



**Rochford District  
Council**

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**January - December**

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Sunday Trading

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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1990**

**June (Part 2)**

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 22ND MARCH 1990

MINUTES OF THE GUSTED HALL PANEL - 5TH MARCH 1990

Present: Councillors T. Fawell (Chairman), M.J. Handford, S.N. Jarvis, R.A. Pearson, Mrs. L. Walker, P.F.A. Webster, D.A. Weir and D.C. Wood.

1. APPOINTMENT OF CHAIRMAN

Resolved that Councillor T. Fawell be appointed Chairman of the Panel for its duration.

2. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the Meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 7 of Part I of Schedule 12A of the Act.

3. ROC/945/89 - OUTLINE APPLICATION TO CONSTRUCT GOLF COURSE WITH CLUBHOUSE FACILITIES AND NEW ACCESS ROAD  
GUSTED HALL, GUSTED HALL LANE, HAWKWELL

NOTE: Councillor D.C. Wood declared a non-pecuniary interest in this item by virtue of acquaintance with the applicant but remained in the Meeting and participated in the discussion thereon.

The Panel having noted their terms of reference, the Director of Development reported in confidence that an outline application had been received to construct a golf course with clubhouse facilities at the above location. At this stage the applicant was seeking approval for the siting of the clubhouse and means of access. The County Conservation Specialist Advisor was concerned about the close proximity of the proposed clubhouse to Gusted Hall, which was a Grade II Listed Building. The site, which comprised 166 acres of agricultural "brown" land, fell within the Roach Valley Conservation Zone and was traversed by several public rights of way in consequence of which the public enjoyed access onto the private land. It was pertinent to mention that there had been a previous application for change of use of agricultural land to a golf course at Flemmings Farm, Eastwood to the south of Gusted Hall which had gone to appeal in 1982. That appeal had been dismissed on the grounds that there was insufficient justification for overriding well established policies for the protection of agricultural land. A recent appeal decision in respect of Walfords Farm, Hullbridge had allowed the change of use of land to two golf courses with ancillary clubhouse, pro shop, maintenance vehicle store and car parking area but had dismissed the application for conversion, alteration and extension of farm buildings for leisure and recreational purposes.

Members identified the following aspects as requiring consideration:-

- (i) Whether this change of use should be allowed in the Roach Valley Conservation Zone.


000825

As regards the County Surveyor's advice on the re-routeing of the access into the site, there had been prior consultation by the applicant with County Highways on that matter. The effect would be to isolate about half an acre of agricultural land adjacent to Main Road in which event it would be the intention that it be dedicated to the Council. However there would be a significant cost involved in bringing the new access through to the golf course up to adoptable standard and the applicant indicated that he would wish to reserve his position in that respect noting that the potential existed to provide access via a private drive to the golf course leaving Gusted Hall Lane unaltered.

The Chairman referred to a suggestion made earlier in the Meeting that a site visit should be arranged to enable Members of the Panel to view the proposed siting of the clubhouse and the applicant and his agent indicated that they would be available for that purpose.

RECOMMENDED That arrangements be made accordingly. (DD,SEC)

000826



- (ii) The siting and size of the proposed clubhouse in close proximity to Gusted Hall and any plans for further extensions.
- (iii) The future use of the field adjoining Mount Bovers Lane.
- (iv) The dangerous location of the existing junction of Gusted Hall Lane which was a highway maintained at public expense with the B1013.
- (v) The threat which a change of use could pose to the conservation of wildlife in which respect a Member suggested that the Royal Society for the Protection of Birds should be consulted.

Mr Cheek, the Assistant County Surveyor, who was in attendance reported that the County Surveyor was recommending refusal of the application on safety grounds, i.e. the intensification of use of the existing sub-standard junction of Gusted Hall with the B1013 Main Road. A new access could be provided north of the bend, opposite the site of Lentern (Aircraft) Limited, but in view of the amount of traffic envisaged this new access would require a safe junction and the access road would need to be made up to adoptable standards, the cost being met by the applicant. The provision of a new means of access to the site would not of itself prevent the use of the existing Gusted Hall Lane junction and it was therefore recommended that the first part of this existing access be closed under a Section 209 Order or a Traffic Regulation Order, that cost also being met by the applicant. A Member felt that planning permission should not be granted for this proposal until the Cherry Orchard Lane link scheme had been completed.

The Director of Development reported that Southend-on-Sea Borough Council objected on the grounds that the existing rights of way should not be interfered with, but their objection would be substantially overcome if the rights of way were safeguarded.

The Panel then welcomed the applicant, Mr S. Robson and his agent, Mr K. Cheeseman who advised the Panel that the area was ideal for the purpose because of its undulating nature and proximity to woodlands and that the layout and facilities were based on Thorndon Park Golf Course in Brentwood. The site of the clubhouse was negotiable but had been selected as the best of three possible locations being a 2 metre hollow screened from the west by trees. No extensions were planned to that facility and the change of use would not disturb the local fauna. The layout of the course was such that it would surround Scrub Woods which envisaged that golfers would need occasional access to those Woods. There would not be any adverse effect upon the existing footpath and bridleway network across the land and specific reference was made in that connection to the potential for improving horse riding facilities in the area with the existing permissive public use of the Scrubs and Gusted Hall Woods continuing but not including the grant of formal rights of way through these Woods.

It was the intention that use of the course would be predominantly by members of the club and it was projected that membership could be approximately 800 in three years time. 160 car parking spaces would be laid out initially to the east of the clubhouse with provision for a further 80 spaces if required, the use to be confined to golfers only. These capacities were based upon the car parking standards contained in the Essex Handbook.

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 19TH APRIL 1990

MINUTES OF THE GUSTED HALL PANEL

At a Meeting held on 9th April 1990

Present. Councillors M.J. Handford, S.N. Jarvis, Mrs. L. Walker,  
P.F.A. Webster, D.A. Weir and D.C. Wood

Apologies. Councillor R.A. Pearson

NOTE. Councillor P.F.A. Webster took the Chair in the absence of  
Councillor T. Fawell

4. MINUTES

The Minutes of the Meeting held on 5th March 1990 were agreed as a correct record.

5 ROC/945/89 - OUTLINE APPLICATION TO CONSTRUCT GOLF COURSE WITH CLUBHOUSE FACILITIES AND NEW ACCESS ROAD: GUSTED HALL, GUSTED HALL LANE, HAWKWELL

The Director of Development advised the Panel of the response from the applicants following the earlier Meeting regarding the size of the clubhouse, the design of the course, the provision of a permissive route for horseriding and the relocation of the car park entrance to avoid the gas main. Reference was also made to the conditions required by the Highway Authority which they considered to be too severe. Nevertheless they would be submitting modified proposals for the clubhouse and had asked that consideration of the application be deferred.

A number of conservation groups had been invited to attend and details were given of those who had responded. It was noted that the Royal Society for the Protection of Birds had declined the invitation to attend but were offering to give a presentation on the estuaries and their birds in the Rochford District. It was agreed that this should be pursued with them to identify the most appropriate forum and subject to the availability of a suitable date.

Members were advised of the number of letters of objection that had been submitted in both pro forma and individual form and of the additional consultation replies received.

The various representatives were then welcomed and each addressed the Meeting in turn and answered questions from Members as follows:-

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- (i) Mr. H. Kemp, Southend-on-Sea Branch of the Royal Society for the Prevention of Cruelty to Animals

Mr Kemp advised the Meeting that this area contained an abundance of wildlife and was rich in flora and fauna. It offered an oasis of tranquillity to those who chose to visit it and their activities did not cause any conflict. To locate a golf course within the area would have a profound impact by virtue of the volume of traffic to that venue and the fact that the sport could be pursued from dawn until dusk

- (ii) Dr. C. Miles, Essex Naturalist Trust

Dr. Miles said the site included fragments of ancient woodlands which, having developed over centuries, contained a proliferation of wildlife which the Trust wished to defend and where the proximity of some species to a golf course could cause conflict. The remainder of the site was at present farmed as arable land which was unattractive to wildlife but that would change if it were grassed to produce fairways, greens and rough. Because of that mix of advantage and disadvantage the Trust neither supported nor opposed the proposal but asked Members to weigh up those factors carefully in determining the application having regard also to the danger of additional intrusion which the change of use, if permitted, would carry. In response to Members' questions Dr. Miles said it would be difficult to build up a strong case to demonstrate that there would be a detrimental effect on wildlife because no study had ever been undertaken on the subject. His advice was, however, that ancient woodlands merited special consideration because they could not be replaced. The possibility of fencing the woods off from the course was mooted but was not seen as a solution given that access would still need to be provided. Reference was also made to the proximity of the course to wildlife and that incursion for foraging would not be prevented by marginal relocation of the course but it was not seen as a problem given that other golf courses co-existed in areas of wildlife

- (iii) Mr. A. Doveaston, a Tenant from the Hadleigh Country Park

Mr. Doveaston said that the introduction of a golf course into such an area would create a conflict which in his experience was frequently resolved to the detriment of the existing wildlife, that resiting of the proposed course would make little or no difference and that relocation of the wildlife involved was impractical. He therefore urged that the application should be refused.

- (iv) Miss J. MacConnell, South-East Essex Natural History Society

Miss MacConnell referred to her long involvement with this site beginning with the threat to it in 1972 from roadlinks to the then proposed airport at Maplin Sands. There had also been an application in 1982 for a golf course which had been refused on appeal. She then showed slide views of the application site from Edmund Hall Park, Flemmings Farm and Primrose Woods, identified that the proposed location of the clubhouse would cause it to stand out on the skyline, and speculated on the detrimental effect which the change of use would have by reference to Belfairs and Ballards Gore. She said that at those locations there was discouragement to the general public wishing to have access by way of footpaths and



she saw the wear and tear at the tees and the existence of bunkers as detrimental to the landscape. Furthermore the management of Belfairs Woods compared unfavourably with that of Scrubs Woods which, in her view, indicated that the latter would deteriorate similarly given a change of use. Finally she referred to the danger that Flemmings Farm Lane could be brought into use to provide an access from the south, but the Director of Development advised that following earlier traffic problems arising out of the improvement of the bridle path to Gusted Hall the Highway Authority had introduced regulations and gates had been erected to enforce the prohibition of use by cars.

(v) Mr. P. Marett, Roach Valley Golf Course Opposition Group

Mr. Marett demonstrated with a plan that the site of the golf course would occupy 10% of the upper valley. He said that the area was not only Green Belt but it also fell into the Conservation Zone and was a special landscape area. He was aware that under Policy GB1 of the District Plan change of use was permissible only in very special circumstances, one of which was small scale facilities for outdoor participatory sport or recreation and the proposal appeared to exceed that criterion. Furthermore to provide such a change of use close to the B1013 and near the route of the Cherry Orchard Lane was viewed with concern as it could increase the pressure for development in that area. The intended use was not seen as compatible with the spirit of the Roach Valley Conservation Zone bearing in mind also the practice of using halogen lighting on golf courses to extend playing times. Furthermore the golf course proposed would be in close proximity to a Listed Building. The B1013 was the only main road serving the location and further traffic would be generated in an area where the network was already acknowledged as inadequate. There would also be pressure for access from the south where Flemmings Farm Lane had been identified by the previous speaker as having potential for that purpose and that in turn could generate additional traffic along Green Lane which was a bus route. The area was compatible with informal recreational use and that was reflected in the footpaths and bridleways in the area. A golf course had been permitted recently at Walfords Farm which would satisfy the level of need identified in the District Plan. The site at Gusted Hall should therefore be refused planning permission.

Arising out the foregoing the Director of Development agreed to supply copies of the 1982 appeal decision to Members of the Panel although he stressed that the reason for its dismissal was the quality of the agricultural land and that M.A.F.F. no longer objected to the loss of the site for farming. A Member also asked to be advised of the number and proximity of other golf courses to this site since it was relevant to the application to demonstrate whether there was a need to provide further facilities in the Green Belt.

The Chairman thanked the various representatives for their attendance and the submissions which they had made which would be reported to the Planning Services Committee to ensure that they were taken into account when the application was considered. In that connection it was noted that a further Meeting of the Panel might be necessary when the revised application was received.

RECOMMENDED That the foregoing representations be noted.

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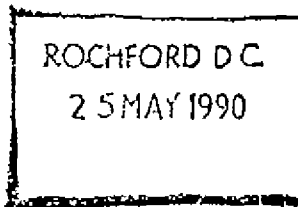
AS FROM 22nd JANUARY, 1990

Essex County Council  
Highways Department,  
County Hall,  
Chelmsford CM1 1QH

Telephone Chelmsford (0245) 492211 ext  
Fax (0245) 491189

51122

Our ref T/OD/GRM/APT



Essex County Council  
Highways

M A Selfe FICE  
County Surveyor

APPLICATION No.	ROC-945-89.	RECOMMENDATION
APPLICANT	Gusted Hall Estates Limited.	
SITE LOCATION	Gusted Hall, Hawkwell.	
PROPOSAL	Proposed golf course (revised plans).	

It is recommended that permission be refused for the following reasons:-

The proposals shown for both Gusted Hall Lane and its proposed junction with the B1013 are not considered satisfactory.

1. The absence of a separate right turn lane facility at the proposed new junction with the B1013 would result in delay and interference to traffic using the main road to the detriment of general highway safety.
2. Gusted Hall Lane, by reason of its sub-standard width, poor alignment and light construction, is not considered suitable to serve as access to the proposed development, whilst providing reasonable safety and efficiency for all users of the public highway. The applicants proposals to overcome these deficiencies by the provision of passing bays as shown are not considered acceptable.
3. The proposal would result in the intensification of use of the existing sub-standard junction of Gusted Hall Lane with the B1013 Main Road.

#### REASONS

The existence of a junction in this location is a matter of fact and therefore, some degree of conflict and interference to the passage of through vehicles already occurs but the additional slowing and turning of vehicles associated with this proposal at this sub-standard junction would lead to further deterioration in highway safety in this location.

CONTINUED/.....

The Director of Development  
Rochford District Council  
Council Offices  
South Street  
ROCHFORD  
Essex  
SS4 1BW

*M A Selfe*  
County Surveyor


Date May 1990

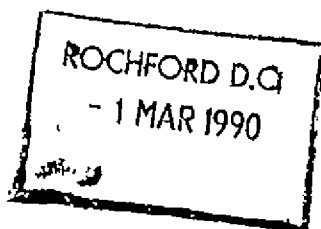
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2.

The provision of a new/diverted junction as shown on plan number 1936/1A would not prevent the use of the existing Gusted Hall Lane junction with the B1013 particularly by drivers approaching from or leaving the site in an Easterly direction unless this junction is closed to vehicles by means of a formal Traffic Regulation Order. As you are no doubt aware there is a laid down consultation procedure which must be carried out and therefore, at this stage there is no guarantee that the order would be successful.

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MARGARET CHAPMAN

12 ASH CROFT

ROCHFORD

SAMPLE

Mr Ian Edwards,  
Rochford District Council,  
South Street,  
Rochford, Essex

Dear Sir,

Re: Planning Application No. ROC945/89 Proposed Golf Course,  
Club House and Access Road, Gusted Hall.

I wish to object to the above Planning Application for the following reasons:-

- 1) Once this land loses the protection of 'Green Belt' it opens the way for Developers to push through hotel and housing developments etc. (as per recent report in 'The Independent' 6th January, 1990).
- 2) Gusted Hall Lane is not suitable to take large volumes of traffic, and even if 'passing places' are created, there will still be considerable congestion, especially at week-ends, causing a hazard to the pedestrians and horse riders who currently use the Lane.
- 3) The area is within the Roach Valley Conservation Zone, and abundant species of animals, birds and plants can be found in Gusted Hall Wood and The Scrubs. These could be threatened by large numbers of golfers trekking through the woods searching for lost golf balls and taking short-cuts between greens.
- 4) Gusted Hall is a listed building in a beautiful setting. The construction of a modern, two-storey Club House and car park in front of it would completely destroy this setting, and completely alter the character of the area.
- 5) I believe that public safety would be at risk as one of the proposed greens would run directly beside the public Right of Way at the lower end of 'The Scrubs'.  
This would cause a potential hazard from flying golf balls.

Please refuse this application, thus conserving the beauty and natural features of this area.

Yours faithfully,

Margaret Chapman

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 22ND MARCH 1990

MINUTES OF THE BROOMHILLS PANEL

At a Meeting held on 28th February 1990

Present: Councillors B.A. Crick, C.J.B. Faherty, A.J. Harvey, S.N. Jarvis, C. Stephenson, P.F.A. Webster (Vice-Chairman in the Chair) and D.C. Wood.

Apologies: Councillor T. Fawell.

1. APPOINTMENT OF CHAIRMAN

Resolved that Councillor T. Fawell be appointed Chairman of the Panel for its duration and that Councillor P.F.A. Webster be appointed Vice-Chairman.

2. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the Meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 7 of Part 1 of Schedule 12A of the Act.

3. "BROOMHILLS", STAMBRIDGE ROAD, ROCHFORD

The Panel having noted their terms of reference the Director of Development reported in confidence on the preliminary consideration that had been given to an approach from Canewdon Consultants to relocate from their existing premises to the above site, which had included a site visit to Locks Hill and to Broomhills. The two main planning aspects that would be relevant in considering an application were that the site lay within the boundary of the Green Belt so that it would be necessary to identify exceptional circumstances to justify departure and that Broomhills was a Listed Building on which two permissions for use had already been granted.

The Panel rehearsed the desirability of retaining this local company, the need to ensure that a permission if granted would be taken up by Canewdon Consultants themselves, that a precedent would not thereby be created, and that the open space to the north of the site could be safeguarded.

The Panel then welcomed Mr. C. Cushing the Managing Director of Canewdon Consultants, Mr. P. Hyde representing the applicant's agents and Mr. T. Key the architect of the scheme. Having watched a promotional video on the work of the company they were advised of the reasons why this particular site had been identified for concentration of their activities within the District notwithstanding the commercial arguments in favour of relocation further westward. A series of scale drawings were then distributed by reference to which the following aspects of the application were discussed:-

- (i) a site plan showing the existing and proposed buildings, the boundaries and the footpaths to the north

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- (ii) the retention and refurbishment of the existing building "Broomhills" with a link to an existing building to the rear and the retention of the existing boundary walls and the listed kennels
- (iii) a new two storey office building of traditional form and construction eastward of Broomhills and preferably to the north of the site so as to respect the existing vista
- (iv) a new model workshop immediately to the rear of Broomhills incorporating a lower eaves and roofline to the southern aspect and screened by the retention of the existing brick wall
- (v) a new prototype workshop close to the western boundary
- (vi) a new design studio to the north and east of the existing stable block which would be refurbished and a link provided
- (vii) the renovation and extension of the cottage to provide staff catering and recreational facilities
- (viii) a tree survey which had been undertaken to ensure maximum retention of the existing specimens and on which provision had been made for additional tree planting so as to provide screening to the buildings and car parking areas
- (ix) the provision of some 250 parking spaces both around the new office block and east of Broomhills where planting, earth mounding and grasscrete would be utilised to minimise the visual impact and screen parked vehicles, together with a gatehouse to control access onto the site

Members considered the various aspects involved as follows:-

- (i) that the local planning authority would wish to be absolutely satisfied that permission if granted would be for the benefit of Canewdon Consultants themselves. In that connection it was noted that the buildings were to be tailored to the particular specification of this high-tech industry, that the relocation would be costly and unlikely to be repeated in the foreseeable future and that under the terms of the financing arrangements required the company could accept a personal condition up to the time of their occupation of the building but not beyond which was regarded as a reasonable arrangement in those circumstances.
- (ii) that if permission was granted on the basis sought there was a need to safeguard the future of the cricket pitch. Mr. Cushing gave an assurance that this was the wish of the vendors also and that he would be happy to explore the best method of achievement with the authority's officers.
- (iii) that the company was already a traffic generator by virtue of its presence in Locks Hill and the impact of additional traffic created by centralisation of other units from Brook Road, Rayleigh and Temple Farm Industrial Estate, Southend would be diminished by the system of working staggered hours on a 2 shift core basis between 6a.m. and 10p.m.

- (iv) that subject to the outcome of enquiries into the vulnerability to flooding of the lower level of the site, the company would be prepared to enter into a Section 52 Agreement to control the surplus area of the site.
- (v) that potential could exist for the company to facilitate the extension of the existing gas supply noting that Stambridge was unserved in that respect.

A further Meeting was arranged for 4th April 1990 to enable those matters to be pursued following completion of the consultation period and prior to submission of the outline application to the Planning Services Committee on 19th April noting that if the local planning authority were then minded to approve the application it would be necessary to invoke the departure procedure.

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 19TH APRIL 1990

MINUTES OF THE BROOMHILLS PANEL

At a Meeting held on 4th April 1990

Present: Councillors B.A. Crick, G.J B Faherty, T. Fawell, A.J. Harvey, S.N Jarvis, C. Stephenson, P F A Webster and D.C. Wood

NOTE Councillor P F A. Webster took the chair at the commencement of the Meeting due to Councillor T. Fawell's initial absence, relinquishing it to him following his arrival pursuant to Standing Order 23.3.

MINUTES

The Minutes of the Meeting held on 28th February 1990 were agreed as a correct record.

5 "BROOMHILLS", STAMBRIDGE ROAD, ROCHFORD

The Director of Development advised Members that the consultant engineers employed by Canewdon Consultants had been commissioned to produce a Traffic Impact Statement on the effect of the proposed relocation. He reminded the Panel that the site lay in the Green Belt and that permission if granted would constitute a departure, which if it were non-material could be dealt with by the local planning authority, the Secretary of State having reserve powers to call in a material departure.

A number of responses had been received to the consultation exercise as follows -

Rochford Hundred Amenities Society	-	opposed
Anglian Water	-	no objection
MAFF	-	no objection
Stambridge Parish Council	-	opposed and were requesting the Secretary of State to call in the application

Comments were still awaited from the County Surveyor, the County Planner and the National Rivers Authority, although the latter body had drawn attention to the risk of flooding. It was understood that the County Planner would be reporting the matter as a Paragraph 19 consultation to the County Development Control Committee on 27th April 1990.

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The Secretary to the Council advised Members of the discussion that had taken place with the applicants on the possibility of dedication of the area to the north of the site for open space purposes but that their preference was to retain control of that area and provide a lease to the cricket club at a peppercorn rental. Members identified the matters that were outstanding and would need to be resolved to enable progress to be made.

The Chairman then welcomed Mr. C. Cushing, the Managing Director of Canewdon Consultants, Mr. P. Hyde representing the applicant's agents, Mr. D. Webb, their legal representative and Mr. T. Key, the architect of the scheme who advised the Panel as follows.-

- (i) Discussions had taken place on site with the National Rivers Authority who had identified the need to protect the land from flooding by raising the sea wall and levels to not less than 4.5 metres and that was accepted for funding as part of the development. The height of the security fence was queried by a Member in this connection.
- (ii) The Traffic Impact Study, copies of which were distributed to Members, indicated that the additional traffic generated to and from Broomhills would be offset by a reduction in traffic within the town centre and a release of parking capacity. Furthermore the impact would not fall within peak hours because of the shift system worked by the staff.
- (iii) British Gas were investigating the possibility of extending the gas main to serve the site to which other properties in the vicinity could be connected.
- (iv) The company were prepared to enter into a Section 52 Legal Agreement to control the surplus area of the site.
- (v) As regards the future of the cricket pitch they were not prepared to dedicate the land and would prefer to offer a lease to the cricket club for a peppercorn rental for a 25 year period and to enter into a Legal Agreement in that respect. Members expressed concern that this course of action would not ensure the long term future of the site and considered that dedication to the NPFA would be preferable but the representatives indicated that whilst not contemplating any other use than for cricket matches they wished to retain control of the area which had implications on their funding arrangements.
- (vi) An approach had been made to the County Planner who had drawn attention to other design possibilities but there had not been any further response and Canewdon Consultants wished to maintain a traditional approach, details of their plans being displayed together with artists impressions. The Panel were mindful that this was an outline application the determination of which fell to the local planning authority.

Finally the Panel were reminded of the basis of the financing arrangements which would permit the company to accept a personal condition up to the time of their occupation of the building but not beyond and that having raised finance and sought planning permission for a scheme designed to their particular specification, the company would not freely abandon that site within the foreseeable future.

The Chairman thanked the representatives for their participation in the Meeting and they then withdrew.

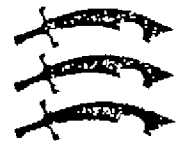
The Director of Development advised the Panel that because the site was within the Green Belt the application, if granted, would constitute a departure under Policy S9 of the Approved Essex Structure Plan which required that there should be very special circumstances for construction of new buildings or change of use of existing buildings. In his view such circumstances existed by virtue of the need to retain Canewdon Consultants as a major generator of employment within a specialist industry which made a significant contribution to the economic well-being of the area, that Broomhills was the only suitable site available within the District, that approval would secure the retention of the Listed Building and that although the site levels carried a risk of flooding works could be undertaken to overcome this problem to the satisfaction of the National Rivers Authority. For those reasons he believed that a departure was justified.

Members sought advice from the Secretary to the Council on the difference between a material and a non-material departure and the separate procedures by which they were determined and noted that it was for the Secretary of State to decide whether or not to call in an application for determination once it had been referred to him or to leave it to the discretion of the local planning authority.

RECOMMENDED That the Planning Services Committee be advised of the foregoing deliberations of the Broomhills Panel. (SEC)

Essex County Council  
Planning Department  
Globe House New Street, Chelmsford CM1 1LF

Telephone Chelmsford (0245) 352232 extension 283  
Fax (0245) 491189



## Essex County Council Planning

P O Milton BS20 4RCS MRTPI  
County Planner

Your ref  
Our ref LPDC/KD/NLB/VAS/ROC/143/90  
Date 16 May 1990  
Enquiries to K. Derry/N.L. Bell

ROCHFORD D C  
21 MAY 1990

Dear Mr. Edwards

### PARAGRAPH 19 CONSULTATION

Outline application to convert existing dwelling and stables to offices, erect new office building and associated workshops. Convert and extend cottage for staff facilities and provide car parking and access roads at Broomhills, Stanbridge Road, Rochford.  
Canewdon Consultants

A report on your Paragraph 19 consultation concerning the above was initially considered by the Development Control Sub-Committee on 27 April. At the same time Members were made aware of the contents of your letter dated 2 May, raising points in support of the application. In view of the complex issues raised by the application and the significance of the several Structure Plan restraint policies which apply in this area of Rochford, Members resolved to visit the site prior to coming to a decision.

At their site visit on 11 May Members of the Sub-Committee greatly appreciated the opportunity provided by the applicant to visit the existing premises at Locks Hill in Rochford and as a result the full exposition given of the specialised nature of the business, the reasons for relocating, the specific needs of the firm and the advantages of the chosen site.

Following the visit, the Sub-Committee further debated the application in the context of the key Structure Plan constraint policies operating in the area of the application site, viz: Green Belt (policy S9), Coastal Protection Belt (policy NR18), Special Landscape Area (policy NR12), conservation of Wildlife habitats (policy NR8), and the protection of Listed Buildings (policy C2).

Mr. I.M. Edwards FRICS DipTP FRTPI  
Director of Development  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex SS4 1BW

*[Handwritten signature]*

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In such circumstances it was necessary to consider whether an exception to policy could be justified on the basis of the location of the site adjoining an existing mill complex, its landscape setting and the specialised needs of the applicant. Although the Sub-Committee was aware that there are other locations available within existing industrial estates and business parks (not necessarily within Rochford District), on which the firm could be located, it was decided on balance that an exception to policy could be justified in order to retain this established local firm within the Rochford District and in recognition of the unsuitability of a location on the nearby Purdy's Industrial Estate.

Nevertheless, since the application would in effect be significantly changing the detailed policies applying to the area, it was felt preferable that the matter should be dealt with as a policy/land allocation issue in the emerging review of the Rochford District Local Plan. In this way a matter of such importance could be given a full public airing through the Local Plan consultation processes and if necessary be debated at a local public inquiry. It is understood that in your response to the draft review of the County Local Plan Scheme (1990-1993), you suggested using the "expedited procedure" which would allow certification by the summer 1990 with an inquiry in winter 1990. However, this programme does not seem to equate with your statement at the site meeting.

Should the District Council consider it necessary to deal with the submitted application in advance of the Local Plan review, then I consider that it should be advertised as a major departure from the Development Plan and that the Secretary of State for the Environment be given an opportunity to call it in.

Without prejudice to this process, the Sub-Committee felt that an attempt should be made to appropriately restrict any permission granted solely for the firm to ensure that speculative development would not be encouraged in this area. Notwithstanding the development rights permitted by the Town and Country Planning (Use Classes) Order 1987, the use should also be restricted to development falling within the scope of Class B1(b) of Part B of the Schedule to the Order. Similarly acceptance of the development should in no way be construed as indicating tacit acceptance of further expansion on the site, which would undoubtedly necessitate development of the more open land to the east.

Although the application is in outline, the Sub-Committee was aware of and examined the indicative layout and designs accompanying it. In this respect the Members felt the details of the location and design of the building and the office block to the east of the listed building in particular to be unacceptable. Consequently such details need to be subjected to considerable improvement, bearing in mind the relationship to the listed building. To this end the County Council would offer its specialist advice on such matters. It is essential that the restoration of the listed building is guaranteed.

Finally, a condition should be attached to any planning permission requiring the submission of details of landscaping to reinforce the existing landscape setting which required protection. In particular, attention should be drawn to the landscaping of the proposed large car park which is currently shown on the more open part of the site to the east of the listed building and adjoining the River Roach.

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By virtue of the powers delegated to me by the Environment Committee, I would convey to you the views of the Development Control Sub-Committee as contained this letter.

Yours sincerely

90 Perry.

for COUNTY PLANNER

000842

Essex County Council  
Highways Department  
Globe House, New Street, Chelmsford CM1 1QH

Telephone: Chelmsford (0245) 352232 extension 314  
Fax (0245) 491189



Essex County Council  
Highways

M A Selfe RCE  
County Surveyor

Our ref FP/TPG/RWJC/ROC/143/90

APPLICATION No. ROC/143/90  
APPLICANT Canewdon Consultants Group Ltd.  
SITE LOCATION Broomhills, Stambridge Road, Rochford, Essex

RECOMMENDATION

PROPOSAL TO USE EXISTING HOUSE AND STABLES FOR OFFICES AND COTTAGE FOR STAFF FACILITIES AND BUILD OFFICE BUILDING AND ASSOCIATED WORKSHOPS WITH CAR PARKING AND ACCESS ROADS.

THIS RECOMMENDATION SUPERSEDES THAT ISSUED ON 2 MAY 1990. THE HIGHWAY AUTHORITY NOW RAISES NO OBJECTIONS TO THE ABOVE PROPOSAL SUBJECT TO THE FOLLOWING CONDITIONS BEING ATTACHED TO ANY PERMISSION GRANTED:

- 1) That visibility splays of 4.5 metres x 215 metres be provided as generally indicated on applicant's drawing No. 02190/02 as amended in June 1990, cleared to ground level, and so maintained in perpetuity.
- 2) Kerb radii of 10.5 metres into an opening width of 7.0 metres to be provided at right angles to Stambridge Road and to continue straight for at least 15 metres
- 3) No development shall take place upon the site until the proposed junction design has been submitted to the Highway Authority for safety audit and approved to that Authority's reasonable satisfaction.
- 4) A turning head shall be provided adjacent to the security gatehouse as generally indicated on applicant's drawing No. 02190/01 as amended June 1990.

REASONS

REASONS: In the interests of Highway Safety.

NOTE: Parking standards and arrangements to be agreed with the Local Planning Authority.

COPY TO: Area Engineer, South East.

DIRECTOR OF DEVELOPMENT,  
ROCHFORD DISTRICT COUNCIL,  
COUNCIL OFFICES,  
ROCHFORD,  
ESSEX,  
SS14 1BW

  
County Surveyor

Date 8th. June, 1990

000843

DELEGATED PLANNING DECISIONS - 14th JUNE, 1990

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

APPROVALS

- |                |  |
|----------------|--|
| ROC/761/89     | New detached double garage in place of existing at Gusted Hall, Gusted Hall Lane, Rochford - Mr. T. Dymott.                              |
| ROC/981/89     | Erect storm porch to front and a boundary security fence at 190, London Road, Rayleigh - Eastern Electricity.                            |
| ROC/1006/89    | Double garage at Abbotts Hall Farm, Barrow Hall Road, Great Wakering - M. Hardy Esq.   |
| ROC/038/90     | Extend pitched roof at rear to include side dormers at 80, Burnham Road, Hullbridge - Mr. & Mrs. Taylor.                                 |
| ROC/125/90     | Single storey rear extension at 23, Nevern Road, Rayleigh - J. Bolton Esq.   |
| ROC/148/90     | Carport at 15, Harrogate Road, Hockley - Mr. H. A. Parfett.  |
| ROC/162/90     | Garage to side with roof extension over to incorporate front and rear dormers at 7, Harewood Avenue, Rochford - Mr. T. J. Swain.         |
| AD/0179/90/ROC | Erect internally illuminated fascia and projecting box sign at Shuhag Tandoori Restaurant, Southend Road, Hockley - Mr. D. Hussain.      |
| F/0182/90/ROC  | Single storey rear extension at 54, Hawkwell Chase, Hawkwell - Mr. Kew.  |
| F/0190/90/ROC  | Rooms in roof and side extension at 40, Shannon Avenue, Rayleigh - Mr. T. H. Stagg.  |
| AD/0203/90/ROC | Illuminated fascia sign at 169, High Street, Rayleigh - Mr. B. Reid.   |
| F/0217/90/ROC  | New pitched roof to garage and rebuild part of existing garage at 32, Rosslyn Close, Hockley - Mr. N. Dale.                              |
| F/0218/90/ROC  | Remove existing garage build new detached garage to side and alter existing vehicular crossing at 3, Rawreth Lane, Rayleigh - Mr. Oxley. |

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APPROVALS (Cont.)

F/0219/90/ROC	Two storey side extension incorporating garage at 73, Marylands Avenue, Hockley - Mr. Rogers.
F/0220/90/ROC	First floor rear extension at 63, Woodlands Road, Hockley - A. Wortley.
F/0224/90/ROC	Single storey rear extension at 2, Westbury, Rochford - Mr. Priest.
AD/0227/90/ROC	Illuminated fascia sign at 6, Aldermans Hill, Hockley - Chandrakant G. Prajapati.
F/0237/90/ROC	Detached garage at 5, Harrow Close, Hawkwell - Mr. David Edmunds.
F/0240/90/ROC	Rear extension, new roof incorporating rooms in the roof and dormers at 39, Crown Hill, Rayleigh - Mr. Bedford.
F/0241/90/ROC	Rear dormer and detached garage at 2, Eastview Drive, Rayleigh - Mr. A. Whitlock.
F/0242/90/ROC	First floor rear extension at 67, Station Crescent, Rayleigh - Mr. A. Clifton.
F/0250/90/ROC	Attached garage to side with access over to proposed porch at Treetops, Hillview Road, Rayleigh - Mr. N. Tonkins.
F/0257/90/ROC	Attached garage and front porch at 86, Buckingham Road, Hockley - Miss. H. L. Barker.
F/0258/90/ROC	Detached snooker room at 205, Lower Road, Hullbridge - G. White.
F/0259/90/ROC	Single storey side extension front dormer and roof alterations at 41, Oak Walk, Hockley - M. Stambridge.
F/0260/90/ROC	Single storey rear extension at 3, Sandhill Road, Rayleigh - Mr. Taplin.
F/0261/90/ROC	Single storey rear extension at 10, Dawlish Crescent, Rayleigh - Mr. Ian Scanlon.
F/0265/90/ROC	New Chimney Stack at 34, Coombes Grove, Rochford - Mr. & Mrs. Hannah.



APPROVALS (Cont.)

F/0268/90/ROC	Alterations to roof to incorporate front and rear dormers at 8, High Mead, Hawkwell - Mr. & Mrs. Smith.
F/0271/90/ROC	Single storey rear and side extension at 119, Eastwood Road, Rayleigh - Mr. J. Brine.
F/0279/90/ROC	Single storey rear extension at 7, Hawkwell Chase, Hawkwell - Mr. Lincoln.
F/0285/90/ROC	Erect 2ft high front boundary wall at 19, Hainault Avenue, Rochford - Mr. K. Booth.
F/0287/90/ROC	Single story rear extension at 98, Leslie Road, Rayleigh - Mr. C. Shuttleworth.
F/0289/90/ROC	Single storey rear extension at 96, Leslie Road, Rayleigh - Mr. A. S. Whybrew.
F/0291/90/ROC	Single storey rear extension at 11, Mortimer Road, Rayleigh - Mr. Bishop.
F/0292/90/ROC	Garage extension at 60c, Alexandra Road, Great Wakering - Miss. M. Sawyer.
F/0294/90/ROC	Single storey rear extension and rear conservatory at 234, Rectory Road, Rochford - Mr. K. White.
F/0296/90/ROC	Detached double garage at 8, Weir Gardens, Rayleigh - Mr. L. Snow.
F/0300/90/ROC	Conservatory to rear at 7, Woodstock Crescent, Hockley - Kevin Twydell.
F/0305/90/ROC	Single storey rear extension at 19, Chestnut Close, Hockley - Mr. Barnet.
F/0313/90/ROC	Single storey rear extension at 69, Glebe Drive, Rayleigh - J. Churchyard.
F/0314/90/ROC	Rear dormer at 2, Poplar Road, Rayleigh - Mr. Lloyd.
ROC/3027/89/AD	Illuminated fascia and projecting box sign. Alterations to shop front at 128B, High Street, Rayleigh - Ritz Video Hire.
ROC/3004/90/AD	Erect 12ft 7in high non-illuminated parish sign at opp 1 & 3, Hawkwell Park Drive, Hawkwell - Hawkwell Parish Council.

REFUSALS

ROC/115/90

Two storey side extension, incorporating double integral garage at 11, Crown Gardens, Rayleigh - Mr. Clarke.

Reasons:

1. Would dominate the outlook to the property at the rear.
2. Increase overlooking.

ROC/152/90

Single storey rear extension at Rochdale, Lower Road, Hockley - Mr. S. Case.

Reason:

Excessive Development in the M.G.B.

F/0187/90/ROC

Change use of land to golf driving range at Blue House Farm, Chelmsford Road, Rayleigh - Mr. A. R. Smith.

Reasons:

1. Overlooking in the M.G.B.
2. Will have an adverse impact both visually on the amount of traffic at Witherdens Farm.
3. Would intensify the use of the existing sub-standard junction of old Chelmsford Road with Route A130. Detrimental to highway safety generally.

F/0189/90/ROC

Ground floor extension and first floor granny annexe at 413, Ashingdon Road, Rochford - Mr. G. Stacey.

Reason:

1. Overbearing impact on the adjacent dwelling  
Also contrary to Policy first floor level extensions.

F/0222/90/ROC

Single storey rear extension and rear dormer at 30, Park Gardens, Hawkwell - Mr. & Mrs. S. Homewood.

Reason:

Bulky and overpowering impact.

000847

REFUSALS (Cont.)

F/0274/90/ROC

First floor rear extension at 46, Bramfield Road East, Rayleigh - Mr. I Styles.

Reason:

Dominate, overshadow and have an overbearing impact on the neighbouring dwellings.

F/0282/90/ROC

Detached garage and store at Pyne Cottage, Tunders Avenue, Rayleigh - D. Costen.

Reasons:

1. Excessive development in the M.G.B.
2. Also within Landscape Improvement Area.

F/0309/90/ROC

Remove existing flat roof and change to pitched roof and add rear dormer at Harefield Lambourne Hall Road, Canewdon - Mr. R. Farthing.

Reason:

Excessive development in the M.G.B.

DELEGATED PLANNING DECISIONS 14th JUNE, 1990

Weekly List no. 8

## APPROVALS

F/0248/90/ROC	Erection of one detached house and garage - (revised details to that permitted under ROC/1139/89) at The Gardners, Stambridge Road, Rochford - R. White.
F/0186/90/ROC	Convert existing shop maisonette into one first floor flat and maisonette and form new fascade at 447, Ashingdon Road, Rochford - Mr. Tanniru.
ROC/049/90	Rear and front dormers, and roof alterations including hipped roof to gables at 86, Alexandra Road, Great Wakering - Mr. G. D. Jackson.

DELEGATED PLANNING DECISIONS 14th June, 1990

Weekly List no. 9

APPROVALS

OL/0236/90/ROC      Outline application to demolish existing dwelling and erect two dwellings at 42, Station Avenue, Rayleigh - F. L. Taylor.

CA/0262/90/ROC      Demolish existing buildings in association with the erection of a three storey office block granted under ROC/032/90 at Rossendale Works, Websters Way, Rayleigh - Bermac Properties Ltd.


F/0264/90/ROC      Single storey rear extension, extend garage at front and add canopy at 57, Cheapside East, Rayleigh - Mr. D. Burges.

REFUSAL

F/0244/90/ROC      Single storey rear extension to provide canteen and office at Swallow Nursery, London Road, Rayleigh - The Proprietor, Swallow Nursery.

Reason:

Excessive development in the M.G.B.

  
000850

DELEGATED PLANNING DECISIONS 14th June, 1990

Weekly List no. 10

APPROVALS:

OL/0253/90/ROC      Outline application to erect house and garage at adj. 5, Spring Gardens, Rayleigh - Mr. R. A. Byford.

REFUSALS:

F/0201/90/ROC      Car park for six vehicles at 6 & 8 Websters Way, Rayleigh - H. Dowling & Sons Ltd.

Reason:

The enclosure would fail to screen the proposed car park, therefore to the detriment of the street scene.

F/0283/90/ROC      Detached chalet bungalow with integral garage at rear of 53, Broadlands Avenue, Hockley - Mr. L. Hawks.

Reasons:

1. Cramped overdevelopment, out of character and would set a precedent.
2. Gabled roof projection out of character and conflicts with the design.

*[Handwritten signature]*

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DELEGATED PLANNING DECISIONS 14th June, 1990

Weekly List no. 11

APPROVALS:

- LB/0243/90/ROC New shopfront fascia and hanging sign at 11, High street, Rayleigh - A E Bond.
- F/0245/90/ROC Erect detached building and use as kitchen wc's showers and canteen at Baltic Wharf, Wallasea Island, Rochford - Bambergers (Transportation) Ltd.
- CU/0254/90/ROC Change of use of first floor store to office at 2, Eastwood Road, Rayleigh - Mr. Singer.
- F/0297/90/ROC Demolish existing garage and erect garage and storeroom at 61a Spa Road, Hockley - Mr. Denny.

REFUSAL:

- ROC/3006/89/AD New signs and exterior lighting at The Anchor Public House, Ferry Road, Hullbridge - Grand Metropolitan Estates.

Reason:

Unduly obtrusive and detrimental to amenity.



000852

DELEGATED PLANNING DECISIONS 14th June, 1990

Weekly List no. 12

APPROVALS:

- F/0273/90/ROC Two storey side and rear extension and detached garage at 43, Shoebury Road, Great Wakering - Mr. Vasile.
- F/0286/90/ROC Doctors Surgery at Adj. 51, Lascelles Gardens, Rochford - Dr. B Singh.
- CU/0308/90/ROC Use of part of rear service yard for stationing of two containers for storage and one skip for refuse store at 11, Purdeys Way, Rochford - Thermoshield Windows Ltd.

REFUSALS:

- F/0263/90/ROC Detached 5-bed house with double garage at 62, Windermere Avenue, Hullbridge - Mr. R. F. Hunt.

Reasons:

Bulky and dominant appearance in the street scene.

- F/0303/90/ROC Side extension to form new shop at Adj. 11-17, London Road, Rayleigh - Haralan Property Co Ltd.

Reasons:

1. Insufficient provision for parking and servicing areas.
2. Visually intrusive and detrimental to the street scene.

- OL/0307/90/ROC Outline application to erect detached dwelling with part integral garage at 84, Love Lane, Rayleigh - Mr. D. F. Piper.

Reason:

Overdevelopment of corner site and out of character with layout of area.

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/~~NOTICE~~

DATE: 14th June 1990

PLAN NO.	ADDRESS	DESCRIPTION
BN 90/321	25, Cedar Drive, Hullbridge.	Brick built double garage.
BN 90/322	10, Sunny Road, Hawkwell.	Garage attached to side.
BN 90/323	'Chatita', 15, Riverview gardens Hullbridge.	Side and front extensions and alterations.
BN 90/326	38, Thorpedene Avenue, Hullbridge.	Convert No. 40 back to No. 38 & 40.
89/714 A	16, Spring Gardens, Rayleigh.	two storey side extension.
90/100 A	75, New Road, Great Wakering.	two storey rear extension.
90/225	Plot 4 & 5, Old School, Main Road, Hawkwell.	two detached houses and garages.
90/235	70, Rectory Road, Rochford.	Side extension.
90/254	46, Bramfield Road East, Rayleigh.	First floor extension.
90/273	20, Kingswood Crescent, Rayleigh.	Single storey rear extension and side garage.
90/278	35, Victoria Drive, Great Wakering.	Loftrooms, Granny annexe etc.
90/228	21, Langdon Road, Rayleigh.	Single storey rear extension.
90/223	1, New Row, East End, Paglesham.	Kitchen / Bathroom and rear entrance.
90/290	35, Malvern Road, Hockley.	Two storey rear extension.
90/266	98, Leslie Road, Rayleigh.	Rear extension.
90/265	96, Leslie Road, Rayleigh.	Rear extension.
90/217 A	2, Westbury, Rochford.	Kitchen extension including W.C.
90/269	228, Main Road, Hawkwell.	Summer house.
90/283	19, Chestnut Close, Hockley.	Kitchen addition.
90/221	Land at Rawreth Lane, Rayleigh.	Erection of 260 dwellings with roads and sewers.
BN 90/333	9, The Hylands, Hockley.	Side extension.
BN 90/334	24, Church Road, Barling Magna.	Two storey side extension and single storey rear extension.
BN 90/335	33, Thorpedene Avenue, Hullbridge.	Boiler Room extension to end of garage
BN 90/336	1, East Hall Cottages, Paglesham.	Erection of garage.

000854

DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONS

DATE: 14th June 1999

PLAN NO.	ADDRESS	DESCRIPTION
89/50A	7, Elm Drive, Rayleigh.	Single storey rear extension.
90/167A	Abbotts Hall Farm, Barrow Hall Road, Great Wakering.	Single storey extension to existing house.
90/175A	8, Waxwell Road, Hullbridge.	Rebuild extension.
90/192	33, Great Wheatley Road, Rayleigh.	Garage & conversion of part to utility room.
90/218	86, Buckingham Road, Hockley.	Erect garage and porch.
90/242	73, Daws Heath Road, Rayleigh.	Kitchen extension & bathroom alterations.
90/248	48, Barling Road, Gt. Wakering.	Room in roof.
90/256	33, Mortimer Road, Rayleigh.	Single storey rear extension to form bathroom for disabled person.
90/260	99, Clifton Road, Ashingdon.	Underpinning.
BN90/302	95, The Drive, Hullbridge.	Garage extension.
BN90/303	Tilneys, Hall Road, Rochford.	Drainage Repairs.
BN90/310	89, Stambridge Road, Rochford.	Attached garage.
BN90/311	461, Eastwood Road, Rayleigh.	Attached garage.
BN90/312	The Bungalow, Main Road, South Fambridge.	Retile roof from slates to tiles.
90/155A	Unit 25, Imperial Park Ind. Est., Rawreth Lane, Rayleigh.	Mezzanine floor.
90/198	Brooklands Poultry Farm, Aptin Hall Road, Stambridge.	Erect detached bungalow and garage.
90/216	39, Goldsworthy Drive, Great Wakering.	Two storey extension.
90/222	57, Wedgewood Way, Rochford.	Single storey rear extension.
90/261	23, Cornwall Gardens, Rochford.	Rear extension.
90/264	11, Doggetts Close, Rochford.	Single storey rear extension.
90/204	Timber Grove, Whitepost Farm, London Road, Rayleigh.	Single storey, daycare centre for mentally handicapped children.
90/144A	86, Downhall Road, Rayleigh.	Rooms in roof.
90/200A	19, Station Avenue, Rayleigh.	Proposed rear extension and formation of disabled shower room.

000855

DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONSDATE: 14th June 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/255	Dollymans Farm, Doublegate Lane, Rayleigh.	Extension of food manufacturing unit within the existing building.
BN 90/337	237, Little Wakering Road, Little Wakering,	Bathroom extension & new roof covering.
IN 90/346	Cherry Tree, Stambridge Road, Rochford.	First floor bedrooms extension.
BN 90/349	70, Hamilton Gardens, Hockley.	Knock down conservatory and re-build in rendered blockwork and felt roof.
BN 90/350	32, Rosslyn Close, Hockley.	New pitched roof & re-build part of existing garage.
90/246	5, Retreat Road, Hockley.	Two storey side extension and conversion of garage.
90/262	3, Hampstead Gardens, Hockley	Rooms in the roof

000856

DELEGATED BUILDING REGULATION DECISIONS

~~APPROVALS~~/REJECTIONS

DATE: 14th June 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/173	Unit 1, Imperial Park Industrial estate, Rawreth Lane, Rayleigh.	New Offices and stores.
90/175	8, Waxwell Road, Hullbridge.	Rebuild of extension.
90/178	9, Louis Drive East, Rayleigh.	Double storey side/rear extension
90/183	7, Maple Leaf Close, Hockley.	Rooms in the roof & rear extension.
90/186	Yard at Trenders Avenue, Rayleigh.	Works to comply with Building Regulations
90/100	75, New Road, Great Wakering.	Two Storey Rear extension.
90/103	Units 13-14, Rawreth Industrial estate, Rawreth Lane, Rayleigh.	Industrial Units.
90/191	2, Leamington Road, Hockley.	Rear extension and garage.
90/194	21, Western Road, Rayleigh.	Enlarge stairwell.
90/197	23 . The Ridings, Rochford.	Kitchen extension.
90/200	19, Station Avenue, Rayleigh.	Rear extension and formation of disabled shower room.
90/211	60, Eastwood Road, Rayleigh.	Front porch and pitched roof to replace flat roof to garage.
90/217	2, Westbury, Rochford.	Room in roof, kitchen extension including W.C.
90/220	30, Park Gardens, Hawkwell.	Two storey rear extension.
90/207	55-57, Eastwood Road, Rayleigh.	Erect three storey building.
90/224	50, Hill Lane, Hawkwell.	Two storey front extension.
90/231	Plots 22 to 27, Millview Meadows, Rochford.	Block of 6 terraced dwellings with garages.
90/233	52, Great Wheatley Road, Rayleigh.	Two 4-bed dwellings with garages.
90/240	28, Albert Road, Ashingdon.	Ground floor front porch and first floor flank extension.
90/241	Plots 25, 26 & 27, Alexandra Road/Rectory Avenue, Hawkwell.	Revision of approved bungalows to chalet bungalows.
90/234	4, York Road, Ashingdon,	Single storey front, side and rear extensions.
90/221	Land at Rawreth Lane, Rayleigh.	Erection of 260 dwellings with roads and sewers.

000857

APPROVALS/REJECTIONS

PLAN NO.

DESCRIPTION

3, Shop Row, East End, Paglesham.

Rear extension.

000858

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 14th JUNE, 1990.

REPORT OF THE MANAGEMENT TEAM.

WEEKLY LIST SYSTEM - DETERMINATION OF PLANNING APPLICATIONS

Introduction

The Weekly List System with which Members are familiar was introduced on the recommendation of the Policy & Resources Committee (Minute 28/90) in mid-March for a trial period of at least two Committee cycles. It is therefore due for review and it was felt that a report to this Committee was appropriate.

Aims

The principal aim of the system is to provide a decision making process that produces both quality and speed in the determination of planning applications.

The Secretary of State has indicated that local planning authorities should aim to decide 80% of all applications within 8 weeks. (PPG.1). The Council's specific objective with the Weekly List System was to improve the Council's performance in this respect.

Main features of the System

As explained in the original report the system provides a decision making medium which sifts out the many non-contentious proposals that would normally be reported to the Planning Services Committee. In so doing it minimises delay by enabling applications to be determined on a weekly basis rather than having to wait possibly 3-4 weeks for a scheduled meeting of the Planning Services Committee when in fact there is likely to be no dissension in the decision to be taken. Lists are circulated to Members with the Friday despatch who then have the opportunity until 1.00p.m. on the following Wednesday to ask for any item to be referred to the Main Committee or for any information/clarification of the proposal/recommendation.

The lists are placed on deposit in the same way as other Committee papers and are available for public inspection in the Development Directorate.

### Experience of the System

The Weekly List System has now been operating for 11 weeks.

During that period 64 applications have appeared on the List and of that total 57 were able to be determined through the new system.

Only 7 applications were referred by Members to the Planning Services Committee even though in some cases there was no disagreement over the recommendation.

More significant is the fact that of the 57 applications determined 39 - 68.4% - were decided within the statutory 8 week period. If these same applications had been reported to the Planning Services Committee then the number determined in 8 weeks would have been only 17 - 29.8%.

The system has obviously reduced the number of applications reported to the Planning Services Committee enabling Members to focus their attention and debate on the more sensitive and contentious proposals.

### Actual Reduction in the Number of Applications reported to Planning Services Committee.

<u>Date of P.S.C</u>	<u>Number</u>
22nd March	8 (Weekly List System operative part of cycle only).
19th April	19
17th May	15

Operation of the system has therefore made a significant contribution to improving the performance of the Authority in the determination of planning applications and this has been achieved whilst retaining the involvement of all Members and without any detriment to the consistency and quality of decisions.

Furthermore the administrative demands of operating the system have been absorbed into the planning department within current resources.

Currently an application referred immediately prior to a Main Committee would have to wait to the subsequent Committee Meeting for determination. It is suggested that as the lists are already on public deposit, if an item is referred by a Member, it could be admitted as urgent business by the Chairman of the Committee so avoiding a delay of between 3 and 4 weeks in making the decision.

The Price, Waterhouse Overview report on the Planning Function at Rochford questioned the legality of this system of delegation. As a consequence specific Minute authority for the delegation was approved and Counsel's Opinion was sought and circulated to all Members. Counsel concluded that the arrangement was good in law and that there was no reason why the practice should not continue.

Whilst there has been no criticism of the system by Members or indeed applicants, experience has identified a need to incorporate within the procedure arrangements to deal with any applications referred by Members during the week coinciding with the main Planning Services Committee.

#### Conclusions

(i) The performance of the Weekly List System in terms of speed of decision clearly demonstrates that it has been a total success.

(ii) All Members are involved and nobody is disadvantaged in any way by the procedure.

(iii) The system maintains consistency and quality in decisions.

(iv) There is opportunity for Members to discuss or seek further information on any item and if necessary to require the application to go before the Planning Services Committee for determination.

(v) The system has played a significant part in contributing to the improved performance of the Authority in the processing of planning applications and gives a better service to the public.

(vi) The administration of the system is now established and does not impose a strain on available resources.

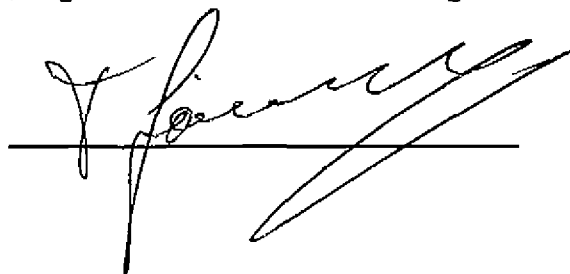
#### RECOMMENDED

1. That the Weekly List System be continued and adopted as a formal procedure to assist in the determination of planning applications.

2. That authority be delegated to the Director of Development to determine applications on the Weekly List in accordance with the recommendations unless within the agreed timescale a request is received for an application to be referred to the Planning Services Committee.

3. That any items referred by Members in the week of an ordinary Planning Services Committee Meeting be dealt with at that meeting subject to the Chairman's approval. (Urgent Business Standing Order 26.2.).

CHAIRMAN



DATE

5/7/90



ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 19th June 1990. Present: Councillors B A. Crick (Chairman), R S Allen, Mrs. V.J. Arnold, P A Beckers, C.I. Black, R H Boyd, Mrs J A Christie, Mrs. J Fawell, T Fawell, D.F. Flack, J A Gibson, Mrs H.L.A. Glynn, Mrs. V Grigg, M.J Handford, N Harris, Mrs E M Hart, A.J Harvey, D.R. Helson, Mrs J Helson, Mrs M Hunnable, S.N. Jarvis, Mrs. S J. Lemon, Miss B G J Lovett, Mrs E Marlow, C.R. Morgan, R.A Pearson, J.M Roden, S A Skinner, A Stephens, Mrs M W. Stevenson, R.E Vingoe, Mrs L. Walker, P.F.A Webster, D.A. Weir and D.C. Wood.

Apologies: Councillors C K Bellman, Mrs P. Cooke and C Wren.

358 MINUTES

Resolved that the Minutes of the Meeting of 24th April and Annual Council of 15th May 1990 be approved as a correct record and signed by the Chairman

359. COUNCILLOR MRS P COOKE

Members were concerned to learn that Councillor Mrs P. Cooke was unwell and asked that their best wishes be conveyed for her speedy recovery (ACE)

360 CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that he had participated in a number of engagements and would draw Members' attention to the following highlights

He had attended the Civic Banquet of the Southend-on-Sea Borough Council where he had renewed contacts with Members from other local authorities. He had supported the twinning visit of the German Minesweepers 'NIXE' and 'ARIADNE' and he paid tribute to the crews, whose appearance and behaviour had been impeccable. He then displayed to Members a ship's starboard lantern which had been presented to the Council by Captain M. Breithaupt of the 'ARIADNE' who would shortly be taking up a shore appointment, and the nameplate of the 'NIXE' which had been presented to the Council by Captain W. Bellinghausen.

Continuing, the Chairman referred to the recent Cycle Races in Rayleigh which he had attended and congratulated the organisers on the high standing of this event and the excellent publicity and scheduling. With his Vice-Chairman he had attended the Annual General Meeting of "RELATE", the former Marriage Guidance Council, at the Civic Centre, Southend the previous evening at which a new family conciliation service had been inaugurated.

The Chairman then referred to the Dial-a-Ride scheme operated by Southend which was being extended on a shared basis into Rochford. He said it was anticipated that delivery of the third vehicle would take place at the beginning of July, that recruitment of the driver was currently in hand and that those eligible to participate in the scheme could register by telephoning Southend 610368.

000862

## Council

Finally the Chairman said he was pleased to be able to advise Members that the Council had received a Premier Housing Award from British Gas for energy efficiency in respect of the new heating system installed in two bedroom flat conversions at the Pearsons Farm Estate, Rayleigh and he displayed a copy of the framed certificate to that effect

Arising out of the foregoing announcements some Members asked the Chairman to participate more fully in local events and the Leaders of both the Conservative and the Labour Groups asked on behalf of their Parties that he reconsider his decision not to wear the Chain of Office. Other Members voiced their support for that decision. In response he advised that he had only touched on the highlights of his first period in office and that perusal of the Chief Executive's Newsletter would show the full extent of his commitment. So far as the Chain of Office was concerned he saw no reason to alter his earlier decision

## 361 MINUTES OF COMMITTEES

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

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

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Planning Services	17th May 1990	257 - 266

### Minute 266: Walfords Farm, Hullbridge Road, Rayleigh

A Member commented that the Minute did not accurately reflect the decision regarding the site visit and at the suggestion of the Chairman it was agreed to note that those arrangements had not included the Vice-Chairman of the Planning Services Committee.

Resolved accordingly

Health & Housing Services	22nd May 1990	267 - 281
Leisure Services	24th May 1990	282 - 302

### Minute 298, Rawreth Playing Field - Flying of Powered Model Aircraft

Members expressed concern that there was a continuing problem and were advised by the Chairman of the Committee that a report on the matter would come forward to his next Meeting.

Special Policy & Resources	30th May 1990	303
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Council noted advice from a Member that the cost of holding the Special Meeting which had been ascertained from the Chief Executive & Director of Finance was between £200 and £250 and debated whether the business involved had justified that level of expenditure. A Member expressed concern that if a Special Meeting were called at short notice some Members might be out of the District and could be prevented from attending by the cost of travelling involved but it was recalled that this contingency had been dealt with in conjunction with an earlier Meeting of Group Leaders to consider the question of Members' allowances. The matter was

## Council

left on the basis that further advice would be given to Members on the subject

Resolved that arrangements be made accordingly. (T)

Development Services

5th June 1990

304 - 326

### Minute 305. Appointment of Dependent Sub-Committees and Panels

The Chairman nominated Councillor S.N. Jarvis to fill the further Liberal appointment on the Hackney Carriage Panel

Resolved that arrangements be made accordingly. (SEC)

### Minute 308. Proposed Prohibition of Driving in Cherry Orchard Lane (Part) Hawkwell

Some Members argued that consideration of this matter should be deferred to enable accident statistics to be produced but Council did not accept that proposition.

### Minute 312: Revision of Contracted Bus Service

In response to a point raised by Councillor D F Flack the Chairman of the Council asked for him to be supplied with a copy of the letter that had been sent to the County Council. (DD)

### Minute 315. "Shaping The South East Planning Strategy" - SERPLAN Consultation Document

In response to a suggestion from a Member the Chairman accepted that specific policies within the Review of the Regional Planning Strategy which would affect the District might need to come back to the Committee for more detailed consideration and in particular that relating to the route of the outer orbital road as it would determine future patterns of development (DD)

### Minute 319. Master Plan For Southend Airport

NOTE: Councillor R H Boyd declared a pecuniary interest in this matter by virtue of being a tenant of the Airport but remained in the Meeting since it did not give rise to discussion

### Minute 324. Highways Act 1980 - Section 25 Proposed Bridleway - Albert Road To Rectory Avenue, Hawkwell

A Member expressed concern at the reported proposal by the County Council to establish a new bridleway from the west side of Rectory Avenue along the route of Footpath 7 to White Hart Lane, Hawkwell Council accepted the suggestion of the Chairman that this was a separate matter which should not affect adoption of the Minute but should be the subject of a separate report to the next Meeting

Resolved that arrangements be made accordingly (31770)(SEC)

## Council

### Minute 325: Footway Between Haddon Close and Little Wheatleys Chase, Rayleigh

Council accepted the proposition of a Member that since responsibility for keeping footpaths clear of overhanging hedges lay with the County Council, they be urged to monitor the situation on a six monthly basis and it was

Resolved that Minute 325 be amended to provide accordingly. (45)(SEC,ACE)

Policy & Resources

12th June 1990

327 - 348

### Minute 331. Appointment of Representatives to Outside Bodies

A Member suggested that endeavours be made to increase the level of representation on the Southend Airport Consultative Committee so as to enable one of the Council's former representatives who had been the Chairman of that body to continue to serve thereon. Council were mindful however that this matter had already been determined by the Committee acting under delegated authority and the point was not pursued.

The Leader of the Conservative Group said that since putting forward nominations it had become apparent that the Gas Consumers Council no longer operated through local representatives and as the pro-rata principle was now coming into operation he wished to withdraw his Group's nominations to that body. In accepting that amendment Council were reminded by the Chairman of the Committee that the residual appointments were to be the subject of discussion between the Group Leaders to ensure that the proper balance was achieved. He would also wish to consider whether it was still worthwhile appointing representatives to all of the organisations concerned.

Resolved that Minute 331 be amended by the deletion of the Gas Consumers Council from the list of appointments. (SEC)

### Minute 338(iii). Grant Aid to Outside Bodies - North Wales Mayor's Flood Disaster Fund

NOTE Councillor T Fawell declared a non-pecuniary interest in this matter by virtue of proximity of place of residence to the seawall but remained in the Meeting and participated in the discussion and voting thereon

In connection with the above Minute a Member suggested that a full report should be made on the condition of the sea defences in the Rochford District and that a representative of the National Rivers Authority be invited to attend to speak to the matter. The Chairman of the Development Services Committee said he would be prepared to make the necessary provision within the Agenda for the first Meeting of his Committee after the summer recess bearing in mind the amount of detailed information required

Resolved that arrangements be made accordingly (HES,SEC)

### Minute 342(i) Corporate Plan - First Review

The Chairman of the Committee reminded Members that Council had already agreed to a Special Meeting of his Committee in September as part of the

## Council

priority budgeting exercise, which would be the appropriate time to consider the review of the Corporate Plan. He had accordingly asked for the plan to be updated with all the proposed amendments and reissued to Members thus avoiding the need to reconsider the various reports made to Committees in the current Cycle of Meetings.

The Groups would be invited to submit proposed alterations in advance of the Meeting so that they could be circulated with the Agenda papers

Resolved that arrangements be made accordingly. (2159)(SEC)

### Minute 344: Deferred Items

Arising out of the foregoing decision the Chairman of the Committee advised that since it was no longer the intention to hold a Special Meeting of his Committee in that Cycle, the deferred reports would be submitted to the ordinary Meeting on 17th July 1990.

Resolved that arrangements be made accordingly. (SEC)

Planning Services

14th June 1990

349 - 357

### Minute 357: Little Wheatleys Panel

The Leader of the Liberal Group nominated Councillors C.I. Black, S A Skinner and A. Stephens to fill the three Liberal appointments on the above Panel.

Resolved that arrangements be made accordingly (SEC)

## 362. NOTICES OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5

The two following Notices of Motion were moved by Councillor D.F. Flack and seconded by Councillor C R Morgan


### (i) Concessionary Travel

"Rochford District Council recognises the great difficulty and hardship experienced by many elderly people who are unable to afford the high levels of bus fares within the District. With the reduction of village shops accelerated by the introduction of the uniform business rate elderly people find great difficulty in travelling to town centres to do their shopping. Mindful of these facts Rochford District Council commits itself as a matter of policy to the provision of the cheapest possible bus passes and concessionary fares for all pensioners and the disabled.

Consequent upon the adoption of the above Resolution the Officers will as a matter of priority -

- (a) Explore the possibilities and costs of extending the Bus Pass scheme in current operation and reducing its cost to the users
- (b) Investigate the possibility and costs of introducing a subsidised off-peak shoppers' fare for the benefit of pensioners and the disabled centred upon Rochford and Rayleigh

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## Council

- (c) Produce a report on economies and virements which could be found within the current financial year in order to finance such projects
- (d) Report back at the earliest opportunity to the Policy & Resources Committee."

### (ii) Code of Local Government Conduct

"Rochford District Council recognising the high standards of accountability expected from Members and Officers as re-emphasised in the 'Code of Local Government Conduct' accepts that there should be a moral obligation upon all Members and Senior Officers to disclose their membership of any organisation whose membership is normally veiled by secrecy (for example Freemasons)."

### (iii) Prohibition on Use of Peat

The following Notice of Motion was moved by Councillor Mrs. L. Walker and seconded by Councillor A.J. Harvey:-

"This Council resolves to cease the use of peat as a horticultural/arboricultural aid, when existing stocks are exhausted, and to publicise the alternatives that are available

In addition, this Council should include in all future applicable contracts a clause that prohibits the use of peat or new peat-based products, and should encourage under existing contracts the use of suitable alternatives"

### (iv) Refuse Collection Service to Mobile Home Dwellers

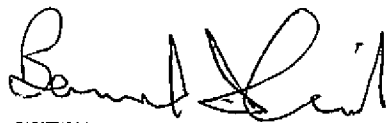
The following Notice of Motion was moved by Councillor Mrs M W Stevenson and seconded by Councillor R.H. Boyd:-

"In view of the excessively high payment for Council services now being paid by Mobile Home dwellers this Council intends to bring the refuse collection on these sites up to the standard enjoyed by the majority of the District's residents who live in brick and mortar dwellings "

Resolved that Motion (iii) above stand referred to the Leisure Services Committee and the remaining Motions to the Policy & Resources Committee (SEC)

NOTE During discussion on the foregoing Minute and in the absence before 10 p m. of a Motion to suspend Standing Order 18 Council reconvened so as to enable the remaining business to be transacted

CHAIRMAN



000867

DATE

24.7.90

ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Meeting held on 21st June 1990    Present    Councillors  
Mrs S J Lemon (Chairman), Mrs V J Arnold, P A Beckers,  
Mrs J A Christie, Mrs P Cooke, B A Crick, D F Flack, Mrs V Grigg,  
N Harris, Mrs E M Hart, Mrs J Helson, S N Jarvis, Mrs E Marlow,  
R A Pearson, J M Roden, Mrs M W Stevenson, and R E Vingoe

Apologies    Councillor Mrs M Hunnable

Visiting    Councillor C R Morgan

363 MINUTES

Resolved that the Minutes of the Meeting of 22nd May 1990 be approved as a correct record and signed by the Chairman

364 MONITORING OF PERFORMANCE - MEETINGS OF 14TH NOVEMBER 1989 AND 20th MARCH 1990

The Committee were satisfied that all necessary action had been taken  
Minute 158/90 (ACE) was carried forward

365 PUBLIC CONVENIENCES (Minute 297/87)

NOTE Councillor Mrs M W Stevenson declared a non-pecuniary interest by virtue of membership of the Rayleigh Chamber of Trade and Commerce but remained in the Meeting and participated in the discussion and voting thereon

Members had before them the appended report of the Head of Environmental Services outlining the problems experienced with the public convenience service and identifying a number of options for the future. The Committee accepted that the service should be improved and debated the merits of the various options available, namely,

- to reduce the number of conveniences having regard to the level of use;
- to identify alternative facilities,
- to introduce limited opening hours,
- to provide supervision,
- to improve structural fittings and finishes,
- to introduce new facilities,
- to reconsider 'Superloos'

Members were reluctant to see a reduction in the overall facilities available and accepted that there would be a significant cost involved in improving the service. It was argued that the facilities in the two town centres of Rochford and Rayleigh should be rebuilt to a higher standard and that the remainder should be refurbished and an economic charge introduced. Against that it was suggested that an experimental scheme

### Health & Housing Services

should be introduced within the budget resources available to improve lighting, fittings and surveillance and to limit opening times

The Chairman asked that a further report be made to the next Meeting of the Committee evaluating the cost of those two options so as to enable a decision to be taken in time to allow provision to be made within the 1991/92 estimates.

RECOMMENDED That arrangements be made accordingly (733)(HES)

### 366 PEST CONTROL SERVICE FOR INSECT INFESTATION (Minute 77/85)

The Head of Environmental Services reported that the Council provided a free advisory service in respect of a wide range of insect problems, and that the work generated by infestations of ants, wasps and bees had increased significantly. It was apparent that many enquirers would prefer to pay the Council for a direct service rather than use private contractors. It was noted that this additional work which is seasonal could not be carried out within existing resources. Members were not convinced that the best option was to invite competitive tenders from suitably qualified contractors. Although this process would result in an advantageous price to the public some Members argued that this service should be provided by the Council. In accepting the recommendations therefore the Committee also asked that in reporting the outcome they be advised also of the cost of introducing an in-house service

RECOMMENDED (1) That tenders be sought for a comprehensive insect infestation treatment service

(2) That the introduction of an in-house service be costed

(3) That a further report on both matters be presented when tenders have been returned and evaluated (939)(HES)

### 367 PERFORMANCE INDICATORS

Members had before them the first of a series of reports to be made to this Committee, monitoring statistics on matters falling within their purview to enable them to measure the performance of services provided by the Council and noted details on the void rate and rent collections and arrears as amended

### 368. HOUSING INVESTMENT PROGRAMME 1991/92 (Minute 412/89)

The Committee had before them the appended report of the Chief Officers setting out the Council's HIPS Bid for 1991/92. Members expressed regret that in consequence of the new housing regime the lack of funds available from the Housing Corporation this year and the Council's low housing needs indicator, there was little scope to achieve any new build in the near future. It was noted that the major part of the bid for land acquisition and development in 1991/92 related to the site at Doggetts.

RECOMMENDED That the Council's HIPS Bid for 1991/92 be £9.8 million as set out in the report (881)(CHM)

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Health & Housing Services

- 369 HOUSING ACT 1985 - SECTION 264 - UNFIT HOUSE AND CARAVAN "WHITE LODGE" AND CARAVAN ADJACENT, BEKE HALL CHASE NORTH, RAYLEIGH (Minute 271/90)

The Secretary to the Council reported that Notice had been served on all persons so entitled that at this Meeting the condition of these premises and any offer with respect to the carrying out of the work for their future use would be considered. No offer had been made although a request for an extension of time had been received.

Resolved that the Council make a Demolition Order pursuant to Section 265 of the Housing Act 1985 and that the period of enforcement be extended for six months (18537)(SEC)

- 370 TIDY BRITAIN YEAR 1990 (Minute 156/90)

The Assistant Chief Executive reported on the events that had already been promoted by the Tidy Britain Group in connection with 'Tidy Britain Year' and on further planned events, details of which had been circulated to the Parishes and other appropriate organisations including the Chambers of Trade, Residents Associations and the Civic Society so as to encourage community involvement in these activities with support by the Council.

RECOMMENDED That the action of the Assistant Chief Executive in offering the Council's support for locally based community initiatives in support of Tidy Britain Year be confirmed (213)(ACE)

- 371 HOUSING APPLICANT MR. C

The Chief Housing Manager reported in confidence on the circumstances of an applicant for rented housing in the light of which it was

Resolved that a one-bedroom flat be offered in this case (CHM)

- 372 RECYCLING (Minute 167/90)

The Committee considered the appended report of the Assistant Chief Executive regarding the effect of the proposed Environmental Protection Bill which if it were enacted would place a new duty on all local authorities from 1st April 1991 to have a recycling policy and on the preliminary considerations that had been given to that issue.

The Committee supported that concept in principle and applauded the initiatives that had been taken. Some Members argued that the Council should provide a collection scheme for certain categories of waste materials notwithstanding the costs involved but the Committee considered that without additional funding from Central Government there was only limited scope for this authority to increase the amount of waste materials which were recycled. Concern was expressed at the continuing use of landfill sites for the disposal of waste and the Committee asked that the County Council be urged to investigate alternative means which were less harmful to the environment. In response to a question from a Member about the use of recycled paper within the authority, the Chairman asked that a further report be made on that aspect to the next Meeting.

Health & Housing Services

RECOMMENDED (1) That no further action be taken on the proposed joint scheme arrangements with neighbouring authorities, and that the offer of Interface to carry out further surveys and scheme preparation be declined.

(2) That the introduction of community based schemes of recycling involving the local authority and Parish Councils, schools, residents associations and any other interested and appropriate organisations be pursued, and that a further report upon local participation be submitted to a future Meeting of the Committee

(3) That the Services Manager (Post CA10) be designated as the District's Recycling Officer

(4) That representations be made to the Department of the Environment and Department of Trade and Industry, urging the introduction of incentives to national industries and recycling processors to encourage full participation in meaningful recycling.

(5) That Essex County Council be asked to consider the longer-term introduction of recycling facilities at landfill sites throughout the County and seek more appropriate alternatives to landfill sites

(6) That a further report be made to the next Meeting on the use of recycled paper within the Authority (1646)(ACE)

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ROCHFORD DISTRICT COUNCILHEALTH AND HOUSING SERVICES COMMITTEE - 21ST JUNE 1990REPORT OF THE HEAD OF ENVIRONMENTAL SERVICESPUBLIC CONVENIENCES (Min 297/87)**1. Introduction**

1.1 The provision of public conveniences is a discretionary service under authority contained in the Public Health Act 1936, Section 87. As with all services provided by the Council, the desire to provide the highest possible standards must be balanced against the overall economy, efficiency, effectiveness and value for money of the service.

**2. Background**

2.1 In 1987 the Council considered a report of the former Director of Health and Housing on this subject. Members agreed to a phased programme for the introduction of Automatic Public Conveniences ("super-loos"). However, this policy was not implemented because it was not possible to include adequate provision in the capital programme of 1988-89 or later years. At that stage, therefore, the Council had effectively by default, decided to continue the existing service without changes.

**3. Purpose of the Report**

3.1 The unsatisfactory condition of the public conveniences is a subject which concerns both Members and Officers. This report explains the existing arrangements, comments upon typical problems faced and suggests some alternative approaches which might be considered. The Head of Environmental Services stresses the need for change if real improvements are to be made.

**4. The Existing Service****4.1 Provision**

Public Conveniences are provided at nine locations in the district :-

Back Lane Car Park, Rochford  
Old Ship Lane, Rochford  
Crown Hill, Rayleigh  
King George's Playing Field Pavilion, Rayleigh  
Cemetery, Hockley Road, Rayleigh  
Hockley Woods Car Park, Hockley

Southend Road Car Park, Hockley  
Pooles Lane Car Park, Hullbridge  
High Street, Great Wakering

Over a period of time the Council has invested in the improvement its public conveniences. All parts of the district now have a disabled persons convenience which uses the R.A.D.A.R. National Key Scheme.

#### 4.2 Opening Hours

All public conveniences are open for 24 hours a day, 7 days a week. In addition to the logistical difficulties in opening and closing nine sites at similar times each day, experience has shown that if facilities are locked, frustrated clients often cause some physical damage to the conveniences, e.g. at Southend Road, Hockley following vandalism the male and female facilities were locked to await repairs. The door to the male conveniences was severely damaged in an attempt to gain entry.

In 1987 the local police recommended that the public conveniences at the Cemetery, Hockley Road be closed. All directional signs have been removed.

#### 4.3 Cleaning and Maintenance

The Council employs a contractor to carry out cleaning and minor maintenance at each location to a carefully defined specification. Visits to each site are shown below :-

Site	Number of cleans per day						
	Su	M	Tu	W	Th	F	Sa
Back Lane Car Park, Rochford	1	1	2	1	1	1	2
Old Ship Lane, Rochford	1	1	2	1	1	1	1
Crown Hill, Rayleigh )							
King George's Playing Field )	1	1	1	1	2	2	2
Pavilion, Rayleigh							
Hockley Woods Car Park, Hockley )							
Southend Road Car Park, Hockley )							
Pooles Lane Car Park, Hullbridge )	1	1	1	1	1	1	1
High Street, Great Wakering )							

The contractor also carries out a series of inspections in respect of maintenance items and at the end of each day, reports to the office so that appropriate action may be taken. All water closet cubicles and outside doors to the male and female facilities at each site have been fitted with special locks. The cleaners and Officers will use this provision in the event of heavy

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vandalism or abuse to avoid distress to clients whilst repairs are put in hand. The costs of the cleaning service and of ad-hoc repairs and maintenance are shown below.

Average cost in pounds, per site, per day :-

	cleaning	ad-hoc repairs
1986-87	3.20	1.83
1987-88	4.45	2.05
1988-89	4.79	2.81
1989-90	5.03	2.98
1990-91	7.12	5.72
(estimate)		

#### 4.4 Use of the Public Conveniences

No information has previously been available on the usage of the public conveniences in the district. Over the last twelve months surveys have been carried out to provide data on each site for the first time. Various methods have been used including random counting, water meters to estimate the number of flushes and an electric eye device to count persons entering and leaving facilities. Results are as shown below.

Average number of users per day :-

Location	male	female	total	use between 7am-6pm (%)
Back Lane, Rochford	75	21	96	79 (82%)
Old Ship Lane, Rochford	120	50	170	144 (85%)
Crown Hill, Rayleigh	175	139	314	279 (89%)
King George's Playing Field, Rayleigh	81	21	102	94 (92%)
Hockley Woods, Hockley	42	11	53	45 (85%)
Southend Road, Hockley	102	45	147	119 (81%)
Pooles Lane, Hullbridge	49	14	63	53 (84%)
High St. Great Wakering	27	8	35	27 (77%)
Totals	671	309	980	840 (86%)

#### 4.5 Existing Standards

Within the budget provided each year efforts have been made to provide reasonable standards of sanitary fittings, equipment, decor and structural finishes. Although finishes and fittings are generally satisfactory to modern day standards, they leave a lot to be desired in respect of the prevention of vandalism and misuse. This results from the need in the past to keep the cost of improvement schemes to a realistic level, for example porcelain water closet pans have been installed where stainless steel might have been preferable.

- (i) Hygiene - the existing cleaning frequencies and specification are producing a reasonable standard - given no abuse.
- (ii) Environmental - graffiti continues to be a daily problem.
- (iii) True Vandalism - is occurring more frequently and often appears to be quite deliberate and planned. It is often so severe as to require the closure of facilities for periods of time.

#### 5. What do the Public Want ?

5.1 This year efforts have been made to seek public opinion on the service provided and a number of interested parties and authorities have been consulted. It is clear that if the Council is to provide public conveniences in the future they need to be clean, well lit, modern, without smells and safe to use. In addition, the following comments are of interest :-

"...we would not wish to lose the 24 hour availability of these conveniences.....Is it possible to fit alarms which sound if the equipment is attacked ?..."

(Hockley Ratepayers Association)

"...it is essential to have facilities open in the town during normal trading hours....this would prevent people urinating behind shops in alleys etc....Quite often a town is judged on its facilities, good clean public conveniences are a bench mark...to reduce or prevent vandalism Crown Hill toilets should be staffed..."

(Rayleigh and District Chamber of Trade)

## 6. The Future of Public Conveniences

Three major options are available :-

### OPTION 1 - DISCONTINUE THE SERVICE

6.1 Provision of public conveniences is a discretionary service and this option might be considered. Members should examine the usage figures obtained and balance this against the costs of the service to decide whether or not value for money is being obtained. At some of the sites around the district the benefits of providing the service appear to be marginal. However, public conveniences are seen by many as an essential service for the community and people seem prepared to pay for the advantages they bring.

It should be borne in mind that the Council's public conveniences complement similar facilities provided at other locations, for example in buildings such as railway stations, shops, libraries, public houses and restaurants, day centres and community and other public halls etc. Bearing this in mind, would the removal of the Council's service affect that many people?

### OPTION 2 - CONTINUE THE SERVICE AS EXISTING

6.2 This is considered to be the least attractive option. Standards are low and with the resources currently available little improvement can be achieved. The length of time between visits by the cleaning contractor results in vandalism and abuse being undetected for considerable periods of time, for example absence of toilet paper, broken seats and locks, blocked urinals, dirty fittings etc.

The amount of officer time spent dealing with the existing public convenience service should also be considered. It is reasonable to suggest that a disproportionate amount of time has to be invested in this service to deal with the results of vandalism and misuse. In addition, complaints from the public have to be investigated and resolved with tact and sensitivity.

### OPTION 3 - IMPROVE THE SERVICE

6.3 If Members feel that the Council should continue to provide public conveniences in the district, it is essential that a clear objective is established to seek the highest possible standards for the facilities provided. To achieve this objective real changes to the existing service are necessary and a number of possibilities exist which may be introduced independently or together as considered most beneficial.

### 6.3.1 Reduce the number of public conveniences

More effective use of resources may be made if efforts were concentrated on a smaller number of conveniences operated to a higher standard. The survey of usage indicates that some locations are heavily used, whilst others are used infrequently. If this course of action is being considered, the following classification is suggested :-

- (i) High Use - Essential  
(Suggest - continue)

Crown Hill, Rayleigh  
Old Ship Lane, Rochford  
Southend Road Car Park, Hockley

- (ii) Medium/Low Use - Marginal or Little Benefit  
(Suggest - close)

Pooles Lane Car Park, Hullbridge  
High Street, Great Wakering  
Rockley Woods Car Park, Hockley  
Back Lane Car Park, Rochford

- (iii) Medium/Low Use - Alternative Use

King George's Playing Field, Rayleigh - converted into facilities entered from inside the pavilion for users and spectators only.

Some advantages would accrue from the introduction of this policy. Additional car parking spaces could be made available at Back Lane, Rochford or alternative uses sought for the public conveniences. Some sites might have a commercial value for various uses by the Council or others.

### 6.3.2 Alternative Facilities

As mentioned earlier in the report, the Council's public conveniences complement facilities provided elsewhere. Detailed surveys have not been carried out, but it is quite clear that the closure of Council facilities will not necessarily create the scale of problems thought by some people and organisations. Detailed surveys followed by publicity could overcome initial concern.

### 6.3.3 Establish a policy for opening hours

A balance must be achieved between the service required by the public and the costs of the service. It is reasonable to assume that vandalism will be reduced if public conveniences are locked at night.



The Council must decide on the level of service it provides and it is suggested that the introduction of limited opening hours could be a useful step to take to combat vandalism. No resources are currently available to open and close the public conveniences at similar times throughout the district and provision would need to be made for this.

#### 6.3.4 Provide Supervision

This was the most common response received in consultations. It is reasonable to suggest that supervision, either constant or on a limited basis could improve the service significantly. However, this is also an improvement which requires substantial financial investment. By combining the supervisory duties with existing cleaning operations the costs may be reduced. In addition, the possibility of restricting opening hours becomes practicable. Full time supervision might cause difficulties with accommodation and a peripatetic solution may be considered a viable alternative.

Cleaning and supervision may be carried out by an in-house team, by contractors on behalf of the Council, or by local businesses such as public houses close to the public conveniences.

The Chairman of Policy and Resources Committee has asked that the Committee be given the costs of providing supervision at public conveniences. A number of arrangements are possible, two of which are shown below :-

##### Scheme 1

Male and female attendants at each site 8.00 a.m. - 6.00 p.m., 7 days per week all year - housed in special accommodation - allowing for reduction in existing cleaning budget.

Capital cost	- accommodation	20,000
Revenue costs	- approximately	45,000 p.a.

##### Scheme 2

One attendant per site, other details as above

Capital cost	- accommodation	15,000
Revenue costs	- approximately	22,000 p.a.

The budget for repairs and maintenance in 1990-91 is 16,700 almost all of which is used to deal with damage of some kind.

### 6.3.5 Structural Improvements

In order to safeguard standards a number of improvements to the structural finishes and fittings are considered to be essential. Although some of these may be included as part of a rolling programme in each year's repairs and maintenance budget, they should be brought forward if standards are to be significantly improved.

A specification of the most vandal resistant construction is currently being prepared to assist with this process. Members should be aware that in order to achieve this standard major improvements will be required and no provision currently exists in the capital programme.

### 6.3.6 Radical Redesign - Rebuild ?

New facilities might be considered as an approach to resolving the problem, either alone or in conjunction with other suggestions.

Such facilities could be modelled on the successful disabled units operated by the National Key Scheme - which are subjected to very little internal vandalism, for example units with no communal area, entered directly from the street on payment of a reasonable fee. Alternatively, entrance by payment restricted by a turnstile similar to that operated on large British Rail stations could be considered.

### 6.3.7 Automatic Public Conveniences - "Super Loos"

Hygienic, vandal resistant and opening 24 hours a day units such as these have been installed in many locations around the country. However, there are some natural drawbacks - they are expensive to install and operate, the public are wary, particularly mothers with young children and special units are required for the disabled.

## 7. Conclusions

The future of the public convenience service should be considered most carefully. The existing arrangements create major difficulties for the Officers and standards are often unacceptable. It is felt that major improvements are possible, but only with the investment of additional finance. If the Council wishes to continue the service, the possibility of providing fewer, but substantially better public conveniences could be considered as the favoured option.

Should conclusions be reached that require financial investment, the Head of Environmental Services will report to the next meeting of the Committee in order that provision may be included in

the draft estimates for 1991-92 for consideration as part of the priority budgeting exercise.

RECOMMENDED That a policy on the future of the public convenience service be determined (733)(HES)

Background Papers : User surveys and consultations (733)(HES)

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ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 21ST JUNE 1990

REPORT OF THE CHIEF OFFICERS

HOUSING INVESTMENT PROGRAMME 1991/92 (H.I.P.S.)

1. Introduction:

H.I.P.S. is the means that Central Government employs to control Local Authority Capital Investment in new build Council housing, improvements to the stock, grants, house purchase loans etc. Similar controls are also exercised over Housing Associations via the Housing Corporation. The H.I.P.S. submission to the Department of the Environment is an annual exercise comprising of three main elements:

- a) A numerical appraisal of the housing stock, (both public and private), of its condition and of the housing needs of the population of each district.
- b) A request for capital allocation.
- c) A strategy statement outlining the housing situation and the way the Council has chosen to meet needs, including new build programmes, improvements and the response to Government policies.

The numerical appraisal and the Strategy Statement must fully support the bid and the Chief Officers would never recommend a bid that is not capable of being achieved.

The Government has continued the system first introduced in 1990/91 whereby each Local Authority is issued with a Basic Credit Approval (BCA) which is the sum of Annual Capital Guidelines (ACG) less an allowance to reflect the Authority's ability to finance expenditure from capital receipts. The ACG will be announced in December 1990.

2. The Strategy Statement

The D.o.E. attaches great importance to the enabling role and wishes to be appraised of the measures taken and the plans made by Authorities. The Council is as advanced as any in its enabling role.

Additionally the Council has also implemented and reviewed the Corporate Plan. Arising from this it is logical for the Chief Officers to recommend the Housing Strategy be simply extracted from the Corporate Plan as amended and supplemented with some additional background information.

### 3. H.I.P.S. 1990/91

#### (a) The Framework

As stated, the D.o.E. has redesigned the systems for housing finance. Although no advice is given on the levels of allocation the Council can expect to receive, three important factors have emerged:

(i) Ring Fencing. The controls on the financing of Council housing have meant that no money may be transferred into the Housing Revenue Account. Therefore Councils are faced with the prospect that should new housing be developed the debt charges incurred would fall directly onto the tenants' rent accounts. This prospect, together with the changed subsidy arrangements would have a dramatic effect on tenants' rent accounts.

(ii) The Housing Needs Indicator (HNI). This is based on indices of population, relative poverty, demand for housing and the condition of housing. In a nationwide table the HNI figure for Rochford is extremely low. In fact 93% of Authorities can claim greater housing needs and thereby expect higher ACGs.

(iii) The Regional Offices of the D.o.E., have been given greater discretion and more importance is placed on the annual meetings between officers of the D.o.E., and officers of the Council.

#### (b) New Build and Land Acquisition

The Council's decision to encourage Springboard Housing Association to build within the District dovetails within the enabling role so heavily promoted by the D.o.E. To encourage new build activity, by associations, land must be made available. The Council presently have land available for development and further small sites in prospect. However, in the longer term the Council will require provision for land acquisition. The Council may need to provide a catalyst to Springboard Housing Association in order that schemes at affordable rents may be developed.

Members will be aware that the Housing Corporation has given every indication it will support a scheme by Springboard at Doggetts. This support is independent of any Basic Credit Approval given and the Council will be wise to pursue both options in order to maximise investment and thereby accelerate the programme.

Once land has been accumulated by the Council, it may be passed over to Springboard Housing Association. This may either be as part of the Housing Association Grant if the scheme is HAG approved or given to the association where the scheme is not subject to HAG in order to bring rents down to affordable levels. If land is given to the housing association the remaining debt charges will be funded by the Community Charge Payer.

With regard to development costs, any BCA which the Council is allocated may be passed to the Housing Corporation in order that they can give HAG from their own resources. The consequence of this is that the Council reduces its ability to spend or borrow, but the finance for any grant does not come from Council resources i.e. the Council is not spending its own resources, but the Housing Corporation funding of projects is deducted from the Council's spending allowance. Therefore the Council does not incur any debt charges whilst still achieving the scheme to which the Right to Buy does not apply.

(c) New Initiatives

The new initiatives devised by the Council in 1989 continue to play an important role in the Housing Strategy. The bid includes funds for each project that will enable the new initiatives to continue to fill the unmet demand for rented housing.

(d) Improvements and Repairs

The Council's housing stock is generally well maintained and equipped to modern standards. However, with the problem of ageing, some elements of properties are coming to the end of their economic life and replacement is essential. Over the next few years it will be necessary to continue to give priority to the rolling programme of window, roof and central heating replacement and to other activities such as rewiring.

4. The Bid for 1991/92

	Bid (x £1000)
Land Purchase and Development	8600
Retentions	50
Flat Conversions (9 units)	80
Housing Improvements and repairs	810
Renovation Grants	150
Conversion of Part 2 Accommodation	120
Total	9810

RECOMMENDED: That the Council's HIPS Bid for 1991/92 be £9.81 million as set out above. (881) (CHM)

ROCHFORD DISTRICT COUNCIL

HOUSING INVESTMENT PROGRAMME 1991/92

IMPROVEMENT & REPAIR PROGRAMME

	£(x1000)	£(ex-fees)
Retentions from 1990/91 programme	10	10
Window replacement programme	240	200
Roof replacement programme	70	60
Central heating replacement programme	70	60
Part 2 Accommodation -		
Improvements to fire alarm systems	40	30
First time central heating	130	110
External insulation programme	120	100
Underpinning etc.	60	50
Adaptations for the disabled	70	60
	-----	-----
	810	680
	-----	-----

Head of Environmental Services

June 1990

000884

# ROCHFORD DISTRICT COUNCIL

ARTHUR G. COOKE I PFA FRVA  
Chief Executive & Director of Finance



Council Offices, South Street, Rochford, Essex SS4 1BW  
Telephone: Southend 546366

Members of the public requiring further information on this Agenda or wishing to inspect background papers on Agenda items as indicated should contact the Committee Clerk: Mrs. J. Benson on Telephone Ext: 3405

15th June, 1990

## HEALTH AND HOUSING SERVICES COMMITTEE - 21ST JUNE, 1990

### REPORT OF THE ASSISTANT CHIEF EXECUTIVE ADDED TO THE AGENDA

#### RECYCLING (Min. 167/90)

#### 1. INTRODUCTION

The environment, including recycling, is seen as the topic of the 90's for local authorities. There is increasing public awareness and concern for environmental issues and the Environmental Protection Bill, which is before Parliament at the present time, addresses a number of the issues. If enacted in its present form it will, from 1st April next year, place a duty on all local authorities to have a recycling policy.

Internationally the United Kingdom is one of the lowest performers in terms of recycling, and the Government's aim is to increase the collection of recyclable materials from the waste stream from the estimated present level of 11% to 50% within a specified period

#### 2. LOCAL BACKGROUND

The Council has, for some years, encouraged and supported recycling through its bottle bank scheme, and for several years a can bank scheme (although this was discontinued for lack of support).

More recently, Council has introduced safe disposal of CFC gases through salvaged refrigerators, etc. There are also facilities locally for various other recycling items, either through the County civic amenity sites or local scrap merchants.

#### 3. GENERAL BACKGROUND

It is a popular misconception that because the public generally support and expect local authorities to introduce recycling, it should be relatively easy to introduce effective schemes, and that the income derived actually makes recycling viable. Unfortunately, this is not the case for -

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- (a) The percentage of the population who are actually prepared to actively support and participate in recycling, and who are likely to take items to recycling centres, is very low, perhaps less than 10%.
- (b) The cost of establishing properly equipped environmentally acceptable recycling centres would be very expensive in terms of land development, plant, equipment, transport, manning, etc.
- (c) Generally, it is the responsibility of the collector of recycled materials to deliver these to the appropriate manufacturer.
- (d) Whilst at the present time most of the industries are prepared to accept materials for recycling, if the present levels increased significantly, as would occur if local authorities are effective in introducing recycling schemes, then it is possible that they would not be able to deal with all of the surplus available. This is already the case with paper, perhaps one of the most popular recycling materials insofar as the public is concerned, but one which causes the most serious difficulties in terms of recycling. In fact, it is not unheard of for paper specifically collected for recycling purposes to eventually be deposited on public tips, because the paper processors are unable to deal with the amount available.

#### 4. PREPARATION OF A SCHEME - A JOINT APPROACH

The Essex County Council, as the waste disposal authority, convened a meeting of officer representatives of all County Districts to consider the implications of the new legislation. It was generally agreed that it would not be practicable to try and introduce locally based schemes, but better to work on joint arrangements which would be more economic and attractive to national recycling processors. Accordingly, it was decided that various authorities within the County would co-operate to explore the feasibility of joint area schemes, and a series of officer meetings was held with Southend, Castle Point and Basildon, in order to prepare a viable scheme. Southend Borough Council's current paper recycling agency, Interface, agreed to participate and prepare an initial scheme. This provided for a weekly door step collection which it was envisaged would have achieved 50% recycling target figures set by the Government. However, discussions with representatives of the Department of the Environment, Department of Trade and Industry, and the European Recycling Association, proved unsuccessful in attracting any significant contribution towards the funding of the initial scheme.

The Interface estimate for Rochford alone was in excess of £200,000 per annum for the first five years, even taking account of income and sponsorship.

This is obviously not an option which the officers would recommend, particularly with the present question mark over the ability of the manufacturing and processing industries to accept the levels of waste material which would become available. Interface have indicated that they would be prepared to undertake further investigations with a view to identifying revised or modified schemes, or more localised schemes, but to do so would require a fee from each authority based upon population, the sum required for Rochford would be £4,599. Payment of this fee would not guarantee the introduction of any scheme of recycling which would not require a very considerable financial input from the local authorities.

5. A LOCAL SCHEME

That the Council should be positively involved in recycling is not in question. The public generally are becoming more environmentally aware, and whilst support is mainly passive at the present time, attitudes may change and become more positive in the future. With this in mind, Members are asked to consider the introduction of, initially, more modest but more realistic schemes based upon three criteria:-

- (i) Financial and other resources available.
- (ii) Ability to collect.
- (iii) Ability to dispose of collected materials.

It has never been the Council's philosophy to seek to profit from any of its previous recycling arrangements, indeed, any monies received from bottle banks, and formerly from can banks, are distributed amongst the local old people's welfare organisations. With this in mind, it is felt that a community based scheme would be the best approach as it would meet the public's demand and expectations for recycling, could provide a useful source of revenue to local organisations, schools, etc., and could be achieved at little or no cost to the authority.

The scheme would be based on an approach that certain types of collection arrangements would be provided in appropriate and suitable premises. For instance, school children are probably the largest group of purchasers of canned drinks, etc., and it would be logical, therefore, for aluminium can recycling banks to be located within schools premises. The advantages would be three-fold:-

- (i) positive participation in recycling,
- (ii) positive participation in the reduction of litter,
- (iii) a source of revenue which, in the case of aluminium cans, is not insignificant, and in view of LMS might prove to be extremely useful.

Similarly, in addition to bottle banks in public car parks, public houses could be asked to provide these in other areas of the District, and perhaps be encouraged to donate proceeds for the benefit of particular local charities or causes. Alternatively, Parish Councils might wish to become actively involved and to run locally based schemes embracing all of the viable recyclable materials.

Other minor items, such as steel cans, oil, plastics, etc., can generally be disposed of locally, either through the civic amenity sites, or scrap dealers. At present levels of demand, it would not be viable for the Council to try and introduce more specific arrangements unless the demand justified it. Similarly with paper, the market is such a volatile one that it is not seen as a practical area for recycling collection at the present time.

The community based scheme should not be regarded as the Council abrogating its responsibility, but rather acting as the catalyst to encourage, advise and co-ordinate local efforts. It should also constantly review and up-date existing arrangements within the District for recycling of all materials, and the depot services is seen as the natural area to which the public would be directed on all matters relating thereto.

## 6. NEW LEGISLATION

Under the Environmental Protection Bill, it is proposed that within a specified period, the United Kingdom will increase its collection and recycling levels from the present 11% to 50%, to bring it more in line with its European partners. From joint discussions it has generally been identified that to achieve this there are only two effective methods of collection.

- (i) A weekly door step collection operated through the local authorities; or
- (ii) a sorting and collection system at refuse tips operated by the County Council as the waste disposal authority.

On the last alternative, it has been suggested by the Department of the Environment that recycling would, on a national basis, considerably reduce waste disposal costs. However, local land fill sites are relatively inexpensive and so achievable savings from the County's point of view are consequently much less, and savings in this area provide less of an initiative to the County Council to reduce the use of the land fill site than in other areas. Nevertheless, the County Council has a responsibility for recycling which should be equal in its commitment to that of the district authorities and, in the longer term, should be encouraged towards more positive participation over and above that it presently provides in the civic amenity areas.

At a national level, if recycling is to be successful to the extent envisaged by the Government under the terms of the new legislation, then industry, and the manufacturers and processors, must be given positive support, encouragement and incentives to invest the large amounts of capital which will be required in order to meet the demand which this legislation is seeking to create.

## 7. FINANCIAL IMPLICATIONS

The cost implications of the joint scheme have already been identified earlier in the report, and in total represent more than one million pounds over a five year period.

On the other hand, the introduction of a community based scheme might be achieved at no cost, dependent upon the level of local participation, and the interest of various collection agencies. Bottle banks have been self-financing for some years and the indications are that they should continue to be so. Aluminium cans at the present are also remunerative, and the processors are generally keen to participate in local schemes, particularly through the schools. Large scale waste paper collection is not viable at present, and in a volatile market could create considerable problems, not only in collection, but also in control (littering) and storage. However, local groups wishing to operate local schemes would be encouraged, subject to them being self-financing. Plastics, steel, etc. are relatively minor items and current recycling facilities are considered to be sufficient, and involve no cost to the authority.

## 8. CONCLUSIONS

It will be apparent from the tenor of the report that the officers would not recommend any large scale joint arrangements for Rochford at the present time, but would favour the

introduction and encouragement of locally based community led projects, the Council providing the lead, co-ordination and advice role. For this purpose it would be advantageous to designate a Recycling Officer who would provide the local expertise in all aspects of this subject. For this purpose the Assistant Chief Executive's Services Manager would fulfil this role.

Longer term, it is felt that strong representation should be made to the appropriate Government departments; both directly and through the various local authority bodies, seeking

- (a) More positive encouragement and inducement to national industry for investment in recycling.
- (b) Recognition of the need for large scale local investment if the Government targets are to be achieved.

The Essex County Council, as the disposal authority, should also be asked to consider a positive role in respect of recycling, and should be asked to consider the provision of sorting and collection facilities at land fill sites.

RECOMMENDED (1) That no further action be taken on the proposed joint scheme arrangements with neighbouring authorities, and that the offer of Interface to carry out further surveys and scheme preparation be declined.

(2) That the introduction of community based schemes of recycling involving the local authority and parish councils, schools, residents associations, and any other interested and appropriate organisation, be pursued, and that a further report upon local participation be submitted to a future meeting of the Committee.

(3) That the Services Manager (Post CA10) be designated as the District's Recycling Officer.

(4) That representations be made to the Department of the Environment and Department of Trade and Industry, urging the introduction of incentives to national industries and recycling processors to encourage full participation in meaningful recycling.

(5) That the Essex County Council are asked to consider the longer term introduction of recycling facilities at land fill sites throughout the County.

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CHAIRMAN

DATE

ROCHFORD DISTRICT COUNCIL

Minutes of the Leisure Services Committee

At a Meeting held on 3rd July 1990 Present Councillors D R Helson (Chairman), R S Allen, P.A. Beckers, C.K. Bellman, Mrs J A Christie, Mrs P Cooke, B A. Crick, Mrs J Fawell, D F Flack, M J Handford, Mrs E M Hart, S N Jarvis, Mrs S.J Lemon, Miss B G J Lovett, C R Morgan, J M Roden, S A Skinner, A Stephens, R E Vingoe and P.F A Webster

Apologies: Councillor N Harris

Visiting by Invitation: Mrs L Walker.

Visiting: Councillors C I Black, Mrs. H.L.A. Glynn, Mrs M Hunnable, Mrs A R Hutchings and D.A. Weir.

373. MINUTES

Resolved that the Minutes of the Meeting of 24th May 1990 be approved as a correct record and signed by the Chairman.

374 MONITORING OF PERFORMANCE - MEETINGS OF 21ST NOVEMBER 1989 & 27TH MARCH 1990

The Committee were satisfied that all necessary action had been taken Minutes 547/88 (SEC,DD) 607/89 (SEC) 183/90 (SEC) and 192/90 (SEC) were carried forward

375 CORPORATE PLAN LEISURE SECTION PRIORITY F3 EXISTING OPEN SPACE ENHANCED TREE PLANTING PROPOSALS (Minute 369/89)

The Director of Development and the Secretary to the Council reported details of the tree planting programme proposed for the next winter and it was

RECOMMENDED That the tree planting proposals for King George's Field Ashington, Fairview Rayleigh, Little Wakering and Clements Hall, Hawkwell be approved. (23043)(SEC,DD)

376 OPEN SPACES DEVELOPMENT PROGRAMME - CAPITAL SPENDING PROPOSALS AND COMMITMENTS 1990/91

Members had before them the appended joint reports of the Secretary to the Council, Director of Development, Head of Environmental Services and Treasurer regarding the need to prioritise the Open Spaces Spending Programme for the current year in the light of the resources that were available and the various schemes in prospect They were delighted to learn that the developer of the adjacent residential housing site had offered to meet the cost of constructing the lake in Swayne Park and accepted that the Council should if necessary contribute towards the cost of boreholes for that purpose

In those discussions it had been established that the construction programme would not affect Deepdene for another 2 to 3 years. Members agreed in view of the revised timescale that a few items of play equipment should now be located temporarily at the Deepdene Open Space and transferred to Swayne Park at the appropriate time, the cost of which including fencing was estimated at £5,000.

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### Leisure Services

Finally the Committee noted the savings that would arise in the current year and agreed that provision of a new play area for the Magnolia Road Open Space, Hawkwell should be brought forward to the current year at a cost of around £15,000. It was noted that if the car park was not required this year the surplus resources could be used to provide essential safety works at Doggetts should the land and ponds come into the Council's possession in 1990/91. In response to a question a Member was advised that provision had already been made for the re-equipment of the Plumberow Mount Play Area this year.

P. RECOMMENDED (1) That the overall programme for capital spending on Sweyne Park in 1990 as amended be approved subject to funds being available and to the notification of details where appropriate.

(2) That the Council agree to make a 50% contribution, not to exceed £1,000 towards the cost of any further test bores required within the site of the proposed lake in Sweyne Park.

(3) That the Council accept responsibility for the maintenance of the proposed lake within Sweyne Park.

(4) That the provision of a play space within Sweyne Park be deferred until the Deepdene site is required for development.

(5) That a temporary play area be provided on the Deepdene site at a cost of £5,000.

(6) That the car park within Sweyne Park be deferred until 1991/92 unless grants are forthcoming in 1990/91.

(7) That the Officers prepare and implement a scheme at a cost of around £15,000 for the provision of play equipment on the Magnolia Road Open Space, Hawkwell.

(8) That a scheme and estimate be prepared for screen planting the route of the bridleway in Sweyne Park.

(9) That the open spaces acquisition and development element of the Leisure Services Capital Programme be applied to Wyburns Farm, the Grove Road Bridleway and Car Park and essential works at the land and ponds at Doggetts assuming the site can be acquired.

(10) That the Policy & Resources Committee be advised accordingly (23043)(SEC,DD,HES,T)

### 377 OPEN SPACES DEVELOPMENT PROGRAMME - PROPOSED PUBLIC OPEN SPACE AT LOWER WYBURNS FARM, RAYLEIGH (Minute 289/89)

The Committee considered the appended report of the Secretary to the Council identifying the works required to bring this Open Space into use to incorporate the relocation of the allotments and the Horticultural Society site from Whitehouse Chase and provide access and car parking. A Member was advised that the site had been monitored for lead pollution from the A127 and the result was satisfactory.

## Leisure Services

P RECOMMENDED (1) That tenders be invited for the necessary engineering works involved in laying out the car park and allotment site and provision be made within the current budget for this scheme

(2) That the programme for the completion of the works and service of notice on the Whitehouse Chase ploholders be approved

(3) That the Rayleigh Horticultural Society be offered a grant of up to £8,000 towards the cost of relocating their headquarters onto the Wyburns site subject to the Council's approval of the design and cost of the proposals.

(4) That pursuant to Regulation 5 of the Town & Country Planning General Regulations 1976 application be made for the Rayleigh Horticultural Society Headquarters accommodation on land between the proposed car park and allotment site

(5) That the Secretary to the Council be authorised to offer a 20 year lease of the above land to the Rayleigh Horticultural Society at a reduced rental for the first 5 years, subject to such other terms and conditions as the Secretary to the Council sees fit

(6) That the Secretary to the Council be authorised to convene a meeting with all ploholders to discuss the arrangements for relocation (623)(SEC,T)

*Seventh recommendation added by Council under Minute 453 (see below\*)*

378 OPEN SPACES DEVELOPMENT PROGRAMME - LAND AT LITTLE WHEATLEYS, RAYLEIGH  
(Minute 547/88)

NOTE. Councillor S.A. Skinner declared a non-pecuniary interest in this item by virtue of tenancy of an allotment plot but remained in the Meeting and participated in the discussion thereon.

The Committee considered the appended report of the Secretary to the Council on the need to give early thought to the use to be made of the above area of land which would come into the Council's freehold possession on the exercise of an Option Agreement with Beazer Homes Limited. It was clarified that the proposed new car park in the south-eastern corner of the open space accessed from Hatfield Road was intended to serve the adjacent allotment site and that the size of the latter would be sufficient to accommodate the ploholders to be relocated from Little Wheatleys and Kenilworth Gardens

A Member asked whether a grant might also be sought from the Woodland Trust towards the cost of tree planting and the Chairman suggested that additional grant aid might be forthcoming if Country Park Status could be secured for the open space

As regards the recommendation that no further action be taken to provide public golf facilities within the open space a number of Members expressed concern that although more private clubs were now available within the District they did not fulfil the need for a public facility. It was argued that private clubs were beyond the means of many people who wished to participate in the sport and they were not open for membership either to those wishing to learn For those reasons the Committee urged that

*\* (1) That this Council takes steps to secure Wyburns Farm as public open space in perpetuity by transferring ownership to the National Playing Fields Association on the same basis as Sneyre Park and Turret House Farm*

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*[Signature]*



## Leisure Services

further consideration be given to the provision of a golfing facility that could be enjoyed by all the family, which could encompass a golf driving range, a pitch and putt course or a putting green depending upon the cost involved and the resources available

RECOMMENDED (1) That the Officers investigate some form of family golfing facility on the land at Little Wheatleys and report back to a future Meeting

(2) That the Officers be authorised to produce a scheme and estimate for the use of the Council's land on the basis explained in the report.

(3) That application be made to the Forestry Commission for a grant towards the cost of planting a broad leaf woodland area in the woodlands section of this proposed open space.

(4) That arrangements be made to mow the grassland areas and that the Officers identify funds for that purpose. (23043)(SEC)

### 379 OPEN SPACES DEVELOPMENT PROGRAMME - SPENCERS NURSERIES, HAWKWELL; ASHINGDON BOYS FOOTBALL CLUB

NOTE Councillor Mrs. A.R. Hutchings declared a non-pecuniary interest by virtue of proximity of residence but remained in the Meeting and participated in the discussion thereon.

The Committee had before them a report of the Secretary to the Council regarding a self-help initiative for the above site and it was clarified that the access proposed would be from Clements Hall and not off Thorpe Close. Referring to the clubhouse Members asked to be advised whether assurances had been given to local residents about the use of the site. Some Members expressed concern that it was proposed to incorporate a bar within the clubhouse bearing in mind this club included under age members. There was no indication of where it was intended to site the clubhouse the use of which could give rise to disturbance to neighbouring residents as could evening matches if they were floodlit

Those matters would need to be determined and the residents consulted to enable them to voice objections A Member also drew attention to the fact that the site fell within the Green Belt

Against that other Members considered that the scheme was an excellent proposal which would result in the provision of additional football pitches for use not only by the club and that this concept merited the Council's support

The Chairman of the Committee asked that the matter be deferred to enable enquiries to be made of the club as to the proposed siting and use of the clubhouse and that the outcome be reported to the Policy & Resources Committee to enable a decision to be taken.

RECOMMENDED That arrangements be made accordingly (20785)(SEC)

*Index*  
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## Leisure Services

### 380. MANAGEMENT OF COUNCIL OWNED WOODLAND AND TREES - A FIVE YEAR PROGRAMME

The Committee endorsed the appended report of the Director of Development setting out within existing budgets, levels of managements for the Council-owned woods and trees for the next 5 years. Members expressed regret that misuse of the woodland facilities was causing degradation particularly noting that Hockley Woods was a Site of Special Scientific Interest

RECOMMENDED (1) That the management plans for Council-owned woodlands and trees as set out in the appended report be approved.

(2) That application be made to the Nature Conservancy Council for consent to carry out the works described in Hockley Woods Site of Special Scientific Interest. (245)(DD)

### 381 RAWRETH PLAYING FIELD - FLYING OF POWERED MODEL AIRCRAFT (Minute 298/90)

As requested at the last Meeting the appended report had been prepared by the Head of Environmental Services on how best to control nuisance from model aircraft flying at Rawreth Playing Field. In accepting that this activity should be permitted to continue on a conditioned basis the Committee considered that the permission should be reviewed after a 3-month period rather than after 6 months as suggested with a further report being made on the outcome. They asked that the flying of model aircraft powered by 2 stroke engines should not be prohibited during that period, that there should be a notice on the field showing the authorised area and stating that the flying of powered model aircraft was only permitted by members of the South Essex Model Aircraft Society and that the flying club should issue membership cards and consider also the option of a day membership for individuals. In response to a question from a Member it was confirmed that the club's ability to enforce the conditions would be strengthened if the land could be made available to them on a licenced basis and the Chairman of the Committee suggested that subject to the satisfactory outcome of the review period the Officers could be authorised to make such arrangements

RECOMMENDED (1) That the use of Rawreth Playing Field for the purposes of flying powered model aircraft be permitted for a further 3-month period subject to the conditions detailed in the report as amended above.

(2) That the permission be reviewed after 3 months and a further report made to Committee. (6112)(SEC,HES)

### 382 SUPERVISION AND ENFORCEMENT

The Committee had before them the appended report of the Assistant Chief Executive on the feasibility of providing permanent manning at the Council's playing fields which had been prepared at the request of the Chairman of the Policy & Resources Committee. Members noted that in addition to those playing fields identified in the report, there were a further three namely Grove Road, Hullbridge and Rawreth. They accepted the proposition that supervision of those playing fields should be improved and of the alternative options mentioned in the report favoured the concept of incorporating that activity with responsibility for dealing

† Gndition (iv) was further amended by Council to provide under Minute 453 -

(iv) Flying shall only be permitted between the hours of 9am and 8pm on any two days of the week between Mondays and Saturdays. No flying shall be permitted on Sundays.

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*Allen*

### Leisure Services

with stray dogs, to be performed by up to three District wardens. In view however of the financial implications involved and the fact that the arrangements for dealing with stray dogs had yet to be determined the Committee asked that a more detailed report be made to a future Meeting of the Policy & Resources Committee on a more flexible approach to a District Warden Scheme.

RECOMMENDED That arrangements be made accordingly. (131)(ACE)

### 383 CONTRACT PROGRESS REPORT

The Committee noted the report of the Head of Environmental Services on the progress of a number of contracts (647)

### 384 TENDERS FOR CONTRACTS

The Secretary to the Council reported in confidence on the outcome of the following tenders -

#### (i) Contract No. 1514 - Cyclical Repairs and Internal Decoration

Four tenders had been received for the above contract, all of which included a contingency sum of £500 and it was

RECOMMENDED That the lowest tender submitted by Mr R E Maffia in the sum of £19,490 be accepted subject to contract. (CON1514)(SEC)

#### (ii) Contract No. 1524 - Swyene Park Bridleway

Six tenders had been received for the above contract, all of which had been required to include a contingency sum of £500. The Committee noted that the lowest tender had been adjusted in that respect by agreement with the contractor and to exercise an option to use different surfacing material at a lower price.

RECOMMENDED That the lowest tender submitted by E J & P Doherty Construction Company Ltd in the amended sum of £48,335 be accepted subject to contract (CON1524) (SEC)

### 385 NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 362/90)

The following motion was moved by Councillor Mrs. L. Walker and seconded by Councillor A.J. Harvey at the Council Meeting on 19th June 1990 and had been referred to this Committee for consideration -

"This Council resolves to cease the use of peat as a horticultural/arboricultural aid, when existing stocks are exhausted, and to publicise the alternatives that are available.

In addition, this Council should include in all future applicable contracts a clause that prohibits the use of peat or new peat-based products and should encourage under existing contracts the use of suitable alternatives."

## Leisure Services

Members had before them also a report of the Assistant Chief Executive advising that to adopt the motion in its submitted form could affect the present grounds maintenance programme but that suitable alternatives to peat were being investigated and suggesting instead that its use be phased out as they became available

At the suggestion of the Chairman and with the consent of the mover of the motion the phrase "continue to" was inserted in the second paragraph between the words "should" and "encourage". In speaking to the motion the mover argued that it was important to conserve the remaining peat stocks. This could be achieved by using alternative materials, for example spent mushroom compost or by composting kitchen waste and publicity needed to be given if this was to be achieved. In supporting that argument a Member suggested that the ADC and the Local Government Chronicle should be advised of the Council's decision and urged to lend their support to ceasing the use of peat by all Local Authorities.

P RECOMMENDED (1) That this Council resolves to cease the use of peat as a horticultural/arboricultural aid, when existing stocks are exhausted, and to publicise the alternatives that are available.

(2) That in addition, this Council should include in all future applicable contracts a clause that prohibits the use of peat or new peat-based products, and should continue to encourage under existing contracts the use of suitable alternatives

(3) That the foregoing decision be brought to the attention of the ADC and the Local Government Chronicle and they be urged to lend their support to ceasing the use of peat by all Local Authorities.  
(131)(ACE)

### 386 ACCESS TO CROUCH CARAVAN SITE VIA POOL'S LANE RECREATION GROUND

The Secretary to the Council reported on a request for access through the adjoining Council-owned recreation ground to enable one of the mobile homes on Crouch Caravan Park, Pool's Lane, Hullbridge to be replaced which could be accommodated with minimal disturbance to Council property, any damage caused being made good entirely at the expense of the pitch-holder.

RECOMMENDED That the Secretary to the Council be authorised to grant a Licence to the applicant for the removal and replacement of a mobile home at Crouch Caravan Park across Pool's Lane Recreation Ground on such terms and conditions as the Secretary thinks fit (7283) (SEC)

### 387 BEST KEPT VILLAGE COMPETITION (Minute 295/90)

The Assistant Chief Executive reported that he had obtained from the Rural Community Council of Essex the criteria involved in the judging standards, and circulated copies to all interested parties and that a copy of the full competition details was available in the Members' Room (131)

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*James*

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

JOINT REPORT OF THE SECRETARY TO THE COUNCIL, DIRECTOR OF DEVELOPMENT,  
HEAD OF ENVIRONMENTAL SERVICES AND TREASURER

OPEN SPACES DEVELOPMENT PROGRAMME - CAPITAL SPENDING PROPOSALS AND  
COMMITMENTS 1990/91

1 Introduction

Members will appreciate that the Open Spaces Development Programme is an enormous undertaking which will require substantial capital investment to achieve. There are obviously many factors which affect the programming and progress of individual schemes within the programme and there is, therefore, a major problem to ensure that resources are available when they are required.

The position with regard to the requirements for capital spending on the Open Spaces Development Programme in the current year are clearer now than when the Capital Programme was prepared. A number of additional items have arisen and it is apparent that some rephasing of schemes is necessary anyway and that further revision may be required depending on whether or not certain commitments or opportunities occur.

2 Existing Capital Programme (Pages 162/163 of the Budget Book)

(a) Sweyne Park - £92,000

This figure was comprised as follows:-

	£
Bridleway	50,000
Car Park	20,000
Play Space	15,000
Private access roads	4,000
Planting	3,000

It is hoped to secure a contribution from the adjoining estate developer towards the new play space although it is not intended to provide the equipment until building operations have extended well beyond the site. Grants have been sought from the County Council and the Countryside Commission towards the bridleway. If these applications are successful, additional resources will be available.

It will not be necessary to provide access to the two private residences in the Park for the time being as they will continue to use Deepdene and Eastcheap until connections can be achieved to the highways on the new estate.

Discussions are still taking place with the developer and Anglian Water Services on the creation of a lake along the line of the surface water ditch in the Park. It was a requirement of the conditions of purchase that the capacity of the ditch is increased to accept the additional surface water run off from the new estate. The original design of the

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*J. H. H.*

Park envisaged a series of lakes which would involve far more ambitious works than were necessary to achieve the additional capacity which would have involved the Council in substantial cost. It now seems likely that the cost of forming the single lake will be met by the developer and that with sensitive contouring and planting, it could be made into an attractive water feature at relatively little additional expense, if any, to the Council. No design or estimates are yet available.

In addition it would be desirable to soften the harsh effect that the fencing of the bridleway will have on the open aspect of the Park by implementing an extensive planting programme around the circular route in the Autumn.

It remains to be seen whether resources will be available for the Council to achieve all of these spending proposals within 1990/91 but the Committee are requested to approve the overall programme, subject to funds being available and to the notification of details where appropriate.

(b) Open Spaces - Land Acquisition and Development - £99,500

The Capital Programme shows the following sites - "Wyburns, Glencroft, Plumberow Mount and Doggetts Pond".

Glencroft and Plumberow Mount were identified as low cost schemes when it was thought that only limited resources would be available. In fact Glencroft is not now ready to proceed with in 1990/91 in any event. Because of the depression in the building industry the adjoining development site has yet to start and the developer has rights to lay services across the open space land. In addition the Treasurer has been able to identify separate provision for the acquisition of the land and ponds at Doggetts. There will however be certain further essential expenditure necessary to render the site safe as soon as possible after its purchase by the Council. Site clearance, grading banks and safety fencing were estimated at £30,000 in November 1988.

Wyburns Farm is the subject of a separate report but the costs of the new access, road, car park and allotment site and grant to the Rayleigh Horticultural Society amount to £76,500.

There is a requirement for expenditure of £10,000 at Grove Road Open Space in connection with the extinguishment of highway rights on the unadopted part of Lancaster Road and the provision of a bridleway and car park and entrance road. This is committed expenditure once the road closure procedure commences.

It may be necessary to fence the Council's land at Hambro Hill (£30,000 in November 1988) depending on the outcome of the consultation on the planning application for open space use and extensive safety works may also be required when the Little Wheatleys land comes into the Council's possession.

Some expenditure on site clearance (£3,500) at Swayne Park and Spencers Nursery has already been authorised

Clearly the Council cannot undertake all of the foregoing schemes in 1990/91 and subject to events it is suggested that it concentrates its resources on Wyburns, the Grove Road Bridleway and Car Park and the essential safety works at the Land and Ponds at Doggetts assuming the site can be acquired.

RECOMMENDED (1) That the overall programme for capital spending on Swayne Park in 1990 be approved subject to funds being available and to the notification of details where appropriate.

(2) That the open spaces acquisition and development element of the Leisure Services Capital Programme be applied to Wyburns Farm, the Grove Road Bridleway and Car Park and to essential safety works at the Land and Pond at Doggetts assuming the site can be acquired.

(3) That the Policy & Resources Committee be advised accordingly (23043) (SEC,DD)

*DM*

ADDENDUM TO AGENDA ITEM 6

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

URGENT REPORT OF THE SECRETARY TO THE COUNCIL ADDED TO THE AGENDA WITH  
THE CONSENT OF THE CHAIRMAN PURSUANT TO STANDING ORDER 26 2

OPEN SPACES DEVELOPMENT PROGRAMME - SPENDING PROPOSALS AND COMMITMENTS

(a) Swayne Park Lake

Further to the report accompanying the main Agenda it has now been confirmed in negotiations with the developers of the adjoining estate that they will meet the cost of excavating a lake within the Park. The size will be upwards of 2,500 square metres, the banks will be gently shelved and the maximum depth will not exceed one metre. The developers' consulting engineers are proceeding with the design of the lake including at least one island which hopefully will become a nesting site for wild fowl.

The requirement on the developer is to provide additional surface water capacity in connection with the phase of the development scheduled for 1992 and the scheme for forming the lake will need to be completed within the next 18 months. Excavation will begin in the summer of 1991. Various consents are necessary before that date. It is not known at present whether the soil conditions in the Park will retain the water in the lake and whilst some soil survey particulars are already available, if these are of insufficient detail to draw firm conclusions further bore holes will be necessary. The Secretary has expressed the view to the developer that the Council would be prepared to share in the cost of further bore holes if this proves necessary because it is not incumbent on the developer to prevent natural seepage from the lake. This expenditure on the basis of a 50% contribution from the Council is unlikely to exceed £1,000 and is a small price to pay for achieving an attractive water feature within the park.

Anglian Water Services are concerned with the inlet to the lake and its capacity whereas the National River Authority will need to approve the outlet and the design of the lake. The Council will act as the co-ordinator of this project and will be responsible for the maintenance of the facility.

The provision of a single lake is different from that approved with the planning permission for the Park and depending on its size and configuration it may be that the Director of Development will need to approve a minor amendment to the deposited plan under his delegated powers.

The design will be displayed in the Members' Room as soon as it is available.

*J. M. L. S.*

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### (b) Sweyne Park Play Space

In the discussions with the developer the opportunity was taken to review progress with the construction of the new estate. Members will recall that it had already been decided to remove the obsolete play equipment from the Deepdene Open Space and not to provide any replacement within Sweyne Park until building works had progressed past Deepdene as it was felt to be dangerous for children to have access to the new play space through a building site. Similarly, it was not worthwhile to provide new equipment on Deepdene, which the Council only hold on licence from the developer until such time as it is required for development. The developers' construction programme suggests that they will not now reach Deepdene for another 2 to 3 years. It would not, therefore, be prudent for safety reasons to provide for a new play space within Sweyne Park until then and in view of the revised timescale it is proposed that a few items of play equipment should now be located temporarily on the Deepdene site and transferred to Sweyne Park at the appropriate time. There will be an additional cost of removing the equipment but items will be selected to minimise that expenditure. A budget of £5,000 which would include temporary fencing is proposed for Deepdene.

### (c) Revised Capital Programme

Savings will arise in the current year from not having to provide the Sweyne Park Play Space and car park (£35,000) and from the fact that the bridleway contract has come in under estimate. This will release funds for the temporary play space and the planting required around the bridleway fencing. The car park might still be provided if grants are received towards the bridleway but it is suggested that a new play area for the Magnolia Road Open Space, Hawkwell has a higher priority. It was programmed for 1991/92 but could now be dealt with in the current year for around £15,000. As an alternative to providing the car park, the surplus resources might be applied to the essential safety works required at Doggetts if the land and ponds come into the Council's possession in 1990/91.

RECOMMENDED (1) That the Council agree to make a 50% contribution, not to exceed £1,000, towards the cost of any further test bores required within the site of the proposed lake in Sweyne Park.

(2) That the Council accept responsibility for the maintenance of the proposed lake within Sweyne Park

(3) That the provision of a play space within Sweyne Park be deferred until the Deepdene site is required for development.

(4) That a temporary play area be provided on the Deepdene site at the cost of £5,000

(5) That the car park within Sweyne Park be deferred until 1991/92 unless grants are forthcoming in 1990/91.

(6) That the Officers prepare and implement a scheme at a cost of around £15,000 for the provision of play equipment on the Magnolia Road Open Space, Hawkwell.

(7) That a scheme and estimate be prepared for screen planting the route of the bridleway in Sweyne Park. (23043)(SEC,DD,HES,T)

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

REPORT OF THE SECRETARY TO THE COUNCIL

OPEN SPACES DEVELOPMENT PROGRAMME - PROPOSED PUBLIC OPEN SPACE AT LOWER WYBURNS FARM, RAYLEIGH (Minute 289/89)

1. Introduction

Following the purchase of the land at Lower Wyburns Farm and the grant of planning permission for use as a public open space with the provision of an allotment site and car park, it is now necessary to consider the details of these works. A copy of the scheme description and layout prepared in February 1989 is appended.

It will be recalled that it is only the accommodation works obligation arising from the land acquisition and the relocation of the Whitehouse Chase allotment site which is being dealt with from the Capital Budget for the current year. Works to lay out the public open space will be undertaken in 1991/92 provided funds are available. The Secretary to the Council was authorised to let the land not required for the allotments and car park to the tenant farmer in the meantime. Members will be aware that the new allotment site is being provided to relocate ploholders from the Whitehouse Chase site in order to release that land for future development in accordance with the Council's District Plan. It was phased for release post 1990 and so no time should be lost in achieving this purpose. This report deals with the costs and programming of the new allotment site and accommodation works.

2. Accommodation Works

Under the terms for the purchase of the site the Council is responsible for fencing the eastern boundary, between the farm and the proposed open space. This work was completed in April and the cost of £5,000 met from last year's Capital Programme. The Council also has to provide separate access to the farm and open space by the end of September 1990. A scheme is being designed and tenders will be sought.

3. Allotment Site Works

The scheme for the separation of the access will also include the roadway into the proposed open space, and the car park. At the same time a water supply will be provided to the allotment site. The 2 acre area to be used for allotments will be perimeter fenced, ploughed, rotavated and manured, and sectioned off into plots and pathways. When the Council undertook the relocation of the Deepdene allotment site it also provided a communal shed. It is proposed to make similar arrangements at Wyburns.

4. Rayleigh Horticultural Society

The Rayleigh Horticultural Society has its headquarters on the Whitehouse Chase site and, during the consultation on the District Plan, was promised assistance with re-establishing a presence on the new site. The Society's

first lease on the Whitehouse Chase site was granted in 1980, although it is this year celebrating its 50th anniversary, and it has provided the buildings on-site on a piecemeal basis, as its business has grown. The cost of re-erecting the existing structures at the new site would be substantial, as would be the cost of providing brand new purpose built accommodation. A new thoughtfully designed building would enhance the Council's site and, perhaps, provide better value for money than the relocation of the existing buildings, which may be nearing the end of their useful life in any event. Preliminary discussions with the Society suggest that the most convenient location for its new fenced compound would be between the car park and the allotment site as this would be best placed for deliveries.

Although the Society does not exist to make a profit, it has managed over recent years, in anticipation of the relocation, to accumulate some small savings. It is felt that the presence of the Society on the site would assist in keeping the site well maintained as the availability of advice and items for purchase would, no doubt, be an incentive to the plotholders to strive for excellence.

A better arrangement to the Council being directly involved with the provision of the new building would be for it to make a grant of up to £8,000 to the Society, subject to the approval of the proposals and to the submission of estimates. The Society's building will require planning permission and it is suggested that the Council obtain the necessary consents on its behalf under the deemed consent procedure. It is also proposed, on the basis that the Society provides the buildings, that the Council offer an extended leasehold tenure of 20 years on the new site, at a reduced rental for the first 5 years.

#### 5. Costs of the Scheme

The scheme is estimated to cost as follows:-

	£
Access Separation	25,000
Access Roadway & Car Park	25,000
Water Supply	6,500
Perimeter Fencing	5,000
Preliminary Treatment of Allotment Site	5,000
Communal Shed	2,000
Maximum Grant to Rayleigh Horticultural Society	<u>8,000</u>
TOTAL	<u>76,500</u>

#### 6. Programming of the Works

Under allotment law the plotholders are entitled to a year's notice given either in October or March. Allowing time for all the works the Secretary to the Council believes that notice could not be given sooner than March 1991 which means that the Whitehouse Chase site could not be released for development until March 1992 unless all of the plotholders relinquish their tenancies at an earlier date. Whitehouse Chase is one of the sites included in the Council's Housing Strategy.

#### 7. Meeting with Plotholders

If the Committee approve the foregoing proposals, estimates and programme, the Secretary to the Council will write to all the Council's plotholders giving details of the plans, and call a meeting with them to discuss the

arrangements. Whilst this relocation is principally a matter for Whitehouse Chase tenants, the Secretary to the Council considers that the opportunity should be taken to acquaint the other ploholders of the proposals as some will be affected by the similar considerations applying at the Kenilworth Gardens site. The chance to move to the new site would be available to all ploholders.

RECOMMENDED (1) That tenders be invited for the necessary engineering works involved in laying out the car park and allotment site, and provision be made within the current budget for this scheme

(2) That the programme for the completion of the works and service of notice on the Whitehouse Chase ploholders be approved.

(3) That the Rayleigh Horticultural Society be offered a grant of up to £8,000 towards the cost of relocating their headquarters onto the Wyburns site subject to the Council's approval of the design and cost of the proposals.

(4) That pursuant to Regulation 5 of the Town & Country Planning General Regulations 1976 application be made for the Rayleigh Horticultural Society headquarters accommodation on land between the proposed car park and allotment site

(5) That the Secretary to the Council be authorised to offer a 20 year lease of the above land to the Rayleigh Horticultural Society at a reduced rental for the first 5 years, subject to such other terms and conditions as the Secretary to the Council sees fit.

(6) That the Secretary to the Council be authorised to convene a meeting with all ploholders to discuss the arrangements for relocation (623) (SEC,T)

*D. M. L. O.*

Land adjacent to Daws Heath Road, Rayleigh

The site comprises two large fields to the west of the farmhouse. It is proposed to develop the site for informal recreation and allotments.

The A127 runs along the southern boundary and is partly screened by mature Oaks. The northern boundary is a steep sided ditch which carries surface water run off from the A127 and is subject to regular flooding. The western boundary is a bank of trees and brambles. A new boundary is to be created along the eastern boundary separating the open space from the farmstead. A ditch divides the site into two fields.

A new access road is to be created off the Daws Heath Road providing an entrance for the open space separate to the farm entrance. A small car park will be provided at the end of this road.

A children's play area for younger children up to 9 years of age will be provided adjacent to the car park. This will be fenced to exclude dogs.

A 2.0 acre allotment site will be provided in the south east of the site. This will be fenced and separated from the A127 and hedgerow trees by a grassland buffer zone.

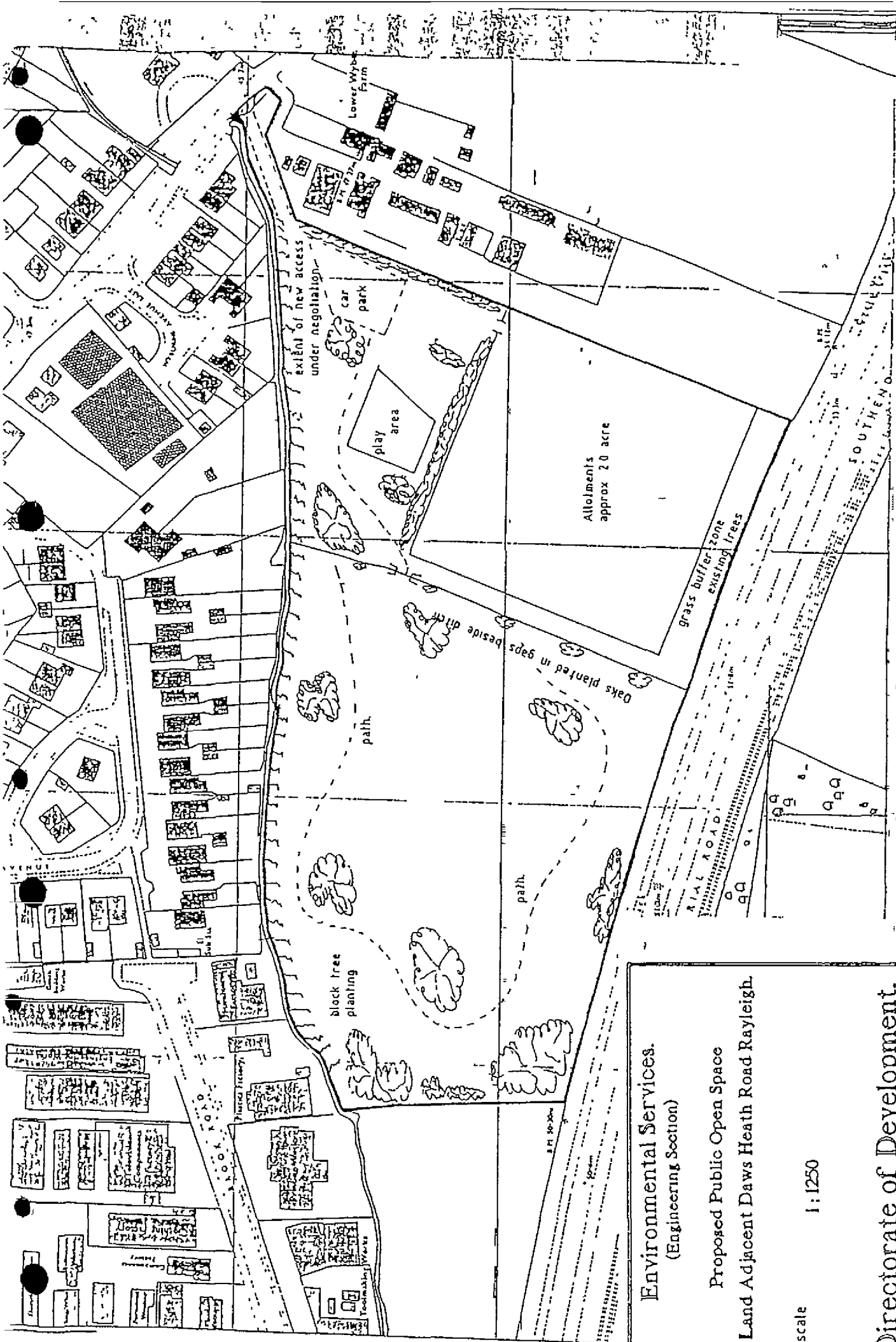
The allotments, car park and children's play area will all be landscaped.

A new fence will be erected along the eastern boundary. This will be underplanted with a thin hedge with occasional standard trees. The boundary to the A127 will be refenced.

The need for works to the ditch along the northern boundary is being evaluated as a separate exercise.

Extensive tree planting of dense beds of native trees and shrubs will be carried out along the southern and western boundaries to screen the A127 and industrial estate. Clumps of standard trees will be planted along the stream boundary. A line of Oaks will be planted along the ditch line dividing the site into two fields.

*John May*



Environmental Services.  
(Engineering Section)

Proposed Public Open Space  
Land Adjacent Daws Heath Road Rayleigh.

scale 1:1250

Directorate of Development.

000000 J. H. H. H.

ROCHFORD DISTRICT COUNCILLEISURE SERVICES COMMITTEE - 3RD JULY 1990REPORT OF THE SECRETARY TO THE COUNCILOPEN SPACES DEVELOPMENT PROGRAMME - LAND AT LITTLE WHEATLEYS.  
RAYLEIGH(a) Introduction

This is the largest of the new public open space sites included within the District Plan. It will come into the Council's freehold possession on the exercise of an Option Agreement with Beazer Homes Ltd. This is dependent on the County Highway Authority's approval of the off-site road improvement works at the junction of Little Wheatleys Chase and London Road to serve the 19 acre residential development site. These works were a condition of the outline planning consent recently granted by the Council and it is to be hoped that agreement can be reached fairly quickly on the junction improvements required.

The new open space will be another major project for the Council and the Committee need to give early thought to the use to be made of the area so that the Officers can prepare a scheme and estimate and so that planning permission can be obtained.

(b) Previous Proposals

Over many years Members of the Council had perceived a need for golf facilities to be provided in the Rayleigh area of the District and it was a use along these lines which the Committee authorised the Officers to investigate when they considered the strategy report on the open space development programme in November 1988. Golf courses involve a substantial initial capital investment and on-going maintenance costs and given the cost of the other schemes in the programme, the Council had in mind the possibility of attracting a private operator to lay out and manage Little Wheatleys. It was recognised that this might also have to rely on the provision of some other indoor centre in order that the public golf facility would be a viable commercial proposition. As the indoor centre might have impacted on the Council's existing leisure management contract, initial contact was made with CIRCA Leisure but it was soon accepted that little progress could be achieved until it was certain that the Option Agreement could be exercised, i.e. following the grant of planning permission.

(c) Subsequent Developments

In the meantime, planning approval for two golf courses at Walfords Farm, Hullbridge Road had been given and CIRCA have confirmed that they do not consider the provision of a further golf facility in such close proximity would be commercially viable. The Officers' view has also changed.

It is to be welcomed in open space terms that the private golf sector has answered much of the demand for golf in the area because golf courses require extensive acreages but allow only limited public access. The change in the position since 1988 permits the Council to develop Little Wheatleys as a resource for the whole of the local and wider community. It will serve the immediately adjoining residential areas both existing and proposed but its sheer size enables the creation of a park which is bound in fullness of time to attract visitors from further afield. It is recommended that the Council take no further action on the proposal to provide golf facilities on the land at Little Wheatleys.

(d) Suggested Treatment of the Little Wheatleys Site and Adjoining Land in Council Ownership

A plan of the Council's land holdings in the area is appended. The land currently leased by Beazer Homes Ltd to the District Council extends to some 84 acres but it adjoins the existing St. John Fisher Playing Field, as well as another area to the west of the playing field which, because of overhead electricity wires, is let on licence to a local farmer.

Taken with these adjoining areas in the Council's ownership, Little Wheatleys would be almost twice the size of Sweyne Park, which Members will recall is estimated to cost a third of a million pounds to develop. Clearly, the timescale for the exercise of the Option Agreement and the fact that financial resources are needed for the other open space schemes as well means that a carefully programmed approach will be necessary for Little Wheatleys.

Given the size of the Little Wheatleys area, it is felt that a woodland/parkland concept would present the best option because substantial areas could be planted as broad leaf woodland and attract considerable grant aid (75%) from the Forestry Commission. The eastern section of the park which is closest to the existing residential development could, with best effect, be left as amenity grass land as this would enable informal use for games. Some additional planting would, however, be desirable and again, because of its size, there would need to be several pedestrian access points.

Within the eastern section it will be necessary to identify the most suitable location for a vehicular access and car park, allotment site and playspace. All these facilities will need to be close to an existing highway and the residential areas in order that they are conveniently placed together, possibly in the vicinity of The Grange. This will avoid the high cost of service roads and duplicating car parking provision. The allotment site is to replace the one at Kenilworth Gardens which has been zoned for residential development but the scheme could usefully include the relocation of the Little Wheatleys allotment site as well. This is of poor quality and the area could either be taken into the open space or used to extend the



playing field of the proposed new primary school. The playspace is partly required to replace the one which was previously available on The Grange

It is in the western section of the Park, extending beyond the new residential development area towards the A130 that the major woodland planting would take place. Public access to this area would have to be restricted until the trees became established. It does, however, include an existing circular network of paths which could, in the much longer term, provide another riding route. Costs would prohibit the early introduction of such facilities.

A new playspace would already be available on the St. John Fisher Playing Field but it would be desirable to provide a small car park, again close to public highway, perhaps utilising the road layout for the new residential development

Again, in the longer term, it is felt that the land currently let on licence to a farmer might usefully be taken into the St. John Fisher Playing Field to allow an increase in the number of sports pitches. The existence of overhead wires has been considered an inhibiting factor in the past but this could be looked at again. If and when the riding route is considered, a vehicular access would need to be identified. The nearest suitable location would appear to be off the London Road, utilising the land currently let on licence. The views of the County Surveyor on an additional access off London Road at this point are being sought.

(e) Scheme and Estimate

Ignoring these two latter aspects of the proposals for the time being (riding trails and additional pitches), if the Committee support the basic concept being suggested for the use of the Council's land holdings in this area, it is recommended that the Officers be authorised to produce a scheme and estimate for the purposes of obtaining planning permission and for programming the implementation of the project. It is also recommended that no time is lost in making application to the Forestry Commission as the Council will need an early commitment of funds from them

In much the same way as the Council dealt with Sweyne Park, it would be the intention to undertake a wide public consultation exercise on the scheme as part of the planning process.

(f) Initial Costs

Certain costs will flow from the land passing into the Council's freehold.

This is a very large site which has an extensive boundary with the railway. The Council will need to ensure that this

boundary is safe and secure. A different situation and liability would have pertained if the golfing facility proposals were pursued where the public would have enjoyed restricted access. Case law places responsibility for fencing railway boundaries with British Rail but the situation is clearly different where an adjoining owner invites the public onto its land. It is recommended that early discussions take place with British Rail concerning the requirements, cost and liability for fencing this boundary

It will also be necessary to fence certain of the other boundaries of the site to prevent encroachment and to boundary mark the areas where this is not necessary, e.g. where there are hedgerows

In addition, site clearance work will need to be undertaken to remove any hazards, e.g. debris, fallen trees, etc.

(g) Other Matters

In due course the Council will need to decide on a name for the new open space and whether the area is to be put into trust like Swayne Park.

Members will be aware that the western section of the Park is affected by three of the options for the improvement of the A130. These are shown on the plan.

It is not expected that any of these particular options will in the event be pursued but that aside it is not felt that this possibility should cause the Council to delay its consideration of the concepts it would wish to see pursued for the design and layout of the open space. It will take some months yet to produce a scheme and estimate and allowing for an extensive public consultation exercise on the planning application, it may be that a decision on the preferred route of the A130 will then be available. Having said that, it could still be some time before that decision is taken and many years after that before the new road is constructed.

Until last year, a local farmer cut the grassland under a hay cropping licence. The farmer does not wish to continue with this arrangement and contact with other farmers in the locality has not produced any interest from them in taking the hay. If the grass is not cut at least once a year it will deteriorate and the Council will face high costs of reinstatement when the site is brought under full maintenance. An estimate is, therefore, being obtained from the Council's grounds maintenance contractor and a local farmer for mowing the grassland areas. No estimate provision was made in the connections and funds will have to be identified elsewhere in the budget to meet the cost.

RECOMMENDED (1) That the Council take no further action on the proposal to provide public golf facilities on the land at Little Wheatleys.

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(2) That the Officers be authorised to produce a scheme and estimate for the use of the Council's land on the basis explained in the report.

(3) That application be made to the Forestry Commission for a grant towards the cost of planting a broad leaf woodland area in the woodland section of this proposed open space.

(4) That arrangements be made to mow the grassland areas and that the Officers identify funds for this purpose.  
(SEC)(23043)









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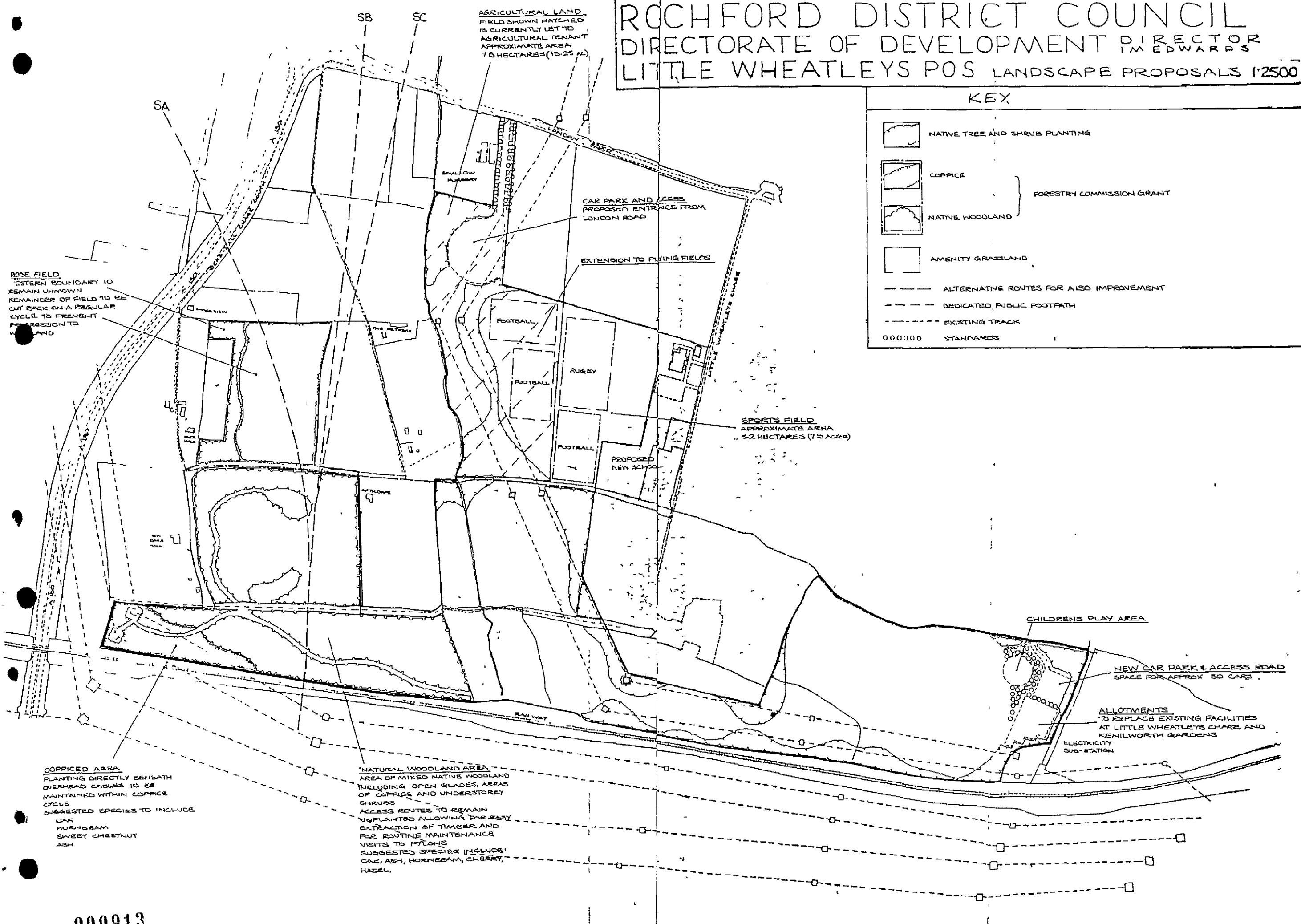
# ROCHFORD DISTRICT COUNCIL

## DIRECTORATE OF DEVELOPMENT

### LITTLE WHEATLEYS POS LANDSCAPE PROPOSALS 1:2500

#### KEY

-  NATIVE TREE AND SHRUB PLANTING
  -  COPSE
  -  NATIVE WOODLAND
  -  AMENITY GRASSLAND
  -  ALTERNATIVE ROUTES FOR A130 IMPROVEMENT
  -  DEDICATED PUBLIC FOOTPATH
  -  EXISTING TRACK
  -  STANDARDS
- FORESTRY COMMISSION GRANT



ROSE FIELD  
WESTERN BOUNDARY TO  
REMAIN UNKNOWN  
REMAINDER OF FIELD TO BE  
CUT BACK ON A REGULAR  
CYCLE TO PREVENT  
PROGRESSION TO  
WOODLAND

COPPED AREA  
PLANTING DIRECTLY BENEATH  
OVERHEAD CABLES TO BE  
MAINTAINED WITHIN COPPICE  
CYCLE  
SUGGESTED SPECIES TO INCLUDE  
OAK  
HORNBEAM  
SWEET CHESTNUT  
ASH

NATURAL WOODLAND AREA  
AREA OF MIXED NATIVE WOODLAND  
INCLUDING OPEN GLADES, AREAS  
OF COPPICE AND UNDERSTOREY  
SHRUBS  
ACCESS ROUTES TO REMAIN  
UNPLANTED ALLOWING FOR EASY  
EXTRACTION OF TIMBER AND  
FOR ROUTINE MAINTENANCE  
VISITS TO PYLONS  
SUGGESTED SPECIES INCLUDE:  
OAK, ASH, HORNBEAM, CHERRY,  
HAZEL

000913

*Malaga*

AGENDA ITEM 10

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

REPORT OF THE DIRECTOR OF DEVELOPMENT

MANAGEMENT OF COUNCIL WOODLANDS AND TREES: A FIVE YEAR PROGRAMME

The Council owns and manages approximately 140 hectares of woodland including Hockley Woods, Kingley Wood, Grove Woods and Betts Wood. Management of the woods is a priority within the Local Plan and within the Corporate Plan. The woods and trees on open spaces are excluded from the Grounds Maintenance Contract and maintained by the Woodlands and Amenities unit. This report recommends levels of management for the woods and trees for the next five years. These levels of management can be provided within existing budgets.

The management of the woods aims to reconcile the conflicting claims of recreation, wildlife conservation and woodland management. Its success can be measured in various ways: population levels of key species will show if wildlife is damaged; areas coppiced and value of goods produced give an indication of profitability of management; visitor surveys and the complaints procedure monitor recreation provision. Proposals for future work must build on past experience and fit into a longer strategy for the woods.

The effectiveness of past management and future requirements are considered for recreation, wildlife conservation and woodland management. Separate and detailed proposals for the next 5 years are then presented for each wood.

1. HOCKLEY WOODS

Hockley Woods are a group of adjoining individually named woodlands, - Great Bull Wood, Beeches Wood, Great Hawkwell Wood and Parson's Snipe and cover 109 hectares. They are a Site of Special Scientific Interest and are intensively used for recreation. Under the Wildlife and Countryside Act any management requires consent from the Nature Conservancy Council. The current consent expires in 1991.

*Amos*

#### A. Woodland management

Traditionally the woods have been managed as coppice with standards. Within the woods there are differences in the species present and in the density and age of standards. Management should aim to maintain and enhance these variations.

Coppicing. Approximately 60 hectares of woodland have a well defined coppice structure; of this 15 hectares have been coppiced since 1980 in two major areas; the remaining 45 hectares were last cut in the 1940s and 1950.

It is proposed that 30 of the 60 hectares continue to be coppiced, with between 1 and 3 hectares being cut each year.

High Forest. 40 hectares of woodland is dominated by standard oaks with poorly developed underwood. The oak trees are in early middle age (between 100 and 150 years old). There would not normally be any immediate need to consider their replacement. However the loss of trees and the creation of three clearings by the storm of 1987 has demonstrated some of the difficulties in replacing mature oaks. Re-generation has been different within each clearing and is described below.

Two clearings were created in the grassland in Great Bull Wood; in one access has been restricted and regeneration has been successful; in the other trampling has prevented any regeneration of oak or sweet chestnut. In the third clearing brambles have taken over the wood floor and appear to be suppressing oak regeneration.

It is proposed that management should be carried out to promote natural regeneration within the existing clearings.

Storm damage. 20% of the woods was damaged by the storm of 1987 and further trees were lost in 1990. All major paths and hazardous branches have been cleared. Care was taken to ensure that any clearance did not cause further unnecessary damage. Two areas away from public access have been left as haven for wildlife and as a testimony to the power of the storm. Some of the trees which suffered severe crown damage are making a poor recovery.

It is proposed to monitor the condition of damaged trees and to leave the two non-intervention areas.

## B. Wildlife Conservation

Hockley Woods are the largest semi-natural ancient wood in Essex and have the largest concentration of ancient woodland plants in Essex. The major threats to wildlife are intensive recreation use, run-off from agricultural and suburban land, and changes caused by woodland management. The management should ensure all these do not adversely effect wildlife. Consequently populations of key indicator species are monitored regularly (see appendix) and recent changes summarised.

Birch and rowan are increasing in coppiced areas. Rowan seedlings are present in most recent coppice plots although standard trees are scarce (presumably the planting of street trees has increased the availability of seed sources). Birch has been increasing in the woods since the 1940s or 50s. Increased coppicing has favoured short lived and shade intolerant species such as aspen and hazel. Oak, hornbeam and sweet chestnut all regenerate well within coppiced plots although the survival rates of seedlings are unknown.

The large sweet chestnut standards and mature coppice are showing signs of dieback. The causes are unknown and are currently being investigated.

Water violet is a scarce plant of unpolluted water and the numbers in the woodland ponds have declined considerably in the last two years so that only one plant was in bloom in 1990. The decline is probably related to frequent disturbance of the water by dogs which regularly swim in the pond. The increased turbidity reduces light and inhibits plant growth. The floristic diversity of the ponds is further threatened by the well intentioned but damaging practice of a few visitors of disposing of unwanted pond plants in the pond. Unfortunately this includes invasive exotic species such as *Crassula helmsii*, *Elodea canadensis* and *Azolla filiculoides* which can overrun other species.

Brambles are a normal component of the ground flora in the woods. There is concern that bluebells, butchers broom and anemones are being smothered by brambles. However it is not clear whether this is a natural process or brambles are being encouraged by some aspect of management. The distribution was mapped in 1989 to measure future change.

Woodland grassland is an important and attractive component of the ground flora. However areas of grassland are also attractive for recreation and suffer from trampling. Two enclosures have been built in the north of Great Bull Wood from branchwood to restrict trampling and monitor its effects. As expected trampling is reducing floristic diversity with broadleaved plants such as bluebells and wood anemones especially sensitive, grasses tolerate some trampling but only plantains survive in heavily trampled areas. The recovery within the enclosures has been rapid where trampling pressures had been light but woodland plants have not reappeared in enclosures which had been heavily trampled.

*John*

Ride margins have been managed to increase woodland grassland and create open corridors within the woods which facilitate the dispersal of wildlife. This work was interrupted by the storm of 1987, but resumed this year.

Nettles are increasing in the woods along rides, where horses and dogs increase fertility, and beside streams which are fed from surface water drains outside the woods. Two areas of dog's mercury which is scarce within the woods but a common woodland plant in less acidic woods have been overwhelmed by nettles.

Breeding bird diversity has increased with the re-introduction of coppicing. A census in the summer of 1990 provides a baseline and shows how summer visitors, notably willow warbler, chiff chaff, whitethroat and garden warbler are concentrated in newly coppiced areas.

The heath fritillary is one of the rarest butterflies in the country. In 1986 adults were successfully reintroduced to the wood as conditions were favourable again following the resumption of coppicing.

Wood ants are an important part of the woodland ecosystem. Older residents suggest that numbers have decreased significantly. A survey of nests provides a base line against which future changes can be assessed.

It is proposed that management should continue to increase the diversity of woodland structure through a programme of coppice management, non-intervention and high forest management and that rides, ponds and grassland should be managed to maintain viable populations of scarce species.

### C. Recreation.

Recreation provision has been improved during the last 10 years. The horse trail has been built, the car park resurfaced and extended, paths waymarked, the play area relocated and the diversity of woodland increased by management. Casual observation suggests that the recreational use of the woods has increased substantially and this increase has created a new set of problems. There is increased threat to the wildlife and increasing conflict between different users of the woods.

Informal recreation is the most popular use of the woods. Visitor surveys in 1984 and 1989 indicated most visitors welcomed the management initiatives. Trampling is causing localised destruction of ground vegetation especially around the car park. There has been an increase in litter in the woods and this summer has seen a plague of vandalism and burnt out cars. The area immediately around the car park is heavily fouled by dogs. Any restrictions on dog fouling elsewhere in the District are likely to increase the use of the woods for the emptying of dogs.



The 3.0 km horse-trail through the woods links with Main Road Hockley and permissive rides on Stevens Farm Rayleigh and Main Road Hawkwell. Many visitors prefer to walk on the hard surface of the horse trail. There is persistent trespass by a minority of riders off the waymarked path which endangers other visitors and destroys the surface of footpaths. Horse riders have indicated that they would like to see the ride extended; however horse riding generates more complaints than all other activities together.

The woods are being increasingly used by mountain bikes. The use of bikes without consent is an offence against the bye-laws but existing resources have not enabled effective enforcement. The use of mountain bikes causes potential problems. Bikes ridden rapidly along narrow paths are a hazard to other users of the woods. Bikes can cause damage to plants and earthworks. There are already signs of increased erosion on earthbanks caused by bikes.

It is proposed to give greater priority to recreation management through the enforcement of bye-laws, improvements to car park and surroundings and a systematic programme of path management and litter clearance.

#### D. Proposals 1990-1995

Proposals for the next five years are presented separately for each of the four Hockley woods which are in the Councils ownership. For each wood the major tree communities, areas of interest and recreation pressures are described and management proposals outlined.

(1) GREAT BULL WOOD. This 30 hectare wood extends from the car park to south of the stream; there has been considerable encroachment along the northern boundary during this century. The wood is dominated by standard oak trees; the underwood changes from sweet chestnut on the hill top to hornbeam on the slopes to willow and ash in the valley. 10 hectares of grassland south of the car park have not been cut since 1988 to encourage wildflowers and regeneration of woodland.

Great Bull Wood suffered the most extensive damage of any of the woods in the storm of 1987. Over 600 oak trees suffered severe damage to their crowns and oak and sweet chestnut were blown over, creating three clearings of 0.3 hectare. Within this heavily used wood all dangerous and hanging branches have been removed and much of the resultant brushwood has been cleared. However large amounts of branchwood remain.

*Luxmo*

The wood is intensively used for recreation. The car park was resurfaced and enlarged in March 1988 and the playground moved to the former playing field. Whilst this is an improvement on the previous car park the loose surface has attracted youths who skid around the car park at night destroying the surface; the area formerly occupied by the playground remains bare.

#### Management proposals

1. Improve the area around the car park by fencing and seeding the area immediately in front of the car park, increasing the planting to the rear and improving the children's play area with small items of equipment built by the woodlands section from timber from the Woods. Detailed drawings for these improvements will be displayed in the Members Lounge.

2. Manage the clearings created by the storm to encourage natural regeneration of oak and sweet chestnut by the use of brushwood barriers to exclude the public until such time that the trees have grown large enough to withstand trampling.

3. Remove branchwood from the storm of 1987 where it still remains within 5 metres of the horse trail and main paths and cut the ride margins once a year.

4. Improve the pedestrian entrances off Bullwood Road

5. Monitor the development of grassland in the area south of the car park and take necessary action to prevent it becoming invaded by brambles.

(ii) BEECHES WOOD. This 25 hectare wood is on relatively flat ground in the west of the wood. It has the most substantial boundary banks of any of the Hockley Woods. In contrast to Bull Wood there are few standard oak trees. The wood is predominantly sweet chestnut coppice with much birch. Two shallow valleys pass through the wood, one in the west has dense thicket of aspen, the other in the east has willow, ash and hazel. Approximately 10 hectares of the wood have been coppiced since 1980.

An extension of Beeches Wood to the south and east has a higher density of standard oaks. This area suffered extensive storm damage in 1987.

This is the least visited of the Hockley woods. There is no horse riding trail and brambles dominate much of the woodland floor and discourage access.

#### Management Proposals

1. Coppice approximately 2 hectares of this wood within the five year period.

2. Leave the storm damaged area in the south as a non intervention area.

(iii) GREAT HAWKWEEL WOOD. This is the largest of the woods which form Hockley Woods. The wood boundary is defined by substantial earthworks. Hornbeam coppice on the low ground in the east is replaced by sweet chestnut and birch with much bramble as the ground rises to the west. Wild service is locally abundant.

The wood has three ponds each with different character and plants and each important for wildlife. All have suffered recently from recreation disturbance.

Approximately 2 hectares of hornbeam and 3 hectares of sweet chestnut have been coppiced since 1980. A shallow valley in the south west of the wood suffered extensive windblow of sweet chestnut in the storm of October 1987. Part of this area has been cleared to maintain public access along the horse trail. An area to the north of the trail, away from any footpaths, has been left untouched.

The horse-riding trail runs east-west across the wood with a link northwards towards Bullwood. There is considerable trespass by horse-riders along the paths which lead to the southern boundary of the woods. The coppice beside this track has been cut on a short rotation to encourage light tolerant plants and to create a sunny corridor.

#### Management proposals.

1. Develop the system of wide rides beside the horse trail where they run through Great Hawkwell Wood. This will be done by cutting of coppice beside the ride every two years and the removal of stumps

2. Two areas, one of hornbeam and one of sweet chestnut, are to be coppiced each year.

3. Manage the ponds to maintain plant diversity by excluding dogs where necessary and controlling surrounding vegetation.

(iv) PARSON'S SNIPE. Rochford District Council rent this 3 hectare woodland from the Church Commissioners; it was formerly part of the Glebe Land of Hawkwell Parish. This small wood has well defined banks with large holly trees. The wood is predominantly sessile oakwood with a high density of standards. There is an area of cherry wood and a small area of hornbeam coppice in the east of the wood. The cherries all show considerable signs of dieback.

#### Management proposals

It is proposed to investigate ways of ensuring the survival of the cherries.

*James*

## 2. BETTS WOOD

Betts Wood is a 2 hectare ancient woodland of hornbeam coppice with oak standards. The wood is surrounded by houses on two sides with a school and Community Centre on the other sides. The wood is used for informal recreation.

0.25 hectare was coppiced in 1984. The oaks in the wood suffered extensive storm damage in 1987 and there was further damage in 1990 storms. More recently the wood has suffered from dumping of waste and vandalism.

### Management proposals

- i) regularly clear litter and accumulated debris from the wood.
- ii) to remove storm damage trees and branchwood
- iii) to cut back the elms when they show signs of die back.
- iv) to coppice a further 0.25 hectare towards the end of the five year period.

## 3. KINGLEY WOOD

Kingley Wood is a 1.4 hectare ancient woodland with sweet chestnut, oak and hornbeam. The wood has a particularly rich flora for its size.

Since 1985 a group of local residents have helped with the management and a small clearing has been created. The sweet chestnuts on the crest of the hill suffered severe damage in the storm of 1987.

### Management proposals

- i) continue local involvement in the management of the wood
- ii) regularly clear litter and accumulated debris from the wood.

## 4. GROVE WOODS

The Council have owned and managed approximately 5 hectares of woodland for many years. Planning permission was granted in 1989 and various capital works such as closure of bridleways and fencing were identified as part of the open space development plan. These are not considered here; this report is just concerned with the management of woodland and grassland.

Proposals were presented to Leisure Services Committee in 1984. The site is an area of dense secondary woodland with much thorn and oak which has grown up on abandoned plotland since the war. Within the woods there are the remnants of old farm hedgerows, an orchard and two ponds. Work by the M.S.C. in the mid 1980's has restored the old plotland boundaries, created a network of footpaths, thinned part of the woodland and started restoring the orchard. These proposals continue that work.

### Management proposals

1. Paths, bridleway and permissive route are maintained by a twice yearly cut of grass.
2. Areas of herb rich grassland within the orchard, in the spinney to the rear of Bramfield Road East, and to the west of Lancaster Road are maintained by a single cut in the late summer removing arisings.
3. The abandoned orchard is maintained and developed using old traditional varieties.
4. Regular removal of litter and associated debris.
5. The woodland is left with only dangerous trees removed.
6. Continued encouragement of involvement of Grove Park Residents Association.

### 5. MANAGEMENT OF TREES ON OPEN SPACES

A survey of open spaces in 1989 has provided a database of council owned trees and enabled the introduction of a systematic programme of management which is outlined below. Prior to this there was no systematic record of trees on open spaces.

There are approximately 9000 trees and they fall into three categories:- large trees, usually oak, which predate the use of the land as public open space; mature trees which have been planted in the park; and recently planted trees. The management requirements of each vary.

A regular programme of inspection has been set up whereby each established tree is inspected every 5 years and newly planted trees inspected every month. Problems rising from this inspection are identified and appropriate action taken. Common problems include trunk damage, broken boughs, and fungal infections; recommended action includes more frequent inspection, stake removal, watering or crown reduction.

It is proposed that a systematic management programme is derived from these inspections and will be implemented once the identified backlog has been cleared

RECOMMENDED (1) That the forgoing management plans for council owned woodland and trees be approved.

(2) That application be made to the Nature Conservancy Council for consent to carry out the works described in Hockley Woods Site of Special Scientific Interest. (245) (DD).

*J. V. L. L.*

## APPENDIX ONE : MONITORING OF PLANT AND ANIMAL POPULATIONS.

It is considered vital that the effects of management on wildlife are regularly monitored. This is done by a series of simple counts of key species. This is not a comprehensive monitoring programme. The following information is recorded annually:-

1. Population of water violet in pond - a simple count of maximum number of blooms in a year.
2. Maximum population of heath fritillary butterflies (survey by local naturalists.)
3. Survival of coppice stools and dominant plants of ground flora in years after coppicing.

Additional information has been collected by one-off surveys by woodland staff, local naturalists and students which will provide a base against which future changes can be evaluated.

1. Breeding bird census summer 1990.
2. Distribution of brambles (1989), butcher's broom (1989), wild cherry and wild service (1983)
3. Distribution of wood ant nests (1990).

*Amu*

ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

RAWRETH PLAYING FIELD - FLYING OF POWERED MODEL AIRCRAFT

Complaints have been received from a number of residents living near Rawreth Playing Field concerning nuisance from model aircraft flying. The main complaint is about nuisance from noise, particularly during the evenings and at weekends, although some residents are also worried about the danger from aircraft flying over their property. Concern has also been expressed about the safety of other persons using the field whilst flying is in progress.

Observations have been carried out on numerous occasions but it has not been possible to establish a statutory nuisance that would warrant action under the Control of Pollution Act 1974. Nevertheless having regard to the fact that the club using the field, the South Essex Model Aircraft Society, has some 80 members and that there is no restriction on the times that flying can take place there is potential for a statutory nuisance to arise.

Guidance on the control of nuisance from powered model aircraft is given in the Department of Environment's "Code of Practice on Noise from Model Aircraft 1982". This Code of Practice recommends various measures to limit noise including the fitting of mufflers to aircraft, ensuring adequate separation distance between aircraft and noise sensitive premises and controlling the hours of operation. The Code does not however address the question of safety to other persons or the possible damage to property.

From the complaints received, the flying of powered model aircraft at Rawreth Playing Field has given rise to a great deal of disturbance and anxiety to local residents and the Committee would therefore appear to have two options:-

Option 1 - To ban the flying of powered model aircraft

This would provide a simple solution to the complaints and would not result in any loss of income as no charge is made for the facility. However, model aircraft flying is a very popular pastime and the Committee may consider it desirable to provide facilities for this activity. Furthermore the loss of this site may force the persons involved in flying to look for other, possibly less suitable sites where the Council would not have the same degree of control.

Option 2 - To permit the flying of powered model aircraft to continue, subject to conditions which are aimed at reducing the likelihood of a nuisance arising

The following conditions are suggested:-

- (1) Flying shall only be carried out by members of the South Essex

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Model Aircraft Society and shall be supervised at all times by appointed Officers of that Society

- (ii) Flying shall only take place from the north eastern field
- (iii) No flying shall take place when the adjoining sports pitches are in use.
- (iv) Flying shall only be permitted during the following times.-
  - (a) between the hours of 9.00am and 8.00pm on any two days of the week between Monday and Friday These days to be nominated by the Society.
  - (b) between the hours of 9.00am and 1.00pm on Saturdays. No flying shall be permitted on Sundays.
- (v) The flying of model aircraft powered by two stroke engines shall not be permitted.
- (vi) All aircraft shall be fitted with mufflers.
- (vii) No aircraft shall be flown closer to any noise sensitive premises than 200 metres
- (viii) The South Essex Model Aircraft Society shall provide third party insurance cover to the satisfaction of the Treasurer

Members should note that whilst these conditions should also overcome the problems of aircraft flying over property, they will not allay fears concerning the safety of other users of the field.

#### Summary

On balance the Head of Environmental Services considers Option 2 to be the most appropriate course of action at this stage, subject to a review of the permission after six months. A total ban might lead to the problem being transferred to a new site with lesser controls available.

RECOMMENDED (1) That the use of Rawreth Playing Field for the purposes of flying powered model aircraft be permitted for a further six month period subject to the conditions detailed in the report.

(2) That the permission be reviewed after six months. (6112)  
(SEC,HES)

Background Papers Letters of complaint (6112)(HES)  
DoE Code of Practice on Noise from Model Aircraft 1982. (HES)(Technical Library)

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ROCHFORD DISTRICT COUNCIL

LEISURE SERVICES COMMITTEE - 3RD JULY 1990

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

SUPERVISION AND ENFORCEMENT

1. Introduction

At the request of the Chairman of the Policy and Resources Committee, preliminary investigations have been undertaken with the Council's grounds maintenance contractors, Tyler Landscapes, to consider the feasibility of providing permanent manning at the Council's playing fields.

In doing so, it was necessary first to identify those fields where formal sport and recreation facilities, and pavilions, are available as follows:-

1. Ashingdon Playing Field
2. Clements Hall
3. Fairview
4. Great Wakering
5. King George's Field, Rayleigh
6. Rockford Playing Field

2. Existing Arrangements

Under the present arrangements, the contractors do not have permanent groundsmen for each playing field, but carry out routine maintenance, grass cutting, etc., on a cyclical basis with groundsmen in attendance as and when required for specific bookings of facilities. The aim of the discussions was to identify the additional cost of requiring permanent manning, and an extension of the groundsmen's duties to cover all aspects of maintenance, care and control of his particular field.

3. The Advantages

Whilst consideration must, of course, be given to costs, it is important to identify the advantages of such a proposal:-

- a) single responsibility for maintenance standards with a person who would identify with, and be responsible for, the total area,

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- b) single responsibility for letting arrangements,
- c) deterrent to vandalism and mis-use of facilities,
- d) constant monitoring of the condition of buildings, fences, etc., providing early reporting and repair or remedial works,
- e) deterrent to dog fouling,
- f) enforcement of public open space bye-laws,
- g) control of littering and responsibility for clearance,
- h) provision of properly maintained and controlled fringe facilities, e.g. tennis, putting, etc.

4. The Limitations

There must, of course, be a qualification to the benefits outlined above. Whilst the presence of a groundsman will act as a deterrent to mis-use, vandalism, etc., this can only be limited to those hours when he is present. Much mis-use occurs, and will continue to occur, outside of the manning hours. Thus, whilst arrangements may deter, and to a certain extent reduce abuse of facilities, it would be unrealistic to assume that this would resolve problems. Only experience will show the extent of their effectiveness.

Further, there would be many periods during the year when there would be insufficient work to keep one full time person fully employed, and the resultant overmanning would be a cost which would be borne by the Council.

5. The Alternatives

At the present time investigations are in hand to consider the possibility of the provision of a warden service to cover the whole of the District. Members may recall that consideration was given to such an arrangement some time ago, and as a result, the present warden service was agreed and recently introduced. However, with the new duties which will devolve to local authorities in respect of litter control and dog fouling under the Environmental Protection Bill, it is felt that consideration will need to be given to the enforcement of the requirements of the new legislation. Under this legislation, which has been subject to several reports, Council have a duty to keep clean and free of litter, and for the purpose of the Act, dog fouling is included in the definition of litter, all public areas in the District including highways and all public open space

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areas, to standards identified within a Code of Practice. The Act will provide for increased fines for littering, up to £1,000, and will give authority to local authorities to impose "on the spot" fines.

Whilst the cost of providing an enforcement service exclusively to deal with the problems of litter might be felt to be prohibitive, if the job description were worded to give it an all embracing role of responsibility for "policing" the District, and all of the Council's premises, as well as litter and bye-law enforcement, it might be considered that this, coupled with the playing field manning proposals, might prove to be a much more effective deterrent in all areas.

The Chairman of the Policy and Resources Committee has also asked that the Council give consideration to the introduction of a dog warden service to deal with stray dogs. It might be possible to incorporate this duty also within the role of the District warden. However, there are several other options for dealing with stray dogs, either through a joint arrangement with a neighbouring authority, or by the use of private kennels on an agency basis and costings of the alternatives are being obtained.

#### 6. Fringe Activities

If one of the aims of the full time manning proposals was to provide a control of tennis, putting facilities, etc., this might more economically be achieved by the engagement of seasonal part time employees.

#### Comparative Costs

The Council's contractors first estimate of the cost of providing a full manning service, based on working hours of 9.00 a.m. until dusk, or 8.00 p.m. during the summer months, including allowance for overtime payments for evening and weekend working is approximately £153,000.

The provisional cost of the warden scheme, based on three operatives with flexible working arrangements over a seven day week period, would be approximately £73,800, plus setting up costs of approximately £23,400. The cost of fringe activities would be very much dependent upon the level of service determined by Council or the level of local demand within each area. However, as a rough guide based on an hourly rate of £3.00, if Council were to determine that facilities should be available for six months each year, at weekends, and during Easter and summer holiday periods for 10 hours per day, the total cost for six sites would be £17,960. Separate arrangements would need to be made for dealing with strays as mentioned above, and the costings do not make provision for this service.

To partially offset these costs, savings might be achieved in the cost of repair of vandalism, removal of graffiti, etc. In the last financial year this was estimated at £13,000, but rising rapidly. This figure does not take account of many minor items of repair which are dealt with within the normal repair and maintenance arrangements. Provision is also made within the estimates for litter initiatives in the sum of £10,000, and it would be hoped that a significant saving ought to be achieved on this sum, with the introduction of the warden scheme. Longer term, an effective District warden service ought to lead to savings on the cost of street cleansing generally, or an improvement in real terms in the level of service provided.

#### 8. Conclusions

There is considerable benefit to the introduction of greater enforcement and control, both within the public open space areas and within all of those areas of responsibility which the Council has within the District as a whole.

The Council has a very significant investment in terms of land, buildings and amenities throughout the District, and a more positive approach to its care and protection, in whatever form, would be an advantage.

If Members feel that the proposals are worthy of further consideration it would be necessary, after further detailed financial investigation, to decide which of the alternatives was preferred, and then to consider, in the light of the Council's Corporate Plan and to establish the order within the priority budgeting.

As the alternative proposals have implications wider than the terms of reference of the Leisure Services Committee, if they were thought to be worthy of further investigation it would be necessary to submit these also to the Health and Housing Services and Policy and Resources Committee.

RECOMMENDED That consideration be given to the alternative proposals outlined above.

CHAIRMAN

*Davies*

DATE 9 Oct. 1990