-Committee (continued)

Shop to Betting Shop (Wakering )	Rochford South
Water Tower (Foulness)	as above
Porch (Paglesham)	as above
(Time consumed on these three was 26 minutes)	

Extension, Magnolia Road (Rochford)	Rochford North
House and Garage (Ashingdon)	as above
House and Garage (Ashingdon)	as above
3 Chalets Clifton Road (Ashingdon)	as above
(Time consumed on these 4 was 8 minutes)	

(Rochford North and South could have had a combined meeting)

House and garage (Rayleigh)	Rayleigh South
House, Western Road	as above
Extension, Crown Hill,	as above
Shop/Office, High Street	as above
Grass verge and garden Warwick Rd	as above
(Time consumed on these 5 items was 11 minutes)	

Agricultural restriction Goldsmith Dr. Rayleigh North  
(Time consumed on this item 1 minute)

Rayleigh North and South could have had a combined meeting)

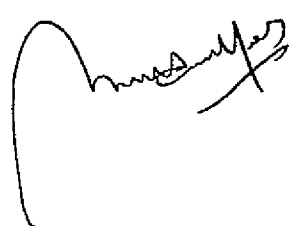
Main Agenda Items - For Full Committee consideration

Unauthorized use of land at Rayleigh  
Broomhills Stanbridge (Policy)  
Consultation on Northwick Project, Canvey  
P.O.S. Brays Lane, Ashingdon (public facility)  
Signs at Freight House (ditto)  
Flats at Castle Road, Rayleigh (Flats policy)  
Craft Centre, Rayleigh (public facility)  
School cladding (public facility)  
Nine Houses. Rawrath Lane (more than 5 houses)  
Golf Course at Hullbridge Road (public facility)

The above items had curtailed discussion, and a total 95 minutes was actually available for their consideration. If the minor matters on the agenda had been handled by sub-committees a further hour would have been available and the meeting might have achieved a more balanced series of decisions, completed by 22.00.

#### 4. Constitution of sub-committees.

All ward members within the area concerned. Chairman and Vice-Chairman of the main committee being ex-officio (without voting rights) to provide a cross-district input - if felt necessary.



### 5. Chairing of Sub-committees

Each sub-committee selects it's own chairman and vice-chairman, without being reserved to one political party. The chairman and vice-chairman of the main committee cannot be chairmen of any sub-committee.

samples	Rayleigh North	Chairman	C. Black
		Vice	B. Skinner
	Rayleigh South	Chairman	D. Helson
		Vice	B. Lovett
	Rochford West	Chairman	D. Flack
		Vice	E. Hart
	Rochford North	Chairman	A. Harvey
		Vice	D. Weir
	Rochford South	Chairman	D. Wood.
		Vice	R. Pearson

The above are simply selected by seniority of service, and shows the type of cross-political balance which occurs on this type of selection process.

### 6. Advantages

Each local member contributes on local issues,, bringing knowledge into discussion, without boring non-local members.

Junior officials can handle such applications, all of which are covered by established policy restraints and guidelines.

Time given to this level of planning, improves the quality of decision, and improves the job-satisfaction of all members.

### Disadvantages

Extra meetings, with extra officer support.

Loss of district-wide involvement in all planning matters for all members.

Political control of groups at sub-committee level is almost impossible (some may consider this an advantage).

Risk of meetings expanding to fill the available time for talk.

ENDS

Richard Boyd

20th May 1990

# ROCHFORD DISTRICT COUNCIL

ARTHUR G. GOOKE, IPFA IRRV  
Chief Executive & Director of Finance

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SOUTH STREET  
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SS4 1BW



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My Ref

AGC/J

Your Ref

22nd May 1990.

Dear Mr. Chairman,

## SUB-COMMITTEES/WORKING PARTIES.

I thank you for your letter dated 21st May regarding the above, and have forwarded copies of your letter with attachments to the Chairman and Vice Chairman of the Planning Committee.

At the time of writing, I do not know who the various spokesmen for the Groups are, and since you only mention the Labour Group I think it would be safer for me to forward a copy of your letter to the Leaders of the three groups at this stage, which is what I am doing. I am also forwarding a copy of this to each of my Chief Officers, although of course it will be mainly Peter Hughes and Terry Manning (in the absence of Ian Edwards) who are the ones mostly affected by a change in Committee arrangements.

Initial observations from me might be helpful.

I think that the Councillors must have the Committee systems that they want and feel comfortable with, and for my part I will see to it that the Council staff service and support those Committees, and no Officer of mine is likely to put forward objections to revised Committee structures. However, I am concerned with the interplay between the Committees and the administration, for that must be able to work so that we can deal with the business of the Council as speedily and efficiently as possible. There should also be certainty because this is very much a peoples business that we are in and both applicants and other interested parties must be able to know exactly what procedure will be followed when dealing with an application in which they have an interest.

I have never believed that any application should be rushed through whether delegated to Officers or dealt with by Committee, for the work that is done upon them must be thorough, however long that takes. However, as the Price Waterhouse report so clearly demonstrated; thoroughness, speed and efficiency can work together. I am pleased to advise that since the Council adopted a new system of dealing with applications, as a result of much management and administrative effort the average time taken for planning applications has improved immensely and our statistics are probably towards the top of the list rather than the bottom and I would hope that would be maintained. I make this point for two reasons.

Councillor R. Boyd,  
Chairman,  
Policy & Resources Committee

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*Firstly inefficiency in administration should never be allowed to go undetected nor blamed on Committee systems, although there will be times when Committee systems are inefficient and Council should be aware of that.*

*Secondly, it is clear that the Government are working up new arrangements for making Local Authorities deal with planning applications more promptly and unless we have efficient systems within our Authority, we may find planning decisions being given by default.*

*I hope that these thoughts are of some help.*

*Yours sincerely,*

*CHIEF EXECUTIVE &  
DIRECTOR OF FINANCE*

*Officers will of course be reporting to the next Planning Services Committee as instructed at the last meeting.*

*c c: Chairman of Planning Services Committee  
Vice Chairman of Planning Services Committee  
Leader of the Conservative Group  
Leader of Liberal Democrat Group  
Leader of the Labour Group  
All Chief Officers.*

CHAIRMAN

DATE

26/7/90

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