



**Rochford District
Council**

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1990

January - December

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Y.T.S.

Rochford Youth Training Scheme

12



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1990

March (Part 1)

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 13th March 1990. Present: Councillors
Mrs P Cooke (Chairman), R S Allen, R A Amner, C I Black,
Mrs R Brown, W H Budge, B A Crick, C J.B Faherty, Mrs J Fawell,
T. Fawell, D F. Flack, I.R. Godfrey, Mrs V Grigg, M J Handford,
Mrs E M Hart, A J Harvey, D R 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, J A. Sheaf, S H. Silva, S A Skinner,
C. Stephenson, Mrs L Walker, P.F A Webster, D A Weir, D C Wood and
C. Wren

Apologies: Councillors P.A. Beckers, R H Boyd, J A Gibson and
N. Harris

139 MINUTES

Resolved that the Minutes of the Meeting of 30th January and Extraordinary Meeting of 27th February 1990 be approved as a correct record and signed by the Chairman subject to that part of Minute 40 dealing with Minute 28 of the Policy and Resources Committee being amended by the addition of the following words to Resolution (6).

" and 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 "

140. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that the highlight of the events in which she had participated since the last Meeting had been her visit to Ashington Primary School which had produced a mock edition of the "Evening Echo" She had been received with all courtesy by a receptionist who had directed her to the editor and she had also met the crime reporter, all of which had constituted a very charming occasion

141. COMMITTEE MINUTES

Resolved (1) that the Minutes of Committee 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 No.</u>
Planning Services	1st February 1990	42 - 48

Minute 44: Para.27 - ROC/945/89

In connection with the subsequent Meeting of the Gusted Hall Panel the Chairman advised a Member that it had not proved possible to arrange the site visit on a Saturday but that this did not preclude separate arrangements being made for those Members of the Panel unable to attend on the arranged date.

000361

Council

Weekly List System

Having moved the report of his Committee the Chairman took the opportunity to remind Members that the Weekly List System was now in operation and that the period during which Members could request referral would expire at mid-day on the following day

Health & Housing

6th February 1990

49 - 71

Minute 51. Homelessness

In response to a question from a Member the Chairman advised that since the introduction of the various projects identified by the Housing Strategy Panel 70 properties had been or were on the point of being made available for letting to homeless or former homeless families as follows.-

Portable Discount Scheme	1
Transfer Incentive Scheme	16
Flat Conversions	10
Acquisitions by Council	14
Acquisitions by Springboard	29

Minute 52: Notice of Motion Received Pursuant to Standing Order 5

At the request of the Member concerned the Chairman accepted that the Minute should be amended by deleting the words "with the consent of the mover of the Motion."

Resolved that the Minute be amended accordingly (4493)(SEC)

Minute 54: Section 164 Local Government and Housing Act 1989 - Amendment to Right to Buy

In response to a request from a Member the Chairman accepted that details of claims for exemption submitted under delegated powers should be included within the periodic information report.

Resolved that arrangements be made accordingly. (CHM)

Minute 69: Caravan Site - Breach of Site Licence Conditions

A Member expressed concern at the possible outcome in terms of homelessness of proceeding with the second part of the resolution and Council accepted the suggestion of the Chairman that action should be held in abeyance to enable the Officers to consider the matter further and report thereon to the next Meeting of the Housing Strategy Panel

Resolved that arrangements be made accordingly. (CHM,SEC)

Leisure Services

8th February 1990

72 - 84

Minute 76: Parish Signs

The Chairman agreed with a Member that the difficulties currently being experienced in siting parish signs could be overcome by recognising them as monuments and it was accordingly

Resolved that Minute 76 be amended by the addition of the following:

Council

- (3) That this Council recognise the parish signs to be erected within the District of Rochford as monuments and make application to the County Council accordingly (ACE, SEC)

Development Services 15th February 1990 87 - 105

Minute 97. Town and Country Planning Act 1971 - Section 210 - Proposed Diversion of Part of Footpath 23, Rayleigh

A Member expressed concern that the purpose of this proposed diversion was to enable an industrial building within the Green Belt and it was

Resolved that this matter be referred back to the Development Services Committee for further consideration (70316) (SEC)

Policy & Resources 20th February 1990 106 - 131

Minute 107. Absence of Members

The Chairman asked that arrangements be made during their agreed absences for the apologies of Councillors R.H. Boyd and J.A. Gibson to be recorded in respect of all Meetings which they would otherwise have attended as Members.

Resolved that arrangements be made accordingly (SEC)

Minute 114: Sale of Tender Documents

The Chairman advised that income from this source had increased to £61,925.

Minute 118: Closer to the People - Education. The District Council Contribution

NOTE Councillor S N. Jarvis declared a non-pecuniary interest in this matter by virtue of Governorship of the school concerned but remained in the Meeting and participated in the discussion and voting thereon

Minute 126: Capital Programme 1990/91

In moving adoption of this Minute the Chairman advised that the Health Authority were setting up a working party to which the Council had been invited to nominate representatives, and it was

Resolved that the Council be represented by the Chairmen of the Planning and the Policy & Resources Committees and a Member to be appointed from the opposition benches, together with the Chief Executive & Director of Finance and the Director of Development. (26609)(SEC)

Planning Services 22nd February 1990 132 - 136

142. COMMUNITY CHARGE COLLECTION FUND (Minute 137/90)

The Treasurer reported on the reason why the Council needed to make a formal delegation in respect of the administration of the above fund.

Resolved that the administration of the Community Charge Collection Fund be delegated to the Treasurer (3158) (T, SEC)

000363

Council

143 CLEMENTS HALL LEISURE CENTRE - REPLACEMENT OF ALL WEATHER OUTDOOR SPORTS PITCH (Minutes 84 and 109/90)

As requested by the Policy & Resources Committee the Head of Environmental Services clarified the basis on which the "DLW Sports Floor" had been evaluated in conjunction with CIRCA Leisure as the most suitable replacement surface noting that in such circumstances there was provision within Financial Standing Orders for the requirement for competitive tenders to be waived (6771)

144. NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5

The following Notice of Motion bearing the name of seven Members of the Council in accordance with Standing Order 13 had been submitted at the previous Council Meeting and pursuant to Standing Order 5 fell to this Meeting for consideration

"It is proposed that the decision reached by the Planning Services Committee on 11th January 1990 in respect of ROC/910/89 be reconsidered This proposal is made because of the impact of the plan upon the residents of Hockley and taking into account the extreme narrowness of the vote to approve the application."

Council noted advice from the Chief Executive & Director of Finance that planning permission in respect of this application had been issued and the Motion having moved by Councillor I.R. Godfrey and seconded by Councillor B.A. Crick, it was

Resolved that the foregoing Motion stand referred to the Planning Services Committee. (SEC) -

CHAIRMAN P. E. P. Cooke.

DATE 24/4/1990

000364

ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Meeting held on 20th March 1990 Present. Councillors J.A. Sheaf (Chairman), Mrs R. Brown, W.H. Budge, B.A Crick, Mrs J. Fawell, I R Godfrey, Mrs V. Grigg, N. Harris, Mrs E M Hart, S.N Jarvis, Mrs S J. Lemon, Mrs. E. Marlow, C.R Morgan, R A. Pearson, J.M. Roden, S H Silva, P F A Webster and D A Weir.

Apologies. Councillors Mrs P Cooke

Visiting: Councillors C.I. Black, R.H. Boyd, D.F. Flack, D.R. Helson, Mrs. M Hunnable, Miss B.G.J Lovett and S A Skinner

Visiting by Invitation: Councillor D.C. Wood

145 MINUTES

Resolved that the Minutes of the Meeting of 6th February 1990 be approved as a correct record and signed by the Chairman

146 COUNCILLOR R.H. BOYD

The Chairman on behalf of the Committee welcomed Councillor R.H. Boyd who was attending as a visitor his first Meeting since his recent indisposition

147 MONITORING OF PERFORMANCE - MEETINGS OF 6TH JULY AND 14TH NOVEMBER 1989

The Committee were satisfied that all necessary action had been taken Minute 385/89 (HES) was carried forward

148 SOUTHEND HEALTH AUTHORITY

Members had before them a copy of the consultation document which had been issued by the Southend Health Authority on proposed changes in service and the Chairman welcomed Mr S.T D Walsh the Acting Acute Unit General Manager who had been invited to attend the Meeting to give a presentation on the subject and to answer any questions which Members might have.

Mr Walsh took the Committee through the various sections of the document and explained the rationale for the proposals which provided as follows:-

(1) Future Provision of Day Care For The Elderly

- (a) Rochford Day Hospital to be amalgamated with Southend Day Hospital on the latter site.
- (b) Runwell Day Hospital to be transferred to Rochford Hospital.
- (c) The old Shobury Hospital to be converted to provided a day resource centre.

S. P. H.

Health & Housing

Mr. Walsh answered questions from Members regarding the capacity of the new facilities, the catchment area involved, accessibility to the elderly, the impact on the ambulance service of the longer journeys involved, and the level of physiotherapy service available. Members expressed concern that new day care facilities for the elderly had only recently been provided at Rochford and would no longer be used for that purpose, that amalgamation would reduce the number of beds available although the proportion of elderly people within the population was rising and that there did not appear to be any provision to meet the requirements of an emergency.

(ii) Re-alignment of Family Planning Services

There would be a reduction from 11 to 6 Family Planning Centres which would change their sessions so as to provide a more comprehensive and timely service. Whilst generally welcoming those proposals Members expressed the view that afternoon sessions should be made available for mothers with young children and late night or Saturday morning sessions for working women commuters. Reference was made to the intention to provide a Cytology Service which Members hoped would not conflict with that currently provided by local GPs and might produce faster results.

(iii) Centralisation of General Medicine

The in-patient facilities for the speciality of General Medicine, currently provided at both Southend and Rochford Hospitals, would be centralised at Southend Hospital by altering bed dispositions. Members expressed grave concern that despite funds having been raised by public subscription to provide facilities at Rochford Hospital it was now proposed to abandon that site. They foresaw that this would lead to a deterioration in the care of patients because Southend Hospital was less accessible, there was already a high concentration on that site, and pressure for beds particularly in respect of cardiac care. Mr. Walsh said that the proposals were partially designed to improve the use of available resource, manpower and expertise by centralising the facilities and that there had been a reduction in the amount of time patients needed to spend in hospital because of the impact of modern technology in their treatment. Members remained unconvinced that centralisation would lead to an improvement in the provision of this service and the view was expressed that the proposals were designed as a response to the problems of underfunding.

(iv) Acute In-Patient Facilities For The Elderly

It was proposed to shut an acute 24 bed ward for elderly people at Rochford Hospital and provide under contractual arrangements for at least an equivalent number of beds in private nursing homes, similar arrangements already being in existence. Some Members expressed concern that there was an additional cost involved in contracting out services and that control was harder to exercise.

The Council's representative on the Health Authority advised the Meeting that the proposals set out in the consultation document, had the support of the professional staff involved and recognised the need to concentrate expensive facilities on one site in the Health Authority area and would result in an improvement in the provision of medical services.

S.g.d.,

000366

Health & Housing

A Member reminded the Committee of the level of provision in relation to population served at the time of the inception of the National Health Service and expressed disappointment that the proposals failed to address the need to cater for the anticipated level of population by the turn of the century.

It was then moved by Councillor B.A. Crick and seconded by Councillor S.N. Jarvis:

- (1) That Rochford District Council expresses grave concern at the level of proposed changes scheduled to commence before consultations are even completed
- (2) That the Council is not convinced that the case for the proposed changes and reduction in service, e g Cardiac and Acute services, has been proven
- (3) That the Council believes that the proposed changes are prompted by under-funding and take no account of increased future demand or the problems of access for the people living outside Southend.
- (4) That Rochford District Council seeks a meeting between the 3 District Councils, the District Health Authority and the Community Health Council, in order to discuss planning, highways and funding

In support of that motion it was pointed out that the arrangements for consultation specified within the document invited written comments to be submitted by 31st May 1990 but provided for the service variations to be implemented by 31st March 1990 albeit on a temporary basis. At the request of a Member Mr. Welsh advised that current funding was approximately double the level of 5 years ago. On a show of hands the motion was accepted and it was

RECOMMENDED (1) That Rochford District Council expresses grave concern at the level of proposed changes scheduled to commence before consultations are even completed

(2) That the Council is not convinced that the case for the proposed changes and reductions in service, e g Cardiac and Acute services, has been proven.

financial resources (3) That the Council believes that the proposed changes are prompted by ~~under-funding~~ and take no account of increased future demand or the problems of access for the people living outside Southend

P (4) That Rochford District Council seeks a meeting between the 3 District Councils, the District Health Authority and the Community Health Council, in order to discuss planning, highways and funding. (26609)(HES)

149. SEMINAR - "WORKING TOGETHER TOWARDS HEALTH FOR ALL BY THE YEAR 2000"

The Head of Environmental Services reported on the above Seminar taking place at the Freight House on 3rd April 1990 which was being promoted jointly by the local "Health for All" Teams in Southend, Castle Point and Rochford and sponsored by CIRCA Leisure PLC. The Committee noted that all Members would be invited to attend the Seminar at a cost of £5.00 but that the Council had been invited to nominate two Members to attend at guests of the organisers

*Amended by
Minute 448 of
Policy &
Resources
Committee
3rd April 1990
Subsequently
further
amended by
Minute 240
of Council
24th April 1991
to read as shown*

000367

Health & Housing

RECOMMENDED That the Council nominates Councillors Mrs P. Cooke and I.R. Godfrey to attend this Seminar. (26609)(HES)

150. ENFORCEMENT OF THE HEALTH & SAFETY AT WORK ETC. ACT 1974 (Minute 11/85)

The Head of Environmental Services reported on the level and nature of the Council's current responsibility for enforcement of the Health & Safety at Work etc. Act 1974 which would be increased by the Health & Safety (Enforcing Authority) Regulations 1989 coming into force on 1st April 1990 and transferring certain enforcement responsibilities from the Health & Safety Executive to Local Authorities.

The Committee noted details of the additional types of businesses that would be involved which could increase by over 150 the total number of businesses for which the Council had enforcement responsibility (an overall increase of 19%). They asked that efforts in 1990/91 be directed towards identifying those business activities and assessing the risks involved to enable them to be added to the existing programme of inspections. It was noted that with the increasing demand upon staff resources, the frequency of inspections could well need to be reduced to accommodate them and the Corporate Plan would be amended in that respect once more detailed information was available

It was reported that enforcement responsibility for some premises might need to be transferred between the Health & Safety Executive and the Council, or assigned in any case of uncertainty, and to enable this to be done it would be appropriate to delegate authority to the Head of Environmental Services

RECOMMENDED (1) That the necessary arrangements be made.

(2) That authority be delegated to the Head of Environmental Services to agree transfers and assignments of responsibility for enforcement with the Health & Safety Executive

(3) That the Officers be authorised to amend the frequency of inspections included in the Corporate Plan to take account of this new responsibility. (646)(HES,SEC)

151 WATER ACT 1989 - DRINKING WATER (Minute 577/89)

The Head of Environmental Services advised the Committee of the duties and powers of the Council under the 1989 Water Act in relation to drinking water supplies.

RECOMMENDED That the report be noted. (743)(HES)

152. QUALITY ASSURANCE IN ENVIRONMENTAL HEALTH

The Committee had before them the appended report of the Head of Environmental Services on Quality Assurance and its increasing importance in the environmental health service.

RECOMMENDED That arrangements be put in hand for this Council to seek registration for the environmental health service in accordance with British Standard 5750, at an appropriate time. (1500)(HES)

Health & Housing

153. WASTE DISPOSAL LICENCE - STATUTORY CONSULTATIONS

(1) Cartaway CPC, Rawreth Industrial Estate, Rayleigh

The Head of Environmental Services reported on a statutory consultation under the provisions of the Control of Pollution Act 1974 from Essex County Council in respect of an application to extend for a period of 3 years the waste disposal licence at Cartaway CPC, Rawreth Industrial Estate, Rayleigh which would otherwise expire on 30th November 1990.

RECOMMENDED That Essex County Council be advised that the Council has no objections to the time limit imposed by the existing waste disposal licence in respect of Cartaway CPC, Rawreth Industrial Estate, Rayleigh being extended by 3 years until 30th November 1993. (31405)(HES)

(11) Ropers Farm, Barling (Minute 504/89)

The Head of Environmental Services reported on the response from the County Council to this Committee's request for them to consider prohibiting the movement of lorries during the times when children were going to and from Barling Primary School, namely that traffic management conditions should not be imposed on Waste Disposal Licences.

RECOMMENDED That the response of the County Council be noted. (4525)(HES)

154. ENVIRONMENTAL AWARENESS (Minute 59/90)

The Assistant Chief Executive reported on various initiatives currently being pursued to respond to public and Government concern including the preparation of a draft environmental strategy policy document, the fostering of awareness amongst organisations and businesses and an approach to all schools in the District to ask each to identify a member of staff who would be responsible for environmental liaison with the Council and any other agencies (667)

155. KEEP ROCHFORD TIDY - POSTER CAMPAIGN (Minute 275/89)

The Assistant Chief Executive reported that the illustrated poem "One More Won't Make No Difference", which the Council adopted as part of its Keep Rochford Tidy poster campaign and which had been featured by the Southend Evening Echo had come to the attention of the National Tidy Britain Group who were seeking approval from the Countryman magazine to use it on a regular basis. (667)

156. TIDY BRITAIN GROUP - "PEOPLE AND PLACES"

The Committee considered the appended report of the Assistant Chief Executive drawing to attention the community based programme for improving the environment by the Tidy Britain Group which took account of the need to give preliminary attention to the repercussions of the new Environmental Protection Bill and suggested how the Council might support the Group's National Environment Week

RECOMMENDED (1) That the action of the Assistant Chief Executive in undertaking a local review of the Draft Code of Practice on Litter be continued and that this exercise be reported to a subsequent Meeting of this Committee

Health & Housing

(2) That the Council once again supports the Tidy Britain Group's Environment Week and in consultation with the Rayleigh Civic Society and any other District organisation wishing to participate arrange a programme of activities.

(3) That during Environment Week special attention be given to the particular problem of littering along the A130. (213)(ACE)

157. LITTER INITIATIVES (Minute 59/90)

The Assistant Chief Executive reported that a site meeting had been arranged between Officers of the Council and British Rail to discuss the long-running problems of litter at Rayleigh Station, and the various methods of resolving them. Furthermore, a major operation had been mounted at the beginning of March to remove the large amounts of litter and other wind-blown rubbish which had been deposited in the hedges and fencing along major roads by the recent strong winds. (667)

158 ARRANGEMENTS FOR RECYCLING WASTE MATERIALS (Minute 70/90)

The Assistant Chief Executive reported as follows -

(i) Glass

At the recent Forum on Solid Waste Management the County Officers had been reminded of earlier proposals for a joint County and District scheme of bottle banks and the County Waste Disposal Officer undertook to look at resurrecting the scheme in the light of the heightened interest in and pressure for recycling

(ii) Haltern Activities

Our twin town of Haltern had been asked to supply information regarding its recycling activities and the Committee noted that Haltern had a number of projects, some provided through the Local Authority and others by outside organisations, details of which had been made available.

(iii) Potential Within the Council (Minute 70/90)

The Committee considered the appended report on the potential for and existing use of recycled materials within the Council.

RECOMMENDED That the Assistant Chief Executive continue to monitor the availability of recycled and environmentally friendly products with a view to introducing them into Council usage where appropriate. (1346)(ACE)

(iv) Strategy Plan

Discussions had taken place with Officers of Southend and Castle Point regarding the new duties to be placed upon Local Authorities with regard to recycling as a result of which arrangements had been made for a joint meeting of Local Authority Officers for the South-East Essex County area with representatives of all the recycling agencies, and senior representatives from the Departments of Trade and Industry and the Environment.

Health & Housing

(v) Recycling Conference - Thursday 22nd February 1990

The Committee noted the report of the above Conference convened by the Essex County Council as the waste disposal authority (1646)

159 NATIONAL HOUSING AND TOWN PLANNING CONFERENCE (Minute 77/89)

The Director of Development reported that the 1990 National Housing and Town Planning Conference would be held in Brighton from 30th October to 1st November 1990.

RECOMMENDED That the Chairman of Health & Housing Services, the Chairman of Planning Services, the Director of Development and the Chief Housing Manager be appointed to attend. (1542)(DD)

160. HOUSING ACT 1985 - SECTION 264

UNFIT HOUSE AND CARAVAN, "WHITE LODGE" AND CARAVAN ADJACENT
BEKE HALL CHASE NORTH, RAYLEIGH (Minute 588/89)

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 work for the future use thereof would be considered and at the request of the Chairman this matter was deferred to be dealt with after the exclusion of the public. (18537)

161 REVIEW OF CARAVAN SITE LICENCES (Minute 63/90)

The Committee considered the appended report of the Head of Environmental Services on proposals to amend the conditions attached to the site licence for Dome Country Club and Caravan Park, Lower Road, Hockley.

Resolved (1) that notice be given to the holder of Caravan Site Licence No. 24 that the Council intends to modify the site licence in the manner specified in the appendix to the report, in accordance with the Caravan Sites and Control of Development Act 1960.

(2) that in the event of no appeal, the modifications to the site licence as specified in the appendix to the report, shall become effective and the Head of Environmental Services be authorised to amend the site licence accordingly (246)(HES)

162 GRANT AID TOWARDS HOUSING IMPROVEMENT AND REPAIRS

The Committee considered the appended report of the Head of Environmental Services on the provisions of the Local Government and Housing Act 1989 relating to grant aid towards the cost of improvements and repairs etc. to housing, and on the delegated authorities required to enable effective day to day operation of the schemes.

RECOMMENDED That authority be delegated to the Head of Environmental Services in respect of those matters detailed in the report (191)(HES, SEC)

Health & Housing

163. AUDIT COMMISSION - SURVEY OF LOCAL AUTHORITY HOUSING RENT ARREARS

Members had before them the appended report of the Chief Housing Manager on the published findings of the Audit Commission following a survey of Local Authority housing rent arrears for a 3 year period from 1986/87 to 1988/89 in which this authority participated and were pleased to note that this Council had maintained a consistently excellent record of arrears as evidenced by comparison with the national average. The Audit Commission foresaw difficulties with the introduction of Community Charge this year but revised payment arrangements had already been introduced to facilitate collection and all of the good practice guidelines identified were already standard practice at Rochford.

Coincidentally, CIPFA had recently published statistics for 1988/89 which further demonstrated that this Council's performance in managing rent arrears was of the highest order, having the lowest percentage in the U.K. in 3 out of 4 indicators. The Committee expressed their congratulations to the staff concerned for the Council's exemplary achievement and concurred with the suggestion of a Member that this should be the subject of a Press Release.

RECOMMENDED That the report be noted and a Press Release be issued on the subject (615)(CHM)

164. LOCAL GOVERNMENT & HOUSING ACT 1989 - UNFIT HOUSING, ETC.

The Head of Environmental Services reported that he had delegated authority to serve notice, carry out work in default and recover costs under the provisions of the Housing Act 1985 relating to dwellings which were unfit or in disrepair. The Department of the Environment had recently announced that with effect from 1st April 1990 some of those provisions would be amended by the Local Government & Housing Act 1989. The Committee agreed that to enable effective day to day operation to continue authority should be delegated in respect of the following provisions of that new Act:-

<u>Section</u>	<u>Authority Required</u>
189	To determine that service of a repair notice is the most satisfactory course of action.
191A (1)	To carry out works at the request of an owner at his expense, following service of a repair notice.

RECOMMENDED That authority to act on behalf of the Council be delegated to the Head of Environmental Services as detailed above. (31063)
(HES, SEC)

NOTE The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to enable the foregoing delegations to take effect from 1st April 1990.

Health & Housing

165. HOUSE RENOVATION GRANT - BREACH OF GRANT CONDITIONS

The Head of Environmental Services reported that following payment of an Intermediate Grant of £1,780.12 in September 1986 to the owner of this property on the basis that it would remain owner occupied for the first 5 years or be available for letting after a period of 1 year for the duration it had recently come to light that the owner intended to sell the property

The Committee considered it appropriate in that event to seek repayment in respect of the period during which the grant condition would be breached, i.e. for the period from the completion of the sale to 24th September 1991.

Resolved that in the event of a breach of grant conditions occurring in respect of 18 Victor Gardens, Hawkwell the Council demands repayment of the original grant together with interest which reflects the period during which the grant is breached. (28685)(HES)

166. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in paragraphs 10, 7 and 9 respectively of Part I of Schedule 12A of the Act

167. ARRANGEMENTS FOR RECYCLING WASTE MATERIALS

Further to Minute 158 the Assistant Chief Executive reported in confidence on the comparative costs of using recycled paper as an alternative to the existing supply and Members noted the level of current consumption and the additional cost involved

Continuing the Assistant Chief Executive reported on the joint initiative currently being pursued with neighbouring authorities to establish a pilot recycling scheme and on the financial support which it was hoped to attract

RECOMMENDED That the Council supports in principle the formulation of a pilot recycling scheme for South-East Essex for submission to the appropriate agency for funding and that a further report be submitted in due course upon the financial, planning and environmental implications of such a scheme. (1646)(ACE)

168. "WHITE LODGE" AND CARAVAN ADJACENT, BEKE HALL CHASE NORTH, RAYLEIGH

Further to Minute 160 the Secretary to the Council reported in confidence on endeavours that were being made to resolve this problem and it was

Resolved that consideration of this matter be adjourned until the Meeting to be held on 22nd May, 1990. (18537)(SEC)

Health & Housing

169. BAILIFF SERVICES - RENT ARREARS RECOVERY (Minute 1083(1)/74)

The Chief Housing Manager reported in confidence on the existing arrangements for the recovery of rent arrears by means of a Bailiff service and on the necessity of identifying an alternative company to succeed the current firm of Bailiffs who had recently terminated their services.

RECOMMENDED That J. Bibby & Co. be appointed as outside Bailiffs for the recovery of Council house rent arrears. (615)(CHM)

170 CONTRACT NO. 1497 - CYCLICAL REPAIRS AND EXTERNAL DECORATION - HOCKLEY
CONTRACT NO. 1498 - CYCLICAL REPAIRS AND EXTERNAL DECORATION - ROCHFORD

The Secretary to the Council reported in confidence that 3 tenders had been received for both of these contracts, which tender prices included a contingency sum of £1,000 for Contract 1497 and £1,500 for Contract 1498.

RECOMMENDED That the lowest tender submitted by Messrs. Trudec in the sum of £27,580.33 for Contract No. 1497 and £20,063.55 for Contract No. 1498, be accepted, subject to contract (Con 1497 & 1498)(SEC)

NOTE The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to permit immediate acceptance of the lowest tenders.

S.J.L.

000374

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 20TH MARCH 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

QUALITY ASSURANCE IN ENVIRONMENTAL HEALTH

Background

Providing the product or service a customer requires, to the correct standard and on every occasion, is important for both private and public sector organisations and is reflected in the Council's key values.

Quality Assurance (Q.A.) is a means of helping to achieve this objective, by planning, documenting and checking the control of resources, materials and procedures.

The European Dimension

Quality Assurance features strongly in European Commission proposals for completion of the internal market in 1992. It is intended that there will be increasing competition in inspection and certification services between manufacturers, testing laboratories and inspection bodies, including local authorities. A number of environmental, food and safety directives are planned that will follow this approach.

The European Commission has proposed that only those bodies which can meet specified standards of quality assurance in the provision of their services, should be designated for the inspection and certification functions contained in the directives.

Quality Assurance in Practice

Establishing quality assurance systems is not easy; it requires a substantial investment, particularly in the early stages, and a total commitment to quality at all levels in the organisation.

Ensuring that appropriate systems are in place requires:-

- (a) critically examining aims and objectives
- (b) designing technically correct procedures and specifying the use of equipment and materials
- (c) checking and reviewing
- (d) controlling documents, equipment and materials
- (e) motivating and training for quality.

The procedures and guidance for use of equipment and materials are usually documented in a "quality manual". On a practical level this would contain, for example, details of the procedures for taking of various samples, dealing with food complaints and use of noise measuring equipment.

It will be increasingly important to demonstrate a high level of technical competence and consistent quality in the environmental health service to enable essential inspection services to continue and challenges to technical evidence to be defeated in prosecution cases.

In the U.K., British Standard 5750: 1987 sets out how to establish, document and maintain an effective and economic quality system, and registration under this Standard is evidence that the organisation is able to meet specified quality assurance standards which are recognised within Europe.

What Needs to be Done?

Procedures and practices have been established for many aspects of the work. These now need to be critically examined, updated and extended as necessary and appropriate documentation and checking procedures introduced, with the objective of achieving registration under the British Standard. This is consistent with the Corporate Plan which attaches high priority to the environmental health service and will be included therein. The review will take some time to achieve and there will be costs for which future budget provision will be required, in the order of £1,000-£3,000 per annum.

The first stage of the process is the training of key members of staff, and a Senior Environmental Health Officer is to attend an intensive training course in the near future.

RECOMMENDED That arrangements be put in hand for this Council to seek registration in accordance with British Standard 5750 for the environmental health service, at an appropriate time. (HES)(1500)

ROCHFORD DISTRICT COUNCILHEALTH AND HOUSING SERVICES COMMITTEE - 20TH MARCH 1990REPORT OF THE ASSISTANT CHIEF EXECUTIVETIDY BRITAIN GROUP - PEOPLE AND PLACES

"People and Places" is the title of the Tidy Britain Group's community based long term programme for improving the environment. The programme aims to develop partnerships between local authorities, industry and commerce, voluntary groups and individuals, to tackle litter and the associated problems of vandalism, graffiti, etc.

The programme would:-

- (i) identify the extent of the litter problem in a particular area,
- (ii) identify the standards which need to be achieved to comply with those laid down within the Government's proposed Code of Practice. This Code requires particular areas to be zoned and sets differing standards of cleanliness to be attached to each zone. It would be for the Council to identify the areas of zoning in accordance with the definitions laid down,
- (iii) identify community groups to consider solutions to the problems of the area. The groups would include those organisations referred to and also representatives of British Rail and various statutory undertakers,
- (iv) identify the action required to meet the standards in the Code, including-
 - (a) a review of the street cleansing contract specification
 - (b) enforcement arrangements of existing and new legislation
 - (c) exploration of voluntary or community involvement
 - (d) education,
- (v) encourage schools participation in consultation and involvement in special projects
- (vi) provide for active publicity campaigns nationally, supported by locally based activities aimed at specific targets.

Cont/d ...

000377

Until the new Environmental Protection Bill is enacted, and the Code of Practice confirmed, it is felt that it would be premature to prepare any action plans at this stage. Nevertheless, there is certainly an advantage in beginning to identify the problems within the area, and Members will be aware that through the Council's very positive actions under its "Litter Initiatives" this has, to a large extent, already been done. As the Assistant Chief Executive is a member of the Advisory Group on the Draft Code of Practice, it is possible to apply the advance information on the application of the Draft Code to Rockford to identify the likely effects and repercussions for the District. Whilst the Council's standards on street cleansing and its response to dealing with problems of litter and fly tipping are generally good, it will be necessary to review and identify areas where the present standards may not meet with the criteria now being laid down by the Government, and which the Council will need to address.

The Government has indicated that the new proposals would be enacted from April 1991, but it will, of course, be necessary to identify repercussions long before that date, and where possible begin to introduce some interim arrangements. For this purpose, a local review of the Draft Code of Practice is being carried out at the present time. A preliminary zoning will be prepared, upon which informal discussions can be held with the Council's contractors, Tylers, in an endeavour to identify where different levels of service may be required.

In the meantime, as in previous years, the Council would no doubt wish to support the Tidy Britain Group's National Environment Week, which will, this year, be held from Saturday, 28th April to Monday, 7th May, and accordingly discussions are taking place with Rayleigh Civic Society. One particular area which it is felt would benefit from perhaps a major campaign during this week, is the A130, Rayleigh Spur to the Rawreth Boundary. Members are asked to indicate any other areas where it is felt attention should be directed during the week.

RECOMMENDED (1) That the action of the Assistant Chief Executive in undertaking a local review of the Draft Code of Practice on Litter be continued, and that this exercise be reported to a subsequent Meeting of this Committee.

(2) That the Council once again supports the Tidy Britain Group's Environmental Week and, in consultation with the Rayleigh Civic Society, and any other District organisation wishing to participate, and arrange a programme of activities.

(3) That during Environmental Week, special attention be given to the particular problems of littering along the A130.

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 20TH MARCH 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

REVIEW OF CARAVAN SITE LICENSES (Minute 63/90)

DOME COUNTRY CLUB AND CARAVAN PARK, LOWER ROAD, HOCKLEY

Following the report to the last Meeting of the Committee, a meeting has taken place with residents of this site to explain the reasons for the proposed amendments and receive residents' comments.

The conditions suggested for this site have been placed on deposit in the Members' Room and at the reception desks at Rayleigh and Rochford.

Site Operator's Comments

None received.

Resident's comments (117 consultations sent out)

- (a) Space between caravans - concern at restrictions on sheds and porches between caravans and cost of replacement with non-combustible structures. Ownership of land between caravans will prevent placing of sheds etc. in compliance with proposed conditions.

Head of Environmental Services' Comments: Proposed condition reflects Model Standard recommendation and is supported by the Fire Authority.

- (b) Separation at boundary with Hockley Mobile Homes Park - some caravans currently less than 3 metres to boundary which will be prohibited by new condition. Time needed for compliance if this condition is to be applied.

Head of Environmental Services' Comments: Immediate application of this new requirement would be impracticable. Fire Authority have agreed to a 5 year implementation period.

- (c) Liquified Petroleum Gas - concern that moving cylinders currently sited within fire separation distances will be impracticable and that construction of fire radiation walls to protect cylinders as an alternative will detract from visual amenity of the site.

Head of Environmental Services' Comments: Proposed condition reflects the Model Standard and is supported by the Fire Authority. A 5 year implementation period has been built into the proposed conditions.

- (d) Excessive regulation - too much control over residents' homes.

Head of Environmental Services' Comments: Caravan sites require controls which are not applicable to permanent dwellings. The proposals reflect Model Standards.

- (e) Retrospective application of Model Standards - new Standards should not be applied to this established site.

Head of Environmental Services' Comments: The Model Standards represent what is normally to be expected as a matter of good practice, but they must be applied with due regard to the particular circumstances of each case. Where appropriate the Model Standards have been varied to suit this site, and the conditions are drafted to allow for phasing in of improvements. Sites need to be upgraded from time to time to take account of new knowledge and technological advances.

RECOMMENDED (1) That notice be given to the holder of Caravan Site Licence number 24 that the Council intends to modify the site licence in the manner specified in the Appendix to the report in accordance with the Caravan Site and Control of Development Act 1960.

(2) That in the event of no appeal, the modifications to the site licence as specified in the Appendix to the report, shall become effective and the Head of Environmental Services be authorised to amend the site licence accordingly. (246)(HES)

CONDITIONS

Dome Country Club & Caravan Park

1. Site Layout

- 1.1 When required in writing by the local authority, the site owner shall provide a plan to a specified scale of the site layout.
- 1.2 The site shall be set out in accordance with the site layout plan approved by the Council.
- 1.3 No alterations shall be made to the location of any road, footpath, approved structure or recreational space shown on the approved plan, without the prior written approval of the Council.

2. Site Boundaries

- 2.1 The boundaries of the site shall be clearly marked.

Within 5 years of these amendments, condition 2.2 and 2.3 shall apply:

- 2.2 A 1 metre wide area shall be kept clear between any caravan and a boundary or shed, garage, covered storage space or other structure.
- 2.3 No caravan shall be sited within 3 metres of the northern boundary where it adjoins Hockley Mobile Homes Park.

3. Density and space between caravans

- 3.1 Subject to the following variations every caravan shall be not less than 6 metres from any other caravan which is occupied separately. Every caravan shall be not less than 2 metres from a road.

Within 5 years of the date of these amendments, conditions 3.1(a) to 3.1(f) shall apply:

(a) Open porches may protrude 1 metre into the separation space.

(b) Where awnings are used, there shall be not less than 3 metres between any part of the awning and an adjoining caravan. Awnings shall not incorporate sleeping accommodation and shall not face each other or touch.

(c) Eaves, drainpipes and bay windows may extend into the 6 metre separation space provided there is not less than 5.25 metres between the extremities of two adjacent units

(d) Where there are ramps for the disabled, verandahs and stairs extending from a unit, there shall be not less than 4.5 metres clear space between them, and two such items shall not face each other in any space. If enclosed they shall not intrude into the 6 metre separation space.

(e) Any garage, shed or covered storage space situated between units shall be totally of non-combustible construction. At least 2 metres clear space shall be maintained around each structure. Windows shall not face towards the units at either side. No carport or covered walkway shall be permitted in the 6 metre separation space.

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5.5.2

(f) Any garage, shed or covered storage space sited within 3 metres of the northern boundary where it adjoins Hockley Mobile Homes Park shall be totally of non-combustible construction.

3.2 The total number of caravans stationed on the land at any one time during the period licensed shall not exceed 123.

4. Roads, Gateways and Footpaths

4.1 Roads and footpaths shown on the approved layout plan shall be constructed of suitable materials, maintained in satisfactory condition, be suitably lit and provide adequate access for fire appliances in accordance with the recommendations of the Fire Authority.

4.2 The furthest point of every caravan standing shall be not more than 50 metres from a road and standings shall, where necessary, be connected to a road by means of a footpath with a hard surface.

4.3 Roads which provide access for fire appliances shall be not less than 3.7 metres wide, or, if they form part of a clearly marked one-way traffic system, they shall be not less than 3 metres wide. No road shall have an overhead cable less than 4.5 metres above the ground.

4.4 Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

4.5 Footpaths shall not be less than 0.75 metres wide.

4.6 Gateways shall be at least 3.1 metres wide and have a minimum height clearance of 3.7 metres.

5. Hardstandings

5.1 Every caravan shall stand on a concrete hardstanding which extends over the whole area occupied by the caravan, and which projects not less than 0.91 metres outwards from the entrances or entrances to the caravan.

Hardstandings shall be maintained in satisfactory condition.

6. Fire Fighting Appliances

6.1 The number, location and content of each fire point shall be in accordance with the recommendations of the Fire Authority. No caravan or site building shall be more than 30 metres from a fire point.

6.2 Every fire point shall be housed in a weather-proof structure and clearly and conspicuously marked "FIRE POINT". Hoses shall be housed in a box painted red and marked "HOSE REEL".

6.3 A means of raising the alarm in the event of a fire shall be provided at each fire point in accordance with the recommendations of the Fire Authority.

6.4 All alarm and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and a log book shall be kept to record all tests and any remedial action.

6.5 All equipment susceptible to damage by frost shall be suitably protected.

- 6.6 A clear and conspicuous notice shall be provided and maintained at each fire point. The notice shall include the following:-

"On discovering a Fire

- (i) Ensure the caravan or site building involved is evacuated.
- (ii) Raise the alarm.
- (iii) Call the Fire brigade (the nearest telephone is sited.....)
- (iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interests of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

- 6.7 Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Cuttings shall be removed from the vicinity of the caravans.

The space beneath and between caravans shall not be used for the storage of combustible materials.

7. Telephones

- 7.1 An immediately accessible telephone shall be available on the site for calling the emergency services, in accordance with the recommendations of the Fire Authority. There shall be a notice stating the address of the site adjacent to the telephone.

8. Storage of Liquefied Petroleum Gas (LPG)

- 8.1 Where provision has been made for the storage of liquefied petroleum gas on the site it shall be in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.
- 8.2 Where a British Gas mains gas supply is provided, the installation shall comply with the Gas Safety (Installation and Use) Regulations 1984, the Pipe-lines Act 1962 and the Gas Safety Regulations 1972, where applicable.

Within 5 years of the date of these amendments, condition 8.3 shall apply:

- 8.3 No exposed LPG cylinder or bottle shall be within the separation boundary of an adjoining unit, unless a fire separation wall has been provided in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.
- 8.4 LPG installations shall comply with British Standard 5482, Code of Practice for domestic butane and propane gas burning installations, Part 2:1977 Installations in Caravans and non-permanent dwellings."
- 8.5 Where provision is made for the supply of gas to caravans by the site operator, authorisation in accordance with the Gas Act 1976 shall be obtained where necessary.

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9. Electrical Installations

- 9.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans sited on it.
- 9.2. Such electrical installations which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under the Energy Act 1983, Section 16, and the Electricity Act 1947, Section 64, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers (IEE), Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, Statutory Instrument 1988 No. 1057.
- 9.3 Work on electrical installations and appliances shall only be carried out by a competent person who shall be one of the following:-
- The Manufacturer's appointed agent
 - The electricity supplier
 - A member of the Electrical Contractor's Association
 - A contractor approved by the National Inspection Council for Electrical Installation Contracting
 - A qualified person acting on behalf of one of these.
- 9.4 The electrical installation shall be inspected not less than once in every 12 months (or such longer period not exceeding 3 years as the person carrying out the inspection may specify) by a competent person as specified in (9.3) above. The installation shall be judged against the standards in the current I.E.E. Wiring Regulations and within 1 month of such inspection the site operator shall obtain from the competent person an inspection certificate in the form prescribed by the I.E.E. Wiring Regulations which shall be displayed with the site licence and supplemented or replaced by subsequent certificates, as necessary. The cost of inspections and reports shall be met by the site operator or licence holder.
- 9.5 Any deficiency in an installation shown by inspection to no longer comply with the regulations in force at the time it was first installed, shall be remedied.
- 9.6 Major alterations and extensions to an installation and all parts of the existing installation affected by them, shall comply with the latest version of the I.E.E. Wiring Regulations.
- 9.7. Where there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on the supports for the line.

10. Water Supply

- 10.1 The site shall be provided with a water supply in accordance with appropriate water Byelaws and statutory quality standards.
- 10.2 Every caravan stationed on the land shall be provided with a sufficient piped supply of water, maintained in satisfactory condition.

11. Drainage, Sanitation and Washing Facilities

- 11.1 Satisfactory provision shall be made for the foul drainage of the site by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the council, and maintained in satisfactory condition.
- 11.2 Every caravan shall be provided with a water closet and every caravan standing shall be provided with a connection to the foul drainage system which shall be capable of being made airtight when not in use.
- 11.3 The site and each hard standing shall be provided with an adequate drainage system, ventilated where appropriate, for the complete and hygienic disposal of foul, rain and surface water from the site and, as necessary, from buildings, caravans, roads and footpaths.

12. Refuse Disposal

- 12.1 Every caravan shall be provided with suitable and sufficient non-combustible refuse bins with close fitting lids, or plastic bags.
- 12.2 Alternatively, where communal refuse bins are provided they shall be of non-combustible construction with a close fitting lid and shall be housed within a suitable bin store or area which shall be maintained in satisfactory condition.
- 12.3 Arrangements shall be made for the regular collection of refuse from the site.

13. Parking

- 13.1 Not more than one car may be parked between adjoining caravans, provided that the door to the caravan is not obstructed.
- 13.2 Adequate, suitably surfaced parking spaces shall be provided on the site. Such parking places shall accommodate not less than 90 cars and shall be maintained in satisfactory condition.
- 13.3 Plastic or wooden boats shall not be parked between caravans.

14. Recreation Space

- 14.1 The area shown on the approved layout plan shall be reserved at all times for recreational purposes, and maintained in satisfactory condition.

15. Notices

- 15.1 A notice shall be displayed at the entrance to the site indicating the name of the site.
- 15.2 A copy of this site licence and conditions shall be displayed prominently on the site.
- 15.3 Notices and a plan shall be prominently displayed on the site setting out the action to be taken in the event of an emergency. The notices shall indicate where the Police, Fire Brigade, Ambulance and local doctors can be contacted, and the location of the nearest public telephone.

The notice shall give the name, location and/or telephone number of the site licence holder or his accredited representative.

15.4 All notices and the electrical certificate required to be displayed shall be suitably protected from the weather out of direct sunlight and in an area lit by artificial lighting during the hours of darkness.

16. Type and Repair of Caravans

16.1 All caravans stationed on the land shall be of a type specifically designed for residential purposes and every caravan shall be maintained in satisfactory condition.

17. Unauthorised Structures

17.1 No structures or tents apart from caravans and those structures indicated on the approved layout plan shall be stationed or erected on the land without the Council's prior written approval.

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 20TH MARCH 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

GRANT AID TOWARDS HOUSING IMPROVEMENTS AND REPAIRS

1. Introduction

In 1987 the Government published proposals for housing policy in the White Paper "Housing: The Government's Proposals". This included a major revision of the existing home improvement grant system, to meet several objectives;

- (a) to ensure those most in need get assistance, through means testing
- (b) to streamline the grant system, wherever possible
- (c) to encourage grant take up by those who need assistance.

The framework for the new scheme has now been enacted and will commence on 1st April 1990, except for those forms of assistance which are to be means tested which it has recently been announced will be introduced on 1st July 1990.

Circulars explaining the operation of the new scheme and several sets of Regulations are still awaited, as is an explanatory booklet which will be circulated to Members when it becomes available.

2. The New Grant Scheme

Four new types of grants are introduced:

- (a) Renovation Grants - to improve or repair a dwelling or to provide new dwellings by the conversion of a house or other building.
- (b) Common Parts Grants - to improve or repair the common parts such as staircases and passages, in a building which is divided into flats.
- (c) Disabled Facilities Grant - for the provision of facilities for a disabled person within a dwelling or in the common parts of a building divided into flats.
- (d) H.M.O. Grant - (House in Multiple Occupation Grant) - for the improvement or repair of a house in multiple occupation or for the provision of such a property by the conversion of a house or other property.

Grant will be mandatory for work by owners and private tenants to bring their property up to a new fitness standard and in cases where the work is required to comply with a notice served by the local authority requiring improvement or repair.

For work additional to that required to make a property fit for habitation, grant will be at the discretion of the local authority, as it will also be in the case of most applications made by private sector landlords.

In addition to the four main types of grant the Council may give assistance for minor works, including the provision of thermal insulation, the carrying out of repairs, improvements or adaptations for an elderly owner or tenant or works to adopt a dwelling to enable an elderly person to be cared for at home.

This form of assistance will be restricted to applicants who are in receipt of Community Charge Benefit, Housing Benefit, Income Support or Family Credit and the maximum amount will be limited.

3. Test of Resources

Applications for the main grants will be subject to a test of resources, based on Housing Benefit levels together with various premiums and allowances which will be uprated annually. The detailed provisions of this means testing are awaited in Regulations still to be published.

4. Administration of the Scheme

The Council will be required to process applications and issue a written decision notice as soon as reasonably practicable and in any event within six months of receipt of the application.

To ensure that applications are determined quickly and to enable efficient day to day operation of the scheme, it is suggested that authority is delegated to the Head of Environmental Services to act on behalf of the Council as detailed below. Administration of the present home improvement grant schemes has worked successfully in this way for many years.

<u>Section</u>	<u>Authority Required</u>
102 (2)	To direct that only one estimate for works is required.
106 (6)	To waive requirement for a certificate of letting in the case of tenant's applications.
108 (3) and (4)	Approval of applications where work has commenced.
110 (3)	To seek the advice of the Rent Officer with landlord's applications.
112 - 116	Determination of grant applications.
117	Authorising payment of grant.
118 (1)	To attach conditions requiring completion of work in accordance with specification.
118 (3)	To extend time limit for completion of works.
119 (4)	To serve notice on landlord requiring information on compliance with grant conditions.

- 120 (2) To require repayment of grant in certain cases of disposal of properties intended to be let.
- 122 (4) To serve notice on owner-occupiers requiring information on compliance with grant conditions.
- 122 (5) and (6) To require repayment of HMO grant in certain cases.
- 123 (2) To require repayment of landlord's common parts grant in certain cases of disposal of property.
- 131 Determination of applications for minor works assistance.
- 134 (2) To recalculate, withhold or require repayment of grant.
- 135 In appropriate cases, to carry out works on behalf of the applicant which would attract grant.

RECOMMENDED That authority be delegated to the Head of Environmental Services in respect of those matters detailed in the report. (191) (HES)

Background Papers: Local Government & Housing Act 1989. (LL)(SEC)

ROCHFORD DISTRICT COUNCILHEALTH & HOUSING COMMITTEE - 20 MARCH 1990REPORT OF THE CHIEF HOUSING MANAGERAUDIT COMMISSION - SURVEY OF LOCAL AUTHORITY HOUSING RENT ARREARSIntroduction

The Chief Housing Manager reports that the Audit Commission has recently published its findings following a survey of local authority housing rent arrears. All authorities were invited to complete a questionnaire asking for details of rent arrears for a three year period, 1986-87; 1987-88 and 1988-89. Replies were received from 66% of authorities which included Rochford. The report, a copy of which has been placed in the Members Rooms for information, is in four sections. A summary of each section follows, together with Rochford's present action and response to the findings of the report.

(i) Survey Findings

The report found that nationally total rent arrears measured as a proportion of the gross rent debit remained stable from 1984 until March 1988. They then rose significantly in 1988/89 and over £450 million remained uncollected as at March 1989. The table below illustrates the rise in the period 1987-89 and also shows a comparison of Rochford's average arrears percentage over the same period

Total Rent Arrears as a Proportion of Gross Debit

	March 87 %	March 88 %	March 89 %
Average for Authorities	2.8	3.00	4.00
Average for Rochford	0.41	0.60	0.63

Despite the significant increase in arrears nationally, Rochford has consistently maintained an excellent record on arrears collection and recovery as the figures indicate. Members should be aware that over the last seven years the Housing Section has consistently kept arrears levels below 1% which is the performance monitoring target set by Council. The following statistics recently published by CIPFA for 1988/89 further demonstrate that the Council's performance in managing rent arrears is of the highest order.

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<u>1988-89</u>	<u>Rochford</u>	<u>National Rat</u>
Numbers of tenants in arrears at all	301	LOWEST IN UK
Percentage of tenants in any arrears	13.2%	7th lowest in U
Percentage of tenants in serious arrears (ie £100+)	1.2%	LOWEST IN UK
Percentage of tenants over 3 months in arrears	0.1%	LOWEST IN UK

(ii) Reasons for Increase in Arrears

The report highlights a number of reasons for the increase in the level of arrears. The main reasons identified were the number of changes to the Housing Benefit regulations in April 1988 and the delay by Department of Social Security in issuing guidance notes. Coupled with this many authorities were faced with the associated difficulty of trying to find reliable computer software to cope with these changes within the limited timescale available.

At the same time many authorities, including Rochford, implemented rent increases and, overall, rents nationally increased by 8%. Clearly these rent increases caused additional difficulties with payment and collection, but an analysis of the survey data concluded that there was no obvious relationship between large rent increases and large increases in arrears.

(iii) Future Difficulties

The report anticipates that introduction of Community Charge this year could create further difficulties for authorities and their tenants. The requirement for separate billing for the Community Charge (for all adults in the household not just the designated tenant) could cause as great a problem as the benefit changes did in 1988. Community Charge officers will have more direct powers of debt recovery and there may be a tendency for rents to be the last debt to be settled.

In considering that warning it has to be borne in mind that the Council's decision, in April 1988, to remove the General Rate element from the total housing costs payable by its tenants was of significant importance. This separation of charges coincided with the requirement of those tenants formerly in receipt of 100% rate rebate to pay a 20% contribution to rates and the responsibility for collection and recovery passed from the Housing Department to the Treasurer.

When Community Charge is implemented in April 1990 tenants in Rochford will have been used to making separate payments of General Rates and housing costs for two years. These arrangements should ensure a smoother transition to Community Charge for this small sector of payees. Many other authorities having to split these paying elements for the first time will undoubtedly encounter greater difficulties in collection and recovery.

The report also highlights that the collection of rent will be of vital importance to all housing authorities when the proposed 'ring fenced' Housing Revenue Account comes into effect. From April 1990 authorities will not be allowed to transfer funds between the Housing Revenue Account and the General Rate Fund. It is proposed that authorities will be able to cover their arrears by borrowing for a period of twelve months after the end of the year in which the arrears rose. If the arrears have not been collected within that period they will then have to be borne by other tenants. On average authorities collected 97% of the rent due in 1988/89 and if there is no improvement there could be a 2-3% premium on rents. Authorities will need to concentrate on those tenants with modest debts so as to ensure that there are as many good payers as possible as they enter April 1990.

(iv) Good Practice in Arrears Control

The report re-identifies a number of good practice guidelines to be adopted in arrears control. All of these practices and procedures are presently in operation within the Housing section and undergo periodic review to ensure effective and efficient management of rent arrears.

Arrears prevention, collection and recovery is given the highest priority and despite 'external' problems such as implementation of Housing Benefit changes, good management is the crucial factor in the control and recovery of arrears.

Conclusion

The introduction of Community Charge and the ring fencing of Housing Revenue Accounts will place additional burdens on local authorities' ability to collect and recover housing rents. The Audit Commission intend to undertake a review of the arrears position in March 1990, and also plan further work in the new year to assess the impact of the Community Charge on rent arrears levels.

RECOMMENDED: That the report be noted.

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CHAIRMAN Sybil J. Lemon

DATE 22.5.90.

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 22nd March 1990 Present: Councillors T. Fawell (Chairman), R S Allen, P.A. Beckers, C I Black, Mrs. R Brown, W H. Budge, Mrs P. Cooke, B A Crick, C J B Faherty, Mrs J. Fawell, D.F. Flack, I R Godfrey, Mrs. V. Grigg, M.J. Handford, N Harris, Mrs. E.M Hart, D.R. Helson, S.N Jarvis, Mrs S J. Lemon, Miss B G.J. Lovett, Mrs. E. Marlow, C.R. Morgan, R.A. Pearson, J M. Roden, J.A. Sheaf, S.H Silva, S A. Skinner, C. Stephenson, Mrs L. Walker, P.F.A. Webster, D.A. Weir, D C. Wood and C. Wren

Apologies. Councillors C.K. Bellman, R.H. Boyd, J.A. Gibson and Mrs. M. Hunnabale.

171 MINUTES

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

172 MONITORING OF PERFORMANCE - MEETINGS OF 19TH OCTOBER & 14TH DECEMBER 1989 AND 11TH JANUARY 1990

The Committee were satisfied that all necessary action had been taken. Minutes 426/89 Para 1 (SEC) and Para 2 (SEC), 542/89 Para.D1 (SEC), 667/89 Para.14 (DD) and Para 27 (SEC) and 3/90 Para.S27 (DD) were carried forward.

173. PANEL MINUTES

The Committee noted the appended Minutes as follows:-

(i) The Broomhills Panel held on 28th February 1990

In considering these Minutes the Committee noted that Stambridge was partly served with a gas supply and not unserved as stated in Minute 3.

(ii) The Little Wheatleys Panel held on 1st March 1990

(iii) The Gusted Hall Panel held on 5th March 1990

NOTE: A recommendation under Minute 3 of the Gusted Hall Panel Minutes on which action has been taken has been omitted.

174. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

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

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

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Para.D1 - ROC/874/89

Consideration of this application was again deferred for want of further information and the Committee concurred with the Chairman's suggestion that if that was not available prior to the next Meeting the application should then be determined

Para.2 - ROC/056/90

The Director of Development reported with the aid of plans on this new application which had been submitted following consideration of the proposal by the Matchbox Working Party on 18th January 1990 Arising from action taken on the views expressed by the Working Party the revised application incorporated -

- (i) the inclusion of the existing Swaines Industrial Estate road as an additional access to the site together with a width restriction to prevent access to the residential area by large commercial vehicles;
- (ii) adjustments to the siting of dwellings bordering Parklands to respect the building line of existing housing

Other matters concerning measures to protect future residents against noise problems and the details of surfacing and enclosure to parking areas could be covered by planning conditions for subsequent approval by the authority.

The Committee were advised that the content of the development in terms of number of dwellings and house types had not altered and that approximately two-thirds of the development would be accessed by Barbara Close and the Swaines Industrial Estate Road and one-third via Parklands. There would be an access for emergency vehicles only between those two sectors of the estate

Members were reminded that following the approval of the local planning authority to the principle of development on this site and the consideration of the earlier application by the Committee extensive consultation was undertaken and public notice was given of the current application but there had been a very limited response. The Committee noted that the County Surveyor in making his recommendation as set out in the Schedule report had not appreciated that the industrial estate road was to be utilised as an additional access with a width restriction and that he now expressed concern on this arrangement bearing in mind that it was an unadopted road with a sub-standard specification. The County Surveyor could not identify his requirements concerning improvements to the Ashington Road/Dalys Road/Roche Avenue roundabout. Other requirements contained in his recommendation could be achieved and included in a Legal Agreement. Recommended alterations to the internal road layout and sight plays could be secured by amendments to the submitted plans or by planning conditions.

Having considered the revised proposals and consultation replies the Committee delegated authority to the Director of Development to approve the application subject to the conditions detailed in the schedule, additional conditions to safeguard as appropriate existing trees bordering the northern boundary and to achieve internal road layout amendments, together with the completion of a Legal Agreement concerning off-site road works.

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Para.3 - ROC/005/90

In delegating authority to the Director of Development to approve this application, the Committee were advised that the County Education Department's views were still awaited

Para.6 - ROC/055/90/GD

Delegated to the Director of Development to approve subject to the inclusion of an additional condition to require that the building would be of traditional style in keeping with the existing surroundings

Para.7 - ROC/983/89/CC

Amend first sentence of Recommendation (a) to read.-

"The design brief should be amended to confirm that no development shall be more than two storeys in height and surface water drainage requires careful attention as per condition 8 and in liaison with Anglian Water Services Limited"

Para.8 - ROC/106/90

Authority delegated to the Director of Development to approve on satisfactory negotiation of a handed garage arrangement

Para.S10 - ROC/530/89 and Para.S11 - ROC/163/90

Amend address to read:-

"Hockley Downs Stables, Lower Road, Hullbridge"

Consideration of this application was deferred for further information to be obtained.

Para.S13 - ROC/018/90

Authority delegated to the Director of Development to approve subject to achieving an improved siting of the garage on plot 12.

NOTE: During discussion of para.7 on the Schedule of Development Applications and Recommendations a motion was adopted to suspend Standing Order 1.8 until 10.30p.m. to allow transaction of the remaining business

175 UNAUTHORISED USE OF AGRICULTURAL BUILDING AND LAND FOR THE COMMERCIAL STORAGE OF PALLETS AT LAND OFF WATERY LANE, HULLBRIDGE

The Committee considered the report of the Director of Development concerning the use of an agricultural building on the above site for the storage of pallets. The site was within the Metropolitan Green Belt and the use of the land for this purpose was considered to be inappropriate and contrary to the policies applicable to this area as defined in Policy S9 of the Approved Essex Structure Plan and Policy GB1 of the Rochford District Local Plan.

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

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176. UNAUTHORISED CONSTRUCTION OF A TIMBER CHALET AT "COBBLE TREES", MAGNOLIA ROAD, HAWKWELL

The Director of Development reported on the unauthorised construction of a timber chalet for use as a weekend home on the above site. The owners had been advised that planning permission was required for the retention of the chalet, although an application was unlikely to receive favourable consideration as the site was within the Metropolitan Green Belt. A planning application had now been submitted but the use of the land for this purpose was considered to be in conflict with the policies applicable to the Metropolitan Green Belt as defined in Policy S9 of the Approved Essex Structure Plan and Policy GB1 of the Rochford District Local Plan. If the chalet was permitted to remain it would set a precedent for similar development that would be hard to resist and that could lead to the erosion of the open and rural character of the Metropolitan Green Belt.

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

177. CONSULTATION FROM CASTLE POINT DISTRICT COUNCIL CPT/4790 - DEMOLISH FORMER BRITISH SHOE CORPORATION (RAYLEIGH SHOE) FACTORY, KINGSLEY LANE, THUNDERLEY, FOR RE-DEVELOPMENT OF CLASS B1 (a)(b) UNITS TALLING 4,145m² (INCLUDING REPLACED FACTORY FLOOR SPACE 44,600ft²) AND 138 CAR PARKING SPACES (Minute 348/89)

The Director of Development reminded Members that there had been previous consultations about this site in connection with proposed residential re-development. The present scheme was for the demolition of the factory and change of use of the site by the construction of Class B1 (a)(b) Business Units which would include use as an office and for the research and development of products or processes.

The Committee were aware of the position of the site, the layout of the proposed units, that the area was zoned for industrial use in the County Development Plan and that the Class B1 use proposed was capable of being undertaken in or adjoining any residential area without detriment to the amenity.

An access was proposed to the A127 by improving that formerly in use to which the Committee remained opposed. Additional planting of trees along the A127 frontage would be provided. As the proposed use of the site would be of a class compatible with a residential area it was

Resolved that Castle Point District Council be informed that there are no objections to the application subject to:

- (i) No direct access onto the A127 Arterial Road; and
- (ii) further tree planting to form a screen along the site's northern boundary. (DD)

178. UNAUTHORISED ERECTION OF TWO STEEL-FRAMED BUILDINGS ON LAND AT THE REAR OF "THE BEECHES", WESTERN ROAD, RAYLEIGH

The Director of Development reported on the unauthorised erection of two large steel-framed buildings and the storage of a quantity of hardcore at the above site, despite previous advice to the owner that planning permission was required. The owner claimed that the buildings were required for the storage of agricultural goods and that planning approval was not required as the land was a registered smallholding.

The Committee noted that the land was situated within the Metropolitan Green Belt, was currently used as grazing for horses and that there was no agricultural use involved to confer permitted development rights. Furthermore the impact of development was detrimental to local amenities and visually intrusive in this prominent location adjacent to the A127 Arterial Road. They considered that the unauthorised development was inappropriate and contrary to the policies applicable to the area as defined in Policy S9 of the Approved Essex Structure Plan and Policy GB1 of the Local Plan.

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Court to secure the remedying of the breach of planning control now reported. (25020)(SEC)

179. UNAUTHORISED ERECTION OF A BARN AND FORMATION OF CAR PARKING AREA AND LAYOUT OF AN ACCESS TO LAND ADJACENT TO THE JUNCTION OF THE RAYLEIGH SPUR ROAD AND THE A130

The Director of Development reported the details of a building which had been erected for storage purposes not connected with agriculture together with the formation of a large area for parking and provision of an access on the above site, none of which had the benefit of planning permission.

The site was within the Metropolitan Green Belt and the use of the land for this purpose was considered to be inappropriate and contrary to the policies applicable to the area as defined in Policy S9 of the Approved Essex Structure Plan and Policy GB1 of the Local Plan.

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

180. NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 144/90)

NOTE: Councillor P.A. Beckers declared a pecuniary interest in this matter by virtue of being an employee of the applicant company and left the Meeting prior to its discussion.

The following motion which had been moved by Councillor I.R. Godfrey and seconded by Councillor B.A. Crick had been referred from Council on 13th March 1990 for consideration:

"It is proposed that the decision reached by the Planning Services Committee on 11th January 1990 in respect of ROC/910/89 be reconsidered This proposal is made because of the impact of the plan upon the residents of Hockley and taking into account the extreme narrowness of the vote to approve the application"

Whilst accepting that the planning permission in respect of ROC/910/89 had been issued on 6th February 1990, it was suggested that the applicants should be asked to consider reducing the proposed height of the radio mast and re-siting it closer to the railway line and the Chairman asked that those views be communicated to British Telecom Cellular Radio Limited.

RECOMMENDED That no further action be taken on the motion but that the foregoing views be communicated to the applicant. (ROC/910/89)(SEC,DD)

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

- (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.

000400



ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 22ND MARCH 1990

MINUTES OF THE LITTLE WHEATLEYS PANEL

Present: Councillors C.I. Black, Miss B.G.J. Lovett, C.R. Morgan, P.F.A. Webster (Vice-Chairman in the Chair) and D.C. Wood.

Visiting by invitation: Councillor S.A. Skinner.

Apologies: Councillor D.R. Helson.

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 I of Schedule 12A of the Act.


3. ROC/005/90 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT:
LAND AT LITTLE WHEATLEYS CHASE, RAYLEIGH

The Panel having noted their terms of reference, the Director of Development reported in confidence on the outline submission supported by an indicative layout for housing development at the above site which bordered existing and proposed public open space. The site comprised 19 acres and lay within an Area of Special Restraint which was designated for residential development post 1990. The boundaries on the south-west of the site had been adjusted from those depicted on the Local Plan to take account of the route of existing overhead power lines. Reference was made to the Little Wheatleys Farmhouse, a former listed building which having suffered extensive vandalism had been demolished. Although the curtilage fell within the proposed site it was not owned by the applicant, unlike the pond which adjoined this curtilage and which was to be retained. Access to this new development was proposed via Little Wheatleys Chase/Bardfield Way and improvements would be undertaken at the junction of Little Wheatley Chase with the A129. The County Surveyor had been consulted and his recommendations were that the cost of the junction improvements should be met by the applicant and that its provision be subject to a legal agreement.

Members identified the following aspects as requiring consideration.

- (i) Whether the application was premature having regard to the phasings provided within the review of the Local Plan.
- (ii) The density of the development which they were advised was lower than the adjoining Little Wheatleys estate but on which further discussions would be taking place with the developer in respect of certain garden areas provided.

000401



- (iii) The proposed new primary school which should be provided at the same time as the new housing development.
- (iv) The development would generate a significant increase in the level of traffic in the locality of west Rayleigh where there was already pressure on the road system.
- (v) The future maintenance of the private drives.
- (vi) That a site should be set aside for the provision of a health centre.

The Panel then welcomed Mr. A.J.D. Phillips, the Land & Technical Director, Mr. K. Dixon, the Senior Planner and Mr. D.W. Strike, the Technical Manager from Beazer Homes (East) Limited and Mr. C. Miles, the Senior Engineer at Alan Boreham Associates (Consulting Engineers). Mr. Phillips gave a brief company profile and then the Panel watched a video presentation of a housing development that the company had undertaken near Colchester.

Members had before them a brochure from the company and by reference to a site plan on display, Mr. Phillips detailed the site and the 84 acres of proposed open space that would be dedicated to the Rochford District Council under an Option Agreement.

The representatives then answered Members' questions as follows:-

- (i) They envisaged retaining the existing pond subject to the outcome of investigations including the safety aspects. The pond could either be legally conveyed to Rochford District Council who would then be responsible for its maintenance or it could be included within the curtilage of a proposed dwelling.
- (ii) The development would be phased over 6 years at a rate of approximately 40 houses per year. The access and loop roads would be laid out first with 7 phased areas following in a sequence around the site.
- (iii) A number of pedestrian routes would be provided to give access to the open space.
- (iv) They would be seeking to divert an existing footpath through the new development in order to make it safer for pedestrians using it.
- (v) The provision of the new primary school was of course a matter for the County Council, with whom they would liaise to obtain more information.
- (vi) A Traffic Impact Study had been undertaken, the findings of which were that Little Wheatleys Chase and London Road were not being used to their full capacity.
- (vii) They acknowledged that the existing Doctors' Surgery was fully committed and advised the Panel that approaches were often received from Doctors and Dentists for provision of facilities on major developments. They would therefore look into the feasibility of providing a site for a health centre.

- (viii) The loop road would need to be adequate for access by refuse and emergency vehicles and it would therefore be feasible for a bus service to be provided to the estate but they did not know whether this would be a commercially viable proposition and would need to pursue the matter with a local transport operator.
- (ix) If there was no garage, then one car parking space would be provided adjacent to the front door and another space away from the property but not in a secluded area and the allocation of those spaces would be the subject of a legal conveyance.

The Chairman thanked the representatives for their attendance and presentation. Members were advised that the outline application would be submitted to the Planning Services Committee following the expiry of the statutory consultation period which could not be earlier than the April Meeting.

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 22ND MARCH 1990

MINUTES OF THE GUSTED HALL PANEL

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:-

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

000404



- (11) The siting and size of the proposed clubhouse in close proximity to Gusted Hall and any plans for further extensions.
- (111) 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 Lantern (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.


000405

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)

000406



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 22ND MARCH, 1990

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

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

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

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

000407



PLANNING SERVICES COMMITTEE 22nd MARCH, 1990

SCHEDULE INDEX

<u>ITEM NO.</u>	<u>PROPOSAL</u>	<u>CASE OFFICER</u>
D1. ROC/874/89	Potting Shed. 172, Ferry Road, Hullbridge. (DEFERRED ITEM)	JAW
2. ROC/056/90	Demolition of existing buildings and erection of 93 houses, 102 bed-sitters and 165 1-bed flats, with associated access roads, garages, parking and amenity space. Matchbox Toys, Ashington Road, Rochford.	TMM
3. ROC/005/90	Outline application for residential development. Land, Little Wheatleys Chase, Rayleigh.	TMM
4. ROC/099/90	Outline application for residential development. Rear of 226-264, Plumberow Avenue, Hockley.	SS
5. ROC/061/90	Variation of Condition 3 of ROC/700/84 to open Monday to Wednesday 12 noon to 11.30pm Thursday to Saturday 12 noon to 2.00pm and closed Sunday. The Kebab Hut, 26, High Street, Rayleigh.	HL
6. ROC/055/90/GD	Outline application to erect a single storey building as an eight place home for mentally handicapped people. Eastwood Lodge, Rayleigh Avenue, Rayleigh.	JW
7. ROC/983/89/CC	Outline application for residential development. Adj. Brooklands, Hockley Road, Rayleigh.	JAW
8. ROC/106/90	Demolish existing dwelling and erect two detached 4-bed houses with integral garages. 52, Great Wheatleys Road, Rayleigh.	JW
9. ROC/144/90	Single storey equipment building (to serve telecommunications aerals on an existing mast). Rayleigh sub-station, London Road, Rayleigh.	JAW

000408



PLANNING SERVICES COMMITTEE

22ND MARCH, 1990

DEFERRED APPLICATIONS

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

D.1

ROC/874/89 HULLBRIDGE

172, FERRY ROAD, HULLBRIDGE

POTTING SHED.

DEFERRED REPORT:

This application was deferred for further investigation and information which, at the time of drafting this report, is yet to be completed.

PLANNING SERVICES COMMITTEE

22ND MARCH, 1990

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

2.

ROC/056/90 HAWKWELL

MATCHBOX TOYS, ASHINGDON ROAD, ROCHFORD

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 93 HOUSES, 102 BED-SITTERS, AND 165 1-BEDROOMED FLATS WITH ASSOCIATED ACCESS ROADS, GARAGES, PARKING AND AMENITY SPACE.

Applicant: Fairview New Homes PLC.

Zoning: Primary Industrial Area.

Rochford Parish Council objects :-

- (a) increased density of housing;
- (b) overdevelopment of site;
- (c) highways inadequate;
- (d) site within sewage embargo zone;
- (e) extra traffic intrusion in existing streets;
- (f) style of buildings out of keeping and scale.

Hawkwell Parish Council - objects on the grounds that the site should remain an industrial area to help to secure jobs for the local population.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 7 - Estate roads - prior construction.
3. Std. Cond. 23 - Parking area - provision and retention.
4. Std. Cond. 24 - Garage and hardstandings - provision and retention.
5. Std. Cond. 50 - Soil sampling analysis of site.
6. Notwithstanding the details of facing materials set out on drawing No. FNH 87/P/01 dated January, 1990, a schedule of materials to be used on external surfaces

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the use of these materials shall be strictly adhered to.

7. Std. Cond. 56 - Landscaping scheme - details/implementation.
8. Std. Cond. 65 - Details of means of enclosure.
9. Std. Cond. 66 - Details of screening.
10. Details of the surface treatments proposed for the proposed communal parking courts and access thereto shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The agreed surface treatments shall be provided to the satisfaction of the Local Planning Authority in accordance with the requirements of Condition 3 above.
11. Std. Cond. 78 - Permitted development restrictions - garages.
12. Std. Cond. 81 - Retention of window pattern.
13. Std. Cond. 98 - Removal of buildings.
14. All construction traffic involved with the development hereby permitted shall access and egress the site only by way of the existing access road leading to the Swaines Industrial Estate. No construction traffic shall gain access or egress from the site via Barbara Close/Roche Avenue or Parklands.
15. Development shall not commence until a scheme for protecting the proposed dwellings from noise from factories on the Swaines Industrial Estate has been submitted to and approved in writing by the Local Planning Authority. Furthermore, the development of the site shall be in accordance with the approved scheme and works for relevant dwellings completed before their occupation.

REPORT:

Background

This revised application follows consideration of the proposal by the Matchbox Working Party on 18th January, 1990. An earlier report of the Management Team presented to the Planning Services Committee on 11th January, 1990 advised of circumstances regarding the then forthcoming Public Inquiry and the terms on which Fairview Homes PLC had agreed to its deferment.

Revisions

Arising from comments made by the Working Party the revised application incorporates :-

- (1) The inclusion of the existing industrial estate access road as an additional access to the development.
- (2) Adjustments to the siting of dwellings bordering Parklands to reflect the building line of existing dwellings in that road.

Other matters raised by the Working Party concerned :-

- (a) Measures to minimise any problems of noise in the flatted units adjacent to the railway line and the industrial estate.
- (b) The surfacing and enclosure of the parking courtyards.

On the former, discussions have taken place between the applicants's specialist advisers and the Head of Environmental Services and Condition 15 is considered appropriate.

Details of the courtyards have not been furnished but can be adequately covered by a planning condition.

Consultations

County Surveyor - Raises no objection but recommends no beneficial occupation of the site until -

- (i) removal of turning head in Barbara Close;
- (ii) alteration of priority of Barbara Close/Roche Avenue junction;
- (iii) improvement of the Ashington Road/Dalys Road/Roche Avenue roundabout;
- (iv) removal of turning head in Parklands;
- (v) all construction traffic to access and egress by existing industrial estate road;
- (vi) maximum of 300 dwellings, including existing, to be served from Roche Avenue.

The highway authorities requirements on item (iii) is not specified and clarification is being sought.

The recommendation does not relate to the internal layout of the development. These are still awaited from the County Surveyors Estates Group.

The County Surveyor considers that a suitable agreement is required, to which the Highway Authority would wish to be a party.

Anglian Water - withdraw their previous objection.

Residents/Adjacent Occupiers

Arising from the distribution of a letter explaining the reasons for the adjournment of the Public Inquiry to over 1,000 homes in the locality, individual notifications and site notices in the area, and a Public Notice of a Departure from the provisions of the development plan, some 15 letters of objection have been received.

In addition, representations have been received from four of the neighbouring industrial premises.

Residents maintain their objections to the proposals on similar grounds to those expressed by the Rochford Parish Council, with particular emphasis on access, traffic and density.

The adjacent industrial occupiers are concerned about access traffic and road safety implications arising from using the industrial estate road as a third access. They also explain that there is a potential for noise and smells from existing factories which future residents must be prepared to acknowledge if they decide to live alongside and there can be no unreasonable restriction of light to factory premises.

Much emphasis is placed on the likely conflict between industrial and domestic traffic, particularly young cyclists and pedestrians en route or returning to schools and the prospect of serious accidents occurring.

THE RECOMMENDATION

The recommendation set out above is made against the background of the submitted application details and consultation replies received to date. Further replies are awaited, notably the County Surveyor's observation on the internal layout of the estate which may require further conditions to be added.

The application has been advertised as a departure under the provisions of the Town and Country (Development Plans) (England) Direction, 1981.

3.

ROC/005/90 RAYLEIGH

LAND, LITTLE WHEATLEYS CHASE, RAYLEIGH

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT.

000413

Applicant: Beazer Homes (East) Ltd.
Site Area: 19acres (7.7ha.)
Zoning: Area of Special Restraint - Policy H8.

RECOMMENDATION: Delegate to the Director of Development to grant outline planning permission on completion of consultations subject to appropriate conditions and the conclusion of a Legal Agreement relating to the provision of road improvement works at the junction of Little Wheatleys Chase and London Road (A129).

REPORT:

Introduction

The application is an 'outline submission', seeking approval in principle to the land being developed for residential purposes. The only item of detail the applicants are currently seeking approval is the means of access to the site. An indicative sketch illustrating a possible site layout has been submitted, but this is for illustrative/discussion purposes only and does not form part of the application.

A grant of outline permission would not therefore commit the Authority to the content or layout of the development or to the indicative layout currently presented.

The application and the indicative layout were presented to the Little Wheatleys Panel on 1st March, 1990. At that meeting, it was indicated that to await completion of consultations would mean that the outline application could not be put forward for determination until the meeting of the Planning Services Committee in April. However, it would be helpful to establish the principle of the land being developed as soon as possible and before the 18th April when a Public Inquiry is due to commence regarding the development of the 'Gas Board' land to the east.

The Site

The application site amounts to 19 acres (7.7 hectares). It is included as an Area of Special Restraint in the Rochford District Local Plan and Policy H8 relating to such areas states that the land shall not be used for development until shown to be needed by a future review of the Plan. The Council is in the process of carrying out a review and has identified the site as an area for residential purposes for development in the post 1990 period.

The boundaries of the site have been adjusted to those depicted on the Local Plan to take account of the route of existing overhead power lines.

The site bounds the curtilage of the former listed building, Little Wheatleys Farmhouse which, following extensive vandalism, has been demolished. The site of the farmhouse is not in the applicant's ownership.

An existing pond is currently planned to be retained, together with boundary hedgerows and oak trees within the southern section of the site.

Public footpath 22 runs along the northern boundary of the site.

A site for a new primary school is planned immediately to the north but has not yet been the subject of a formal application by the County Council.

Consultations (Current Position)

County Surveyor - Improvements and right turn lane at Little Wheatleys/London Road junction required.

C.E.G.B. - No comments.

Fire Brigade - No adverse comments.

Anglian Water - No objections regarding foul drainage - need to agree surface water drainage arrangements.

National Rivers Authority - No objections, but surface water may require retention and treatment to ditches.

Rayleigh Civic Society - Various detail comments on access, density, communal facilities and landscaping.

M.A.F.F. - No comments.

Neighbours - Five letters of objection received from residents in Broomfield Avenue, Hanningfield Close and Bardfield Way.

Still awaiting finalisation: County Council Education Department.
Eastern Electricity.
British Rail.
County Planner (Para. 19).

CONCLUSION

The site has been identified to fulfil future housing needs during the post 1990 period.

000415

Whilst the Council has constituted a Little Wheatleys Panel to consider the proposal, the principle of the land being used for residential purposes has been acknowledged through the process of the Local Plan and the Panel is focusing its attention to the details of the proposal. A grant of outline planning permission will not prejudice the Panel's considerations and will enable the applicants to concentrate on the various matters raised by the Panel in the knowledge that the principle of the land being developed has been formally recognised.

It is accordingly recommended that the Director of Development be delegated to approve the outline application on completion of consultations subject to the completion of a Legal Agreement.

4.

ROC/099/90 HOCKLEY

REAR OF 226-264, PLUMBEROW AVENUE, HOCKLEY

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT.

Applicant: Merlin Buildings & Development Ltd.

Zoning; Area of Special Restraint.

Hockley Parish Council - Object to the application on the basis that its premature, that severe sewerage problems exist, the increase in traffic, inadequacy of social amenities such as shops and the slow rates of development of land currently with planning permission.

REFUSAL:

Std. Rsn. 3 - Areas of Special Restraint.

REPORT:

Members will recall that the application site in this case was the subject of a previous outline application (ROC/250/89) refused by notice dated 19th May, 1989. A Public Inquiry to consider this decision is due to commence on 4th April, 1990.

The current application differs from the earlier in only one respect. Approval is not now sought for siting or means of access. A detailed statement accompanies the revised application suggesting that the Authority should consider granting planning permission for development subject to no house building before 1st July, 1993 and no occupations until 1st July, 1994.

Neither of these options is considered to be acceptable. As part of the review of the Local Plan, this site has been accepted as suitable for residential development but work has been phased to commence post 1995. This policy has still to be debated in public as part of the plan making process and until then development of the site must still be assessed against local plan Policy H8, which provides that the application must be considered as being premature.

Hockley Ratepayers Association - Raised similar objections to Hockley Parish Council and, at the time of writing the report, a total of 11 objections had been received from local residents.

No comments have as yet been received from Anglian Water or the National Rivers Authority and these will be reported at the meeting.

5.

ROC/061/90 RAYLEIGH

THE KEBAB HUT, 26, HIGH STREET, RAYLEIGH

VARIATION OF CONDITION 3 OF ROC/700/84 TO OPEN MONDAY TO WEDNESDAY 12.00 NOON TO 11.30 P.M., THURSDAY TO SATURDAY 12.00 NOON TO 2.00 A.M. AND CLOSED SUNDAY.

Applicant: Michael George Wager.


Zoning: Prime Shopping; Conservation Area.

REFUSAL:

In the opinion of the Local Planning Authority, the alteration of the operating hours of 'The Kebab Hut', in particular, the extension until 2.00 a.m. on Thursday to Saturday, would be detrimental to the locality by virtue of the additional noise, disturbance and potential for nuisance created by customers remaining in the High Street until a later hour than existing.

REPORT:

It is proposed to change The Kebab Hut opening hours from 9.00 a.m. to 11.30 p.m. (Monday to Saturday), to 12.00 noon to 11.30 p.m. (Monday to Wednesday) and 12.00 noon to 2.00 a.m. (Thursday to Saturday).

 000417

Essex Police have objected on grounds of the increased potential for public disorder, as the extended opening hours would enable the premises to catch the custom provided by The Pink Toothbrush Discotheque upon its closure at 1.00 a.m. The Police object to any opening hours beyond 11.30 p.m. any night of the week.

The County Planner raises no objections, and Rayleigh Civic Society suggests that if permission be granted it should be for a temporary period of one year so that the effect may be reviewed.

6.

ROC/055/90/GD RAYLEIGH

EASTWOOD LODGE, RAYLEIGH AVENUE, RAYLEIGH

OUTLINE APPLICATION TO ERECT A SINGLE STOREY BUILDING AS AN EIGHT PLACE HOME FOR MENTALLY HANDICAPPED PEOPLE.

Applicant: Southend Health Authority.

Zoning: Residential.

RECOMMENDED: Delegate to the Director of Development pending Section 28 Notice expiry and views of County Planner (Specialist Advice). Advise Southend Health Authority that the Local Planning Authority does not wish to raise objection to the proposal subject to the following conditions:-

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. The existing trees on the frontage of the site within the area indicated by the cross-hatching, shall be retained and shall not be removed or reduced in height or spread. Any of the trees being removed without consent in writing from the Local Planning Authority or dying, being severely damaged or seriously diseased shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.
4. Std. Cond. 63 - Hedgerows to be retained.

REPORT:

Consultation via Southend Health Authority under Department of the Environment Circular 18/84 to construct an eight place home for mentally handicapped people in the grounds of Eastwood Lodge, a Grade II listed building currently used as an aged persons rest home run by the Field Lane Housing Association. It is anticipated that the Association will also administer the proposed mental care residence under the auspices of the Southend Health Authority.

One letter of objection has been received from the occupier of Elm Cottage, Warwick Road, on the grounds that the proposal is inappropriately located within an established residential area and will infringe their privacy.

7.

ROC/983/89/CC RAYLEIGH

ADJ. BROOKLANDS, HOCKLEY ROAD, RAYLEIGH

OUTLINE APPLICATION RESIDENTIAL DEVELOPMENT.

Applicant: Essex County Planner.
Acreage: 2.86 overall.
 0.57 sheltered housing site.
Density: 4.54 d.p.a. (for 13 dwellings).
Zoning: Residential; Public Open Space.

RECOMMENDATION: That the Essex County Council be informed that:-

(a) The Design Brief should be amended to confirm that any sheltered housing area as indicated in Figure 3 shall not exceed two storey. Furthermore, that the Brief draws attention to the need to comply with the District Council's policy for Private Sheltered Housing Schemes, in particular items (i), (ii) and (viii).

(b) That the following conditions, together with those recommended direct by the County Surveyor, be included on any permission issued :-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. The layout, form and character of the development hereby permitted shall be in accordance with the design criteria and building details set out in the Design Brief produced for the site by the Essex County Council.
4. Std. Cond. 56 - Landscaping scheme - details/implementation.
5. Std. Cond. 61 - Tree protection during construction.

6. The details to be submitted pursuant to Condition 1 above shall include the retention of all existing boundary trees and hedges unless otherwise first agreed in writing by the Local Planning Authority. Furthermore, the existing hedgerows and trees shall not be removed or reduced in height. Any hedgerows or trees being removed without consent or dying, being severely damaged or becoming seriously diseased shall be replaced with hedgerows of such size and species as may be agreed in writing with the Local Planning Authority.
7. Std. Cond. 53 - Materials to be used externally.
8. Std. Cond. 52 - Services - details of surface water disposal.
9. Std. Cond. 65 - Details of means of enclosure.
10. Std. Cond. 72 - Permitted development restrictions - off private drives.
11. The proposed site access road shall be laid out and constructed in accordance with the requirements of the Essex County Council Highways Department.
12. Any spoil excavated for road and foundations, etc. shall be taken away from the site for disposal.

REPORT:

The above application has been received from the County Council under Regulation 5 of the Town and Country Planning General Regulations, 1976 for deemed permission for the development of land vested in them but which it does not itself propose to carry out.

The application is a re-submission of a scheme granted outline approval by the County Council on the 28th June, 1985. This followed representations made by this Council at that time and a Member to Member site visit which led to a reduction in the site area from the original scheme by excluding land rear of 9-19, Elm Road. This land has since been acquired by this Authority as an extension to Brooklands Gardens - Public Open Space (ROC/578/89/DP).

The County Council has produced a Design Brief for the residential development of the site.

The application has been publicly advertised in the local press by the County Council and this Authority has posted site notices, notified directly some 72 surrounding households, also Stratford House Elderly Persons Home and deposited a copy of the application particulars at the local Civic Suite offices.

Design Brief

The Design Brief prepared by the County Council explains in some detail the features and characteristics of the site and the design criteria that the County suggest in producing the submitted alternative schemes. These sections of the Brief are set out below :-

EXISTING FEATURES

The Site

The site which covers an area of approximately 1.16 hectares (2.87 acres) lies north of Rayleigh's 15th century parish church and London Hill, which contains some interesting historic buildings. To the north-east, the site is bounded by proposed public open space and the north-west by gardens to the rear of properties on Elm Drive. Some new development exists alongside part of the south-western boundary. Rectory Garth access road and three storey residential development adjoins the south-eastern edge of the site.

Topography

The existing Education Offices car park stands on top of a steep embankment, from the bottom of which the ground slopes to the west and north-west. Alongside the north-west boundary of the site a greater change of level occurs where the ground slopes down to a ditch and the gardens of the adjoining properties on Elm Drive.

Views

There is an outstanding prospect to the north and north-west looking over the roof-tops of Elm Drive to the low-lying open countryside beyond, and therefore development on this site will be particularly visible from a distance. Aspects into the site from Hockley Road and London Hill are limited by existing buildings and vegetation. However, where views into the site do occur it will be necessary to achieve an attractive arrangement of dwellings.

Trees and Hedgerows

The site benefits from a number of established trees and hedgerows which in the main grow alongside the site boundaries. The trees and hedgerows which are regarded as being of high quality must be retained, and most of the existing planting should be kept as an edge to the development.

It should be noted that a group of trees - three sycamores and one ash - in the southern corner of the site have a Tree Preservation Order (ref. TPO 10/84) attached to them.

DESIGN CRITERIA

Principles of Development

The proposed layout should provide a visually satisfactory environment creating a series of attractive spaces. The proximity of the site to a Conservation Area and the prominence of the development from a distance makes it essential that the dwellings and landscape are designed to a high standard. The local vernacular building tradition should be carefully assessed so that local details, proportions and compatible materials can be reflected in any new buildings. The general principles of Essex County Council's design policies contained within 'The Design Guide for Residential Area' (1973 + 1983) and revised Highway Standards' (1980) should be followed throughout the development.

Density

This is a low density housing site and schemes should be designed for a maximum of 13 dwellings. Parking should at least accord with 'Standards for Car Parking in Essex 1987'. This requires, for houses with three bedrooms or less, either two parking spaces or one garage/garage space and one parking space; for houses with four bedrooms or more the requirement is three parking spaces per dwelling, or one garage/garage space and two parking spaces.

However it is considered that a small part of the site would alternatively be suitable for sheltered housing for the elderly. This area is on more level ground and would be within easy pedestrian reach of the town centre (approximately 0.23 hectares (0.57 acres). The density can therefore be increased to a maximum of 100 dwellings per hectare.

Again the parking provision must meet County standards. These require one space for the resident warden; and in addition one space for visitors to the warden and for staff, residents and visitors, one parking space for every two dwelling units. The sheltered scheme can take a variety of forms, for example, a two and three storey development of 1 and 2 bedroom flats or a bungalow layout of two bed units.

Layout

The site falls steeply almost from the access point towards the north and west and there are long views across the Crouch Valley. There is therefore an opportunity for an imaginative approach to a housing layout. Conventional house types will not be able to take advantage of the falls - neither will they be economic to build.



It is considered that an estate road should follow the contours on the line shown to avoid unnecessary earth works; with private drives leading down the slopes to the north and west to serve small clusters of dwellings. The sheltered scheme could use either 'Mews Court' adopted road or private access.

Access

Vehicular access to the site will be from Hockley Road via Rectory Garth. The access road into the site should be of a type 4A (Minor Access Road). The classification being as described in the 1980 'Design Guide for Residential Areas: Highway Standards'. Within the estate types 5A and 5B roads and shared private drives can be used.

Pedestrian Flows

Provision should be made for a pedestrian route to the adjoining proposed public open space to the north-east.

Public Open Space

The area edged green on the indicative layout plans has been conveyed to Rochford District Council for public open space, and will be incorporated into the adjoining Brooklands Public Garden.

Planting for Development Area

New screen planting will be required on the boundaries adjoining the Education Offices car park and alongside a length of the north-west boundary to reinforce existing vegetation. Additional tree and shrub planting within the site should be provided, where required to complete spatial enclosure.

The developer will be expected to submit a scheme illustrating the estate planting. Some semi-mature or heavy standard trees will be required and a detailed planting scheme should be prepared and approved by Essex County Council before construction commences on site. The County Planning Department is prepared to assist the developer with advice on suitable landscape treatment, however, the developer must allow for a financial commitment of an estimate of £850 per plot to be expended on new planting.

The Brief also gives guidance and recommendations on materials, detail design aspects and services.

Planning Considerations

On the former Development Plan (A.R.D.P. for Essex) the site was zoned for Local Government purposes, together with all the Brooklands Garden land.

This zoning was changed in the District Plan to reflect the changing circumstances with Public Open Space on the northern element of the former Area Education Offices and residential on the southern element. The exact boundary line between these two uses differs from that shown on the District Plan due in part to the enlargement of the Brooklands Gardens Public Open Space rear of 9-19, Elm Drive. Overall, there will be a net gain in public open space from that shown on the District Plan.

The current proposal is the same as that granted permission by the County Council in 1985, the County already having deleted three units from the proposal (some 0.58 acres) in favour of its incorporation within the public open space. This extended public open space, together with a triangular area of land rear of 21-41, Elm Drive helps create a buffer area to the dwellings on Elm Drive.

The County Council recognise the characteristics of the site and seemed to have approached their proposals in a sensitive manner by resorting to a very low density scheme allied to a detailed design brief explaining the quality and care that must be exercised to produce an appropriate development. In terms of land use the development affects the principles of the District Plan, with, in fact, a smaller area being residentially developed than annotated on the Plan. There are four preserved trees towards the southern corner of the site which can remain unaffected.

Clearly strong feelings are being raised locally against the proposal and that it should not be developed, as they were prior to the 1985 grant of consent. Although some recognise that its development is likely but express specific concerns as do Ward Members. Notwithstanding this, the County Surveyor raises no objection and his detailed on site requirements can be provided. Anglian Water Services Ltd. have no comment, but the County Council is have reserved a route across the Brooklands Gardens for a surface water drain and a condition is recommended so that satisfactory details are submitted to the Local Planning Authority.


Since the 1985 consent this Authority has adopted a Private Sheltered Housing Scheme Policy which is to be forwarded to the County Council and is incorporated within recommendation (a).

Consultations:

County Surveyor - confirms there are no objections to the proposals within the design brief subject to points of detail and conditions.

Head of Environmental Services - no adverse comment.

N.R.A. - confirms that they have been consulted direct by Essex County Council.



Rayleigh Civic Society - copy attached as Appendix 1.

Anglian Water Services Ltd. - no comment.

Neighbour Response:

The comments of the Brooklands Preservation Group are attached as Appendix 2.

Letters of objection have been received from 13 households, including three in Elm Drive, four in Rectory Garth and two in Hanover Court. The main issues raised are (a) difficulty of developing the hillside site (b) concern regarding surface and foul drainage (c) concern regarding three storey development and impact on skyline (d) Rectory Garth considered unsuitable for access to the site due to overall capacity and visibility at the junction with Hockley Road (e) overlooking and dominating properties in Elm Drive, Beech Avenue and Elm Close and (f) loss of green "lung". Other matters raised are density, A.R.D.P. zoning for Local Government, should be public open space, concern regarding disturbance during construction period, loss of light/outlook to properties in Rectory Garth/Hanover Court and existing/proposed landscaping.

Copies of all consultations and neighbour letters to be forwarded with the Authority's comments to the County Council.

8.

ROC/106/90 RAYLEIGH

52, GREAT WHEATLEY ROAD, RAYLEIGH

DEMOLISH EXISTING DWELLING AND ERECT TWO DETACHED 4-BED HOUSES WITH INTEGRAL GARAGES.

Applicant: Brian G. Dearman.
Frontage: Two plots - 9.9m. per plot.
Depth: 52.5m.
Floor Area: 186q.m.
Density: 11 d.ha. (4.4 d.a.)
Zoning: Residential.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 55 - Materials to be used - samples to be provided.

3. Std. Cond. 25 - Garage provision - prior to occupation.
4. Std. Cond. 56 - Landscaping scheme - details/implementation.
5. Std. Cond. 57 - Landscaping scheme - implementation.
6. Std. Cond. 59 - Tree and shrub protection during construction.
7. Std. Cond. 62 - Trees to be retained.
8. Std. Cond. 68 - 1.8m. high fencing to be provided.
9. Std. Cond. 74 - Permitted development restrictions - dwellings.
10. Std. Cond. 101 - Obscure glazing to specified windows.

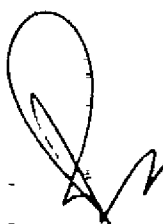
REPORT:

The applicants are seeking to demolish an existing house (52, Great Wheatley Road) and erect two detached houses in its place. The proposed new property on the western side of the site overlaps the neighbouring property (54, Great Wheatley Road) to the rear by about 4m. (13ft.) but does not go beyond the line of the existing rear back wall to 52. The proposed property on the eastern plot is set two metres further into the site and there is a large open parcel of land adjacent with a 33kv. underground cable running through it.

The proposed dwellings meet the Council's adopted technical criteria and have similar plot frontages to some well established properties within the road, including Nos. 35 and 35A. Condition 9 takes away permitted development rights to enlarge the dwelling and therefore help safeguard the interests of No. 54.

Letters of objection have been received from the occupiers of 35 and 35A, Great Wheatley Road. The material planning objections are summarised as follows :-

- cramped appearance within the site and street scene;
- overdevelopment of the site;
- additional traffic, parking and congestion problems;
- dwellings themselves are on a massive scale out of keeping with surrounding development;
- plots too narrow setting undesirable precedent;
- loss of dwelling with character;
- threat to mature trees within and adjacent to site.



Whilst the feelings of neighbouring residents are acknowledged the form of development in the vicinity is a mixture of dwelling types and plot sizes. Furthermore, the Local Planning Authority has not been supported on appeal in similar circumstances, e.g. Squirrels, Hillside Road, Hockley (ROC/129/88) where two detached chalet bungalows were allowed in place of a single detached bungalow on 5th December, 1988. In 1988 the Inspector concluded that "the main issue to be determined is whether or not the proposed dwellings would be seriously out of character with the existing properties in the area and, in consequence, would spoil the appearance of the area in general or the street scene in particular".

Any further representations received from neighbouring occupiers will be reported verbally to the meeting.

9.

ROC/144/90 RAYLEIGH

RAYLEIGH SUB-STATION, LONDON ROAD, RAYLEIGH

SINGLE STOREY EQUIPMENT BUILDING (TO SERVE TELECOMMUNICATIONS AERIALS ON AN EXISTING MAST.

Applicant: Telecom Securicor Cellular Radio Ltd.

Zoning: M.G.B.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.

REPORT:

The application site is amidst the Central Electricity Generating Board's Sub-Station to the west of the A130 and to the north of the railway line.

The existing complex is an extensive array of buildings and other apparatus, with many electricity lines and pylons converging at this point. There is also an existing C.E.G.B. mast and aerial installation, upon which the applicant is going to affix aerial equipment (which has been confirmed as permitted development under their Telecommunications Licence).

The proposed building is single storey, some 8.6m. x 5.1m. x 3.6m., sited amidst other larger buildings and apparatus.

RAYLEIGH CIVIC SOCIETY

Registered with the CIVIC TRUST

Founded 1963.

18th January 1990

X 1 Leasway,
Rayleigh,
Essex SS6 7DW. X

Director of Development,
Rochford District Council,
Council Offices,
Rochford.

*Please note
new address.*

Dear Sir,

ROC/983/89CC RESIDENTIAL DEVELOPMENT, ADJACENT TO BROOKLANDS, HOCKLEY ROAD,
RAYLEIGH.

We refer to the above application and comment as follows:-

1. The site in question is unique due to its steep contours. In view of this we hope that every effort will be made to site the properties in such a way that...
 - a) The skyline is preserved and that no sharp protuberances manifest themselves such as retaining walls and roof profiles.
 - b) Special attention is paid to surface water drainage so that properties in Elm Close, Elm Drive and other roads at the bottom of this site are not affected by water run-off and flash flood conditions.
 - c) In view of the embargo by Anglia Water on further properties being connected to the sewerage system we assume planning consent will be withheld until agreement is reached with them on this matter.
 - d) We are concerned about access to this development via Rectory Garth. The backing up of traffic along this section of Hockley Road is often very heavy making exit from Rectory Garth difficult. The sight lines need improving especially with regard to traffic coming from the Town Centre.
2. We consider the proposed layout of the properties to be reasonable. We are however concerned about the suggestion to erect 3 Storey flats.
 The design brief in paragraphs 1.1, 2.2 and 3.3 rightly extols the virtues of the site. The erection of 3 storey flats would ruin the appearance of the site due to their height on this high elevation.. Apart from this we are not convinced that this type of accommodation is suitable for sheltered housing for the elderly. Single storey or two storey flats are surely a better proposition as they would be more convenient for the elderly and more acceptable from an aesthetic point of view.
3. All trees with T.P.O'S must be retained.
4. We consider it important that all residents living around this site should be given the opportunity to comment on this application.

Yours faithfully,

K.S. Gee
K.S. Gee.

000428



BROOKLANDS PRESERVATION GROUP

11 Elm Drive
Rayleigh
Essex SS6 8AB

18th January 1990

Director of Development
Rochford District Council
Council Offices
South Street
Rochford
Essex SS4 1EW

ROCHFORD D.C
22 JAN 1990

Case Officer: John Whitlock
Application No: ROC983/89CC
Proposal: Residential Development - Adjacent Brooklands, Hockley Road,
Rayleigh.

Dear Sir,

In reply to your notice of the repeat application for planning permission by the Essex County Council to develop land as described above, we can only reiterate the regrets, fears and strong opposition expressed many times in the past to both the District and County Councils by the local community.

Being a topographically difficult site, we are very concerned indeed about the effects of development on the slopes and the land drainage problems it will create. We wish to place on record that the Developer and Builder will be held responsible for any increase in the downhill flow of surface water through our gardens.

We also wish to draw attention to the fact that the design brief as outlined by the Essex County Council disregards the fact that residents of Elm Drive would be totally overlooked if a design is adopted which allowed for a development of sheltered housing of more than two (2) floors in height. Therefore we oppose anything higher than this and would resist any attempted relaxation or increase in the density of the development.

In conclusion we express the view that because most of the residents have lived in close proximity to this site for a considerable time (up to 30 years) they are very aware of the many problems, such as drainage and land slip, which exist here. We shall, therefore, be monitoring any development that may take place to ensure that nothing happens to cause any damage to our environment.

Yours faithfully,

S. D. Scott

C. J. Collins

000429

S U P P L E M E N T A R Y

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 22ND MARCH, 1990


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

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

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

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

000430



PLANNING SERVICES COMMITTEE 22nd MARCH 1990

SUPPLEMENTARY INDEX.

<u>ITEM NO.</u>	<u>PROPOSAL</u>	<u>CASE OFFICER</u>
S.10 ROC/530/89	Construction of two stable blocks, manege and replacement access road. Hockley Downs Stables, Lower Road, Hockley.	NACB
S.11 ROC/163/90	Siting of mobile home. Hockley Downs Stables, Lower Road, Hockley.	NACB
S.12 ROC/134/90/CC	Extension to house fire escape. Albert Jones Court E.P.H., Doggetts Close, Rochford.	MDS
S.13 ROC/018/90	Outline application for nine detached chalets and three detached bungalows and garages and new access road. Rear of 27-35, Rawreth Lane, Rayleigh.	NACB
S.14 ROC/066/90	Single storey side extension to provide a treatment room, parking for 3-4 cars and vehicular crossover. 7a, Holt Farm Way, Rochford.	LG
S.15 ROC/986/89	Demolish existing building and erect a two storey office building. The Maltings, Weir Pond Road, Rochford.	MW
S.16 ROC/917/89	Outline application for residential development and access road. 107, Rectory Road, Rochford.	JAW
S.17 ROC/073/90	Change of use from furniture shop to licenced betting office. 38, Hedingham Place, Rectory Road, Rochford.	LG
S.18 ROC/109/90	Change of use from A1 retail to A2 Health, Beauty and slimming clinic. 37, Hedingham Place, Rectory Road, Rochford.	MW

000431

PLANNING SERVICES COMMITTEE

22nd MARCH, 1990

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

S U P P L E M E N T A R Y

S.10

ROC/530/89 HOCKLEY

HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY

CONSTRUCTION OF TWO STABLE BLOCKS, MANEGE AND REPLACEMENT ACCESS ROAD.

Applicant: Pandora Lyster.

Zoning: M.G.B.; S.L.A.

RECOMMENDATION: Delegate to the Director of Development to grant permission subject to the completion of :-

(i) A Legal Agreement restricting the use of the site to grazing/horse riding activities only, etc. and imposing other suitable restrictions, e.g. regarding disposal of manure, sewage, etc. and cessation of the residential use of this office building on site; and

(ii) Revisions to the submitted plans to indicate the full extent of all works proposed and existing.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 48 - Stables - burning of waste materials.
3. Std. Cond. 54 - Materials to match existing.
4. Std. Cond. 56 - Landscaping scheme - details/
 implementation.
5. Std. Cond. 14 - Access - dropped kerb crossing.
6. Std. Cond. 19 - Parking and turning space provision.

REPORT:

Members may wish to consider this and the following item together.

The planning history of the site is very complex, as some long serving Members will recall, but a brief outline of the major events would be necessary for a fuller discussion to take place.

The original block of 9 stables was built with planning permission granted in 1972 (ROC/649/71). In 1974, permission was refused for a residential caravan on the land (ROC/302/73) and the subsequent appeal dismissed. Following this a number of applications were made proposing variously: the erection of further stables and other buildings; a dwellinghouse; revised access arrangements and the siting of a residential caravan. Whilst almost all of these were refused the Authority indicated that they would give favourable consideration to a composite application (ROC/1052/76) provided a Legal Agreement was entered into. The owner/applicant at that time felt the terms of the Agreement were unacceptable to him and the application was not determined.

In 1977 a public inquiry was held into appeals against four enforcement notices and five planning decisions. In May 1978 the Secretary of State determined these appeals and, amongst other things, granted permission for the continued siting of a residential caravan subject to a condition that it should cease on or before 31st May, 1981. This was to allow other matters to be resolved and progress to be shown before permanent planning permission could be given. Several stable buildings were also allowed at this time.

A renewal of this permission for a caravan was refused and, at a subsequent public inquiry, the Inspector dismissed the appeal (in June, 1982) as he felt that sufficient progress had not been made.

In December, 1983, four enforcement notices were served to remove this caravan, and remedy three other breaches of planning control. Whilst three of these notices were complied with, one - concerning an authorised road - was the subject of legal action involving numerous court appearances - during which time the owner died. His daughter, the present applicant, took over the day to day running of the stables, although there was some doubt, for some considerable time, as to who actually owned the property. In 1988, the applicant and her partner submitted an application (ROC/642/88) to, amongst other things, regularise this matter by showing a revised line for this road. This was later withdrawn and replaced by the current application in May, 1989.

The current application has altered considerably since it was first submitted; it originally showed a new bungalow and 27 additional stables, as well as the new road and manege. The bungalow element has now been withdrawn and the number of additional stables reduced to seven. There are presently some 28 stables on site, although this includes three which are indicated on this application and seven which have been erected recently to the rear of the northern block without the benefit of permission.

To regularise the latter, it is suggested that these be incorporated into the current application and thereby bring the total of "new" stables to 14 (i.e. seven, plus seven).

The Authority's standard for stables normally required 0.5 hectares (1.2 acres) of grazing land for each stable, although the authorised number (18) for this site area (5.04 hectares - 12.45 acres) already exceeds this standard. In addition, the policy also allows for this standard to be reduced if there is a dwelling on site. As will be apparent from the above, there has been permission granted for temporary residential accommodation on site and the following item proposes a similar operation.

Furthermore, the Inspector at the 1978 public inquiry stated that additional "stabling could with advantage be sited in U form, opening to the north or west..." in order to lessen the effect on the dwelling, Su-Cris Lodge, immediately to the south. Similarly, this current proposal seeks to "square off" the existing group of stables by forming a courtyard with the new buildings. These buildings will be no nearer to the dwelling than the existing and, as such, will form a visual and sound reducing barrier as the Inspector envisaged.

The proposed access road will be sited in accordance with the standards required by the Working Party which was set up by this Committee in the 1970s to deal with this site. The Working Party required that any road to the stables be sited a minimum of 100ft. from the boundary of Su Cris Lodge.

In light of the above circumstances and the fact that a new owner (see following item) is due to take over the operation, it is felt that there is now an opportunity to visually improve a long established livery and riding school business that has been a source of numerous complaints, enforcement action, etc. over the years.

The National Rivers Authority has no objections, but suggests a method of foul sewage treatment. This issue could be covered by the above Agreement.

Other matters raised by neighbours could also be controlled by such an Agreement. For instance, the occupier of Su Cris Lodge has objected to the original application (which included the bungalow) and amongst her comments referred to disturbance caused by floodlights, late night activity on the site, cars parking close to her rear boundary, vermin, flies, various vehicles and machinery, noise from radios and people shouting, etc. Both she and the occupier of 72, Anderson Mobile Home Estate have objected to the "uncontrolled nature of the business", whilst the latter has referred also to other activities, e.g. clay pigeon shooting allowed by the present owner. The objector is therefore fearful of any further expansion of the stables and has questioned the matter of unauthorised development on the site, e.g. residential use of one of the small buildings by the applicant.

However, it has to be stated that the above two objections were raised in response to the original, far larger set of proposals. Furthermore, much of the disturbance could be overcome by restrictions within the Legal Agreement. It should also be borne in mind that a new owner is about to take over the business and is anxious to co-operate with the Authority. Whilst the existing owner is unlikely to sign such an Agreement, the new owner has indicated his acceptance in principle of the stipulations within such a document.

The Head of Environmental Services confirms that complaints have previously been received concerning noise from shooting on this site. The premises have not been licenced as a riding school for several years but, subject to proper standards of management, they should be capable of being operated as such without nuisance. No objections are raised against this development proposal.

S.11

ROC/163/90 HOCKLEY

HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY

SITING OF A MOBILE HOME.

Applicant: B. Taylor.

Zoning: M.G.B; S.L.A.

RECOMMENDATION: Delegate to the Director of Development to approve, subject to :-

- (a) The completion of consultations;
- (b) The imposition of appropriate conditions regarding landscaping, temporary permission, use of dwelling for Site Manager only, prohibiting the use of the existing office block for residential purposes, etc;
- (c) The completion of a Legal Agreement reinforcing such conditions.

REPORT:

(Members may wish to consider this item with the previous, and their attention is drawn to the report accompanying that item). The recommendation is made very much on balance and the Director is very cautious about the size of the mobile home now proposed.

000435

Although this is a comparatively new application, the applicant is very anxious to expedite an early decision in view of, amongst other things, his personal and contractual circumstances, i.e. a family man legally required to forthwith vacate his present accommodation and wishing to commence a new business as soon as the present owner departs at the end of this month.

A firm of Chartered Accountants have produced a Report on Profit and Cashflow Projections for the undertaking, indicating viability. Within this report, which was forwarded by the applicant, reference has been made to Mr. Taylor's several years experience of working with horses. He currently owns four horses and will be assisted in the enterprise by his wife and two daughters who will be leaving school during this year. A maximum of four other staff may be appointed over the next four to ten months.

Nonetheless, it should be stressed that the above projections assume some 20 - 30 further stables will be permitted on site over and above the number currently being applied for. Accordingly, the recommendation is made very cautiously and in view of the fact that viability is not entirely certain.

In view of :-

- (1) the need for full-time supervision of animals on this site;
- (2) the above report and previous item;
- (3) the history of this site;
- (4) the conclusions and various assumptions (e.g. no reduction in interest rates; further stables to be erected on the site) within the applicant's Accountant's report; and
- (5) the Green Belt policy,

it is felt necessary to restrict this proposal to a limited period which would allow the new owner/operator a reasonable period of time to prove viability and improve the site generally.

S.12

ROC/134/90/CC ROCHFORD

ALBERT JONES COURT EPH., DOGGETTS CLOSE, ROCHFORD

EXTENSION TO HOUSE FIRE ESCAPE.

Applicant: The County Planner.

Zoning: Residential.

Rochford Parish Council - no objection.

RECOMMENDATION: That the County Planner be advised that the Authority has no objection to the proposal subject to the revised plans deleting the first floor balustrade element and :-

1. The loss of existing parking spaces on which the extension is to be built and made up elsewhere on the site.
2. The proposal is located within 250m. of a landfill site. There is a low risk of methane penetration particularly where new foundation works are involved and it is recommended that the County Planner takes the appropriate precautionary measures and specialist advice as may be necessary.

REPORT:

The Council's comments are sought on a proposal to provide a modest two storey extension to the front of the building to accommodate a staircase in accordance with revised fire precautions.

The building is set on a large frontage with good separation from neighbouring dwellings.

S.13

ROC/018/90 RAYLEIGH

REAR OF 27-35, RAWRETH LANE, RAYLEIGH

OUTLINE APPLICATION FOR NINE DETACHED CHALETs AND THREE DETACHED BUNGALOWS AND GARAGES AND NEW ACCESS ROAD.

Applicant: John Pring Homes Ltd.
Frontage: 29m. (95.14ft.)
Depth: 117m. (383.85ft.)
Density: Approximately 8 per acre.
Zoning: Residential.

APPROVAL:

1. Std. Cond. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits (outline).
3. Std. Cond. 7 - Estate roads - prior construction.
4. Std. Cond. 9 - Private drives - surface finish.

5. Std. Cond. 17 - Accesses - formation of bellmouth junction.
6. Std. Cond. 21 - Car parking - multiple dwellings.
7. Std. Cond. 28 - Visibility - no obstruction within splays.
8. The garage drives and/or hardstandings indicated on the submitted drawing No. 1303.8B shall be set at right angles to the road and may not deviate therefrom by more than ten degrees.
9. Std. Cond. 29 - Visibility splays - 2.1m. x 2.1m.
10. Std. Cond. 52 - Services - details of surface water disposal.
11. Std. Cond. 56 - Landscaping scheme - details/implementation.
12. Std. Cond. 59 - Tree and shrub protection during construction.
13. Std. Cond. 62 - Trees to be retained.
14. Std. Cond. 63 - Hedgerows to be retained.
15. Std. Cond. 66 - Details of screening.
16. Std. Cond. 72 - Permitted development restrictions - off private drives.
17. Std. Cond. 77 - Permitted development restrictions - dormer windows.
18. Std. Cond. 98 - Removal of buildings.
19. A 0.5m. wide "overhang strip" shall be provided at all times as indicated on the submitted drawing No. 1303.8B and shall be kept clear of all obstructions.
20. The development hereby permitted, if implemented, shall be instead of the previous planning permission (or parts thereof) granted on 4th May, 1989 (ROC/947/88) the site of which is within the area of this present permission. At no time shall this permission and any parts of the preceding permissions be effected simultaneously.

REPORT:

Outline planning permission (ROC/947/88) for seven dwellings and garages on part of this site was granted in May, 1989. Since that time further land has been included and the present proposal indicates a layout similar along the eastern and northern boundaries to that approved. There are some important variations, however.

The two proposed dwellings on site's frontage (i.e. the northern boundary) enjoy a greater width with better spacing between each chalet than the approved. Furthermore, each building has been brought further forward thereby giving a better relationship to 29, Rawreth Lane.

On the (eastern) boundary with the rear gardens of Exmouth Drive properties, the dwelling to Plot 10 has increased isolation, whilst the bungalow to Plot 11 has an identical isolation distance to that permitted under ROC/947/88. The significant variation on this boundary involves an increase in the site's area to include a further bungalow (Plot 12). Following objections from neighbours in Exmouth Drive and concern from Ward Members, the latest revised plans now show the siting of this bungalow further away from the boundary so as to give an isolation distance greater than that achieved with Plot 11.

As stated above, neighbour objections have been received to the original set of proposals and these are summarised as follows :-

29, Exmouth Drive - increased noise and traffic in addition to development at Downhall Park will change area's character; pleased to note only a bungalow (Plot 11) to rear but considers this to be too close.

33, Exmouth Drive - objects to free standing garage to Plot 12; loss of an unoverlooked rear garden; under the impression (mistaken) that a house will be erected on the plot.

The County Surveyor has objected to the original proposal but, although no formal response has yet been received, it is now understood that he has no objection to the revised proposal subject to the imposition of various conditions in the recommendation.

S.14

ROC/066/90 HAWKWELL

7a, HOLT FARM WAY, ROCKFORD

SINGLE STOREY SIDE EXTENSION TO PROVIDE A TREATMENT ROOM, PARKING FOR THREE TO FOUR CARS AND VEHICULAR CROSSOVER.

Applicant: Dr. A.K. Sen.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Notwithstanding the details shown on the submitted plan, car parking space for at least two vehicles and access thereto shall be provided commensurate with the occupation of the building hereby permitted and thereafter used solely for the parking of vehicles connected with the surgery use and for no other purpose, details of which shall previously have been submitted to and approved, in writing by the Local Planning Authority.
4. Std. Cond. 60 - Tree and shrub planting scheme - Details/implementation.
5. Not more than one Practitioner shall hold a surgery on the application premises at any one time and no more than three staff, including the Practitioner, shall be in attendance at any time.

REPORT:

This is an existing flat-roofed single storey building, purpose built as a Doctor's Surgery in 1957. Planning permission was granted in 1986 for the layout of a parking area at the front, but this has not been implemented to date.

The proposal is for a single storey side extension to provide toilets and a treatment room. The surgery does not currently meet the required standards of the Essex Family Practitioner Committee, who therefore support the current application, which will allow improvements to be made.

The proposal seeks merely to improve the existing facilities on the site and Condition 5 above will ensure that no undue increase in activity will ensue.

Parking space for at least two vehicles could be made available at the front of the site, although the relevant car parking standard would require some four spaces to be provided. However, in view of the longstanding use of the site as a Doctor's Surgery, which provides a service for the local community, the proposal is considered acceptable subject to conditions as set out above.

In response to neighbour notification, one letter has been received stating no objections, subject to various private, non-planning matters being satisfied, but expressing concern regarding increased traffic and parking problems.

The Rochford District Access Committee for the Disabled suggests a level or ramped access and toilet facilities for the disabled.

S.15

ROC/986/89 ROCHFORD

THE MALTINGS, WEIR POND ROAD, ROCHFORD

DEMOLISH EXISTING BUILDING AND ERECT A TWO STOREY OFFICE BUILDING.

Applicant: Turner Bros. (Rochford).
Frontage: 13m. (Approx.) (42ft.)
Depth: 13m. (42ft.)
Floor Area: 58.75m. 632ft.
Zoning: Residential; Partly within Conservation Area.
Rochford Parish Council - no objection.

RECOMMENDATIONS:

1. Std. Cond. 4 - Commence in five years.
2. Space shall be provided within the site to accommodate the parking of all vehicles regularly visiting the site, clear of the highway and properly laid out and surfaced as maybe agreed with the Local Planning Authority after consultation with the County Highway Authority and such space thereafter permanently maintained solely for the purposes of parking vehicles.
3. Std. Cond. 55 - Materials to be used - samples to be provided.
4. The following treatment to elevations shall be carried out, namely, all external joinery surfaces shall have a painted finish and all external face brickwork shall be in Flemish Bond.
5. Std. Cond. 60 - Tree and shrub planting scheme - details/implementation.
6. Std. Cond. 103 - Archaeological record.
7. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

The application site lies with its western corner within the Conservation Area, the rest of it abutting it. To its immediate west is a timber yard and, to the immediate east, is a joinery works. Opposite lies a pair of semi-detached houses with a terrace of four houses to the west and Doe's agricultural equipment suppliers to the east.

The site is currently in use as a builders workshop, office with small storage yard to the rear approved as a sub-division of a larger site in about 1970 with an existing single storey structure is 4m. (13ft) deep by 8m. long (28ft.) abutting the back edge of the public highway.

A previous proposal for rebuilding the workshop and office for the builders business was refused planning permission and the subsequent appeal was dismissed but only because there was inadequate on-site provision for large vehicles (deliveries, etc.).

The Inspector further considered that such an intensification would create a traffic hazard on this part of the Weir Pond Road. The Inspector did, however, state that commercial use itself was not likely to have an adverse effect upon the residential amenity of the dwellings opposite.

The current application proposes a modest size building of sympathetic design and scale to nearby dwellings and is for a Class B1 office use, thus obviating the need for regular visits by large delivery vehicles.

As the prerequisite of this class of use is one that should be capable of being undertaken in any residential area without detriment to the amenity of that area, it will represent a gain over the existing non-conforming use and its current potential for intrusion upon the amenity of neighbouring dwellings.

Consequently, the two main issues that fall to be considered are whether the proposal complies with Council requirements for this type of development and, given that the site lies partly within the Conservation Area, whether it will make a positive contribution to the appearance of the area.

Whilst this site does not fall within the defined commercial centre of Rochford, the proposal does satisfy the objective of Policy EB6 of the Rochford District Local Plan in that it requires a non-conforming use within a residential area with one that is, by its nature, compatible.

Furthermore, it will, by virtue of its modest scale and sympathetic design of traditional dwellinghouse proportions, enhance what is at present an intrusive commercial frontage created by immediately adjoining non-conforming uses of a joinery works and timber yard which, at present, detract from the appearance of the Conservation Area. The building will have a half hipped roof and be finished in face brickwork. It will abut the east side and front boundaries of the site with an overall length of 10m. (33ft.) and 4.5m. (15ft.) deep and an eaves height of 16ft.10ins.

Access is via the shared vehicular access with the timber yard on to Weir Pond Road and the scheme shows three car parking spaces, which is one in excess of that required.

On balance, it is considered that no planning objections can reasonably be raised to the proposal given the benefit that will accrue to the visual amenity of the street scene and reduction in the potential for intrusive or obnoxious activities on this site.

Consultations:

The County Surveyor - raises no objection subject to details covered by condition.

County Planner (Specialist Adviser) recommends consent be given subject to details covered by conditions.

The Rochford District Access Committee for the Disabled, raises no objection.

Head of Environmental Services - no objections.

S.16

ROC/917/89 HAWKWELL

107, RECTORY ROAD, ROCHFORD

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND ACCESS ROAD.

Applicant: Mrs. E.E. Tipping.

Frontage: 57m.

Site Area: 0.5ha. (1.24 acres).

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development subject to appropriate conditions and a Section 52 Agreement as set out below.

000443

REPORT:

Outline planning permission was granted in 1986 for residential development of part of this site, together with adjoining land rear of Banyard Way (ROC/351/86).

The site comprises a large detached house and outbuildings and mature garden extending to 1.24 acres. Presently, Eriths builders merchants use surrounds the site on all sides, other than its extensive road frontage onto Rectory Road, some 57m. The site contains a number of preserved trees and attractive tree'd boundaries.

The current proposal is merely to establish the principle of residential development of the site, with only the means of access to the site being indicated at this stage.

Residential development is consistent with the District Plan notation and is to be encouraged subject to appropriate details to be submitted in due course.

Two earlier identical applications were refused permission in 1989, but not on matters of principle. This was due to the unacceptable details indicated at that time, on grounds of cramped layout, and proximity to the adjacent commercial use, poor enclosure, insufficient regard to preserved trees, and too many dwellings proposed. However, these detailed criticisms cannot be levelled at this current outline application and will be matters covered by appropriate conditions, informatives or future negotiations.

The County Surveyor, whilst not objecting to the principle of development of the site, recommends that there be no direct access from the site onto Rectory Road, that the access be from Banyard Way and the existing access onto Rectory Road be closed.

Members should note that the two 1989 refusals were not refused on these grounds. Also, at an appeal Local Inquiry into these refusals, Council for the appellant withdrew the appeal in favour of the current application as the Local Planning Authority were not presenting such an argument. Furthermore, the current application site does not physically abut the suggested access point off Banyard Way, that the intervening land is not in the applicant's control, but is leased to a third party which does not expire until 2034. The current site also enjoys an established access off Rectory Road.

In all the circumstances, it is not felt the County Surveyor's recommendation cannot be reasonably sustained. Nonetheless, the applicants have offered to enter into a Section 52 Agreement that on cessation of Eriths use, an alternative access to the current site will be provided from Banyard Way at which time closure of the access off Rectory Road could be pursued. Furthermore, such agreement would call for non-residential use of the land presently occupied by Eriths, on their vacating the site, and that an appropriate residential development of the site be pursued at that time (subject to planning permission).

The Head of Environmental Services reports the site is adjacent a builders merchants, which has generated complaints, but investigations have failed to substantiate a statutory nuisance.

There are two letters from local residents, one not objecting, and one objecting on grounds of busy builders merchants use, redevelopment should include the builders merchants and traffic matters.

In the light of the history outline above, Anglian Water Services Ltd. raise no objection.

INTRODUCTION

This report relates to the following two items (ROC/073/90 and ROC/109/90), the determining issue being common to both.

Both applications relate to the proposed change of use from A1(Shops) to A2 (Financial and Professional Services) of adjacent premises. The existing shop units are within the Hedingham Place development, fronting Ashingdon Road, and comprise two of five units (one of which is a double width unit) which have their main frontage to Ashingdon Road. The additional two units in Hedingham Place have their main frontage to Rectory Road. Further to the south are an additional two units which have permitted use for A1 (Shops) purposes. The relevant Local Plan policy is SAT4 which may allow non-retail uses within Local Neighbourhood Shopping Parades providing that this does not result in a concentration of such uses, and that the amenities of residential areas are not adversely affected. Of the five units in Hedingham Place fronting Ashingdon Road, two units are occupied by A1 uses and the double width unit, although currently vacant, has previously been used for the retail sale of furniture.

The proposed change of use of these two units would represent a 28.5% proportion of non-retail units within the main frontages of these seven units onto Ashingdon Road.

It is considered it would be difficult to substantiate an appeal if permission were refused as it would be difficult to argue that this represents an excessive concentration.

If permission is granted, however, it is considered that the existing vacant unit (double) should remain for A1 (shops) purposes and any proposal to change such use should be resisted.

000445

38, HEDINGHAM PLACE, RECTORY ROAD, ROCHFORD

CHANGE OF USE FROM FURNITURE SHOP TO LICENCED BETTING OFFICE
(CLASS A2).

Applicant: Coral Racing Ltd.

Zoning: Local Neighbourhood Shopping Parade.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. A suitable window display shall be permanently retained to both aspects of the unit.
3. The premises shall be used for betting office purposes or other purposes within Class A2(c) only and for no other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REPORT:

The applicants already occupy premises at 15, Golden Cross Parade, which they would seek to re-let to a retail user if possible, on transferring the existing betting office to this proposed site.

In response to neighbour notification, a letter from an adjoining business and 15 standard pro-forma questionnaires have been received objecting to :-

- increased noise, loitering and disturbance;
- unsuitable location;
- safety hazard;
- increased parking problems.

The Access Committee for the Disabled also suggests a level or ramped access should be provided, although a shopfront already exists.

Notwithstanding these objections, it is considered that the existence of a betting office in this location is unlikely to have a significant effect on the amenities of the area, and would not result in a concentration of non-retail uses in the parade.

Notably, the County Surveyor raises no objection.

37, HEDINGHAM PLACE, RECTORY ROAD, ROCHFORD

CHANGE OF USE FROM A1 RETAIL TO A2 HEALTH, BEAUTY AND SLIMMING CLINIC.

Applicant; Visage Health, Beauty & Slimming Clinic.

Zoning: Local Neighbourhood Shopping Parade.

RECOMMENDATION: Delegate to the Director of Development to approve on expiry of neighbour notifications.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 83 - Specific use restriction - use classes.
3. A suitable window display shall be permanently retained to both aspects of the unit.

REPORT:

The premises are already occupied as an A1 (Shops) use by the applicants, selling beauty and associated products displayed in the unit. However, the proposal is now not to rely on the retail sales as the dominant use, but to provide services normally associated with a health, beauty and slimming clinic.

In response to consultations, no adverse comments have been received and, again, notably the County Surveyor does not object.


DELEGATED PLANNING DECISIONS - 22nd March 1990

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

APPROVALS

- ROC/741/89 Single storey side extension at Abbotts Hall Farm, Barrow Hall Road, Great Wakering - Mike Hardy.
- ROC/881/89 Demolish garage and replace. Erect single storey side extension at 28, Church Road, Barling - Mr C. Barker.
- ROC/890/89 Single storey side extension and enclose part of grassed amenity area at 12, Osborne Avenue, Hockley - Mr & Mrs Bavenue.
- ROC/904/89 Single storey side extension at 33, Hillcrest Avenue, Hullbridge - D. Cooper.
- ROC/915/89 Single storey rear extension at 9, Trinity Close, Rayleigh - P. T. Hagon.
- ROC/973/89 First floor rear extension with pitched roof at 36, Love Lane, Rayleigh - Mr C. Craig.
- ROC/976/89 Change of use of two police houses to office at Police Station, South Street, Rochford - Essex Police Committee.
- ROC/977/89 First floor side extension over existing garage at 1, Trinity Close, Rayleigh - Mr J. Eaton.
- ROC/985/89 First floor side extension and single storey front extension at Kylemore, 84, Folly Lane, Hockley - Mr William McGrath.
- ROC/988/89 New pitched roof to incorporate rooms in roof at 11, Highams Road, Hockley - A. Lane Esq.
- ROC/2018/89/LB Single storey side extension at Abbotts Hall Farm, Barrow Hall Road, Great Wakering - Mike Hardy.
- ROC/2025/89/LB Demolish garage and replace. Erect single storey side extension at 28, Church Road, Barling - Mr C. Barker.
- ROC/035/90 Demolish garage & add single storey side extension to incorporate new garage and kitchen at 26, Willow Drive, Rayleigh - Mr & Mrs C. Jagger.
- ROC/040/90 Detached garage at 76, Rochford Garden Way, Rochford - Brian Akerman.
- ROC/044/90 Alteration of shop front for installation of automatic teller machine at 32, High Street, Rayleigh - Nationwide Ang. Buil. Soc.

000448




APPROVALS (Cont.)

- ROC/047/90 Single storey rear extension at 4, Broadlands Avenue, Rayleigh - Mr & Mrs J. Fearon.
- ROC/052/90 Porch to side of dwelling at 76, Helena Road, Rayleigh - Mr A. W. Smith.
- ROC/054/90 Front dormer at 5, Harrow Gardens, Hawkwell - N. Smith.
- ROC/2001/90/LB Refurbishment and alterations to existing dwelling, & erect 1.8m High boundary wall at 8, Weir Pond Road, Rochford - Mr K. J. Massow.
- ROC/889/89 Two storey side and front, single storey rear extensions at 24, Church Road, Barling - Mr & Mrs G. Logan.
- ROC/009/90 First floor rear extension, rear conservatory and front porch at 17a, Dalys Road, Rochford - Mr Haggar.
- ROC/918/89 Two storey side extension incorporating existing garage and single storey rear extension at 14, Belvedere Avenue, Hockley - Mr & Mrs J. T. Weiff.
- ROC/017/90 Demolish existing garage and erect single storey side extension to incorporate garage & new vehicular crossover at 33, Rawreth Lane, Rayleigh - Mr & Mrs S. E. Tryhorn.
- ROC/058/90 Single storey rear extension at 78, Somerset Avenue, Rochford - Mr Evison.
- ROC/072/90 Pitched roof single storey rear extension and side garage at Elm Lodge, Barrow Hall Road, Wakering - L. Brumby.
- ROC/075/90 Demolish existing garage and porch and add new garage and porch at 35, Great Wheatley Road, Rayleigh - Mr & Mrs B. Parsons.
- ROC/081/90 Front and rear dormers at 59, Clyde Crescent, Rayleigh - Mr & Mrs Stanford.
- ROC/090/90 Extend garage to front and add front porch at 226, Eastwood Road, Rayleigh - Mr & Mrs J. Massey.
- ROC/095/90 Single storey rear extension and replace garage at 'Alerogan', Barling Road, Great Wakering - Mr & Mrs R. A. Buller.

REFUSALS

- ROC/161/89 Vehicular crossover Adj. pumping station, Stambridge Road - Mrs J. A. Hill.
Reason: Detrimental to highway safety.
- ROC/905/89 Outline application to erect 3-bed bungalow and part integral garage Adj. Birch Lodge, Anchor Lane, Canewdon - Mr J. Clarke.
Reason: Excessive development in the M.G.B.
- ROC/994/89 Two storey rear extension and rooms in roof at 52, Sandhill Road, Rayleigh - Mr & Mrs Hunter.
Reason: 1) Dormers too bulky and out of character.
 2) Rear dormer fails to provide a substantial roof verge.
- ROC/1004/89 Two storey side extension incorporating integral garage at 9, Ambleside Gardens, Hullbridge - Mr & Mrs Hoskins.
Reason: 1) Excessive in size and scale.
 2) Increased noise and disturbance.
- ROC/004/90 Outline application to erect a 4-bed detached house with garage Adj. Pulpits Farm House, Greensward Lane, Hookley - R. Browning.
Reason: 1) Excessive development in the M.G.B.
 2) Adversely affect the open countryside.

000450



DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/EXTENSIONS

DATE: 22.3.90

PLAN NO.	ADDRESS	DESCRIPTION
90/24	33, HILARY CRESCENT, RAYLEIGH.	PROPOSED FIRST FLOOR SIDE EXTENSION.
90/44	'KERENSA' 33, RAWRETH LANE, RAYLEIGH	PROPOSED SINGLE STOREY GARAGE, HALL AND CLOACKROOM EXTENSION.
90/48	5, HARROW GARDENS, HAWKWEEL.	ADDITIONAL BEDROOM IN ROOF.
90/50	39, MANSTEAD GARDENS, ROCHFORD.	PROPOSED ALTERATIONS AND ADDITIONS.
90/51	'ELM LODGE' BARROW HALL ROAD, WAKERING.	EXTENSION AND ALTERATIONS.
89/294	69, PHILBRICK CRESCENT WEST, RAYLEIGH.	PROPOSED REAR EXTENSION TO LOUNGE & KITCHEN SPACE.
90/12	61, THE CHASE, RAYLEIGH.	GROUND FLOOR REAR EXTENSION & ERECT PRECAST CONCRETE GARAGE.
90/13	165, MAIN ROAD, HAWKWEEL.	FIRST FLOOR EXTENSION AND PITCH ROOF.
90/21	55B, Victor Gardens, Hockley.	Rear lounge & bedroom extension. Rebuild garage with bedroom over and new porch and toilet.
90/42	3, Brays Lane, Ashington.	Dining room and kitchen.
90/54	35, Great Wheatley Road, Rayleigh.	Proposed garage and porch.
90/60	14, Hartford Close, Rayleigh.	Single storey rear extension.
90/76	'Alerogan' Barling Road, Great Wakering.	Single storey rear extension.
90/120	Plot 2. Home Farm, Common Road, Great Wakering.	Construction of five bedroomed detached dwellings.
90/123	301, Ashington Road, Rochford.	Extension to sun lounge.
90/23	Franklin Jays Yard, Rawreth Industrial Estate. Off Rawreth Lane.	Ready mix concrete plant & Associated drainage.
90/55	1, Richmond Drive, Rayleigh.	Two storey extension and internal alterations.
90/74	Raytel House, Brook Road, Rayleigh.	Erection of a raised platform floor.
90/83	263, Rectory Road, Hawkwell.	Side and rear extension. Dormer extension.
90/87	54, Banyard Way, Rochford.	Garden store and re-placement window.
90/91	18, Western Road, Rayleigh.	Single storey rear extension.
	25, The Paddocks, Rayleigh.	Proposed additions.

000451

APPROVALS/ ~~DATE~~

PLAN NO.	ADDRESS	DESCRIPTION
90/22	5, SOUTHWOOD GARDENS, RAYLEIGH.	SINGLE STOREY REAR EXTENSION.
90/125	62a, WOODLANDS ROAD, HOCKLEY.	NEW KITCHEN WINDOW.
90/145	2, DERBYDALE, ASHINGDON.	PROPOSED 14m2 EXTENSION TO KITCHEN AND UTILITY ROOM.
90/146	65, ALEXANDRE ROAD, ASHINGDON.	PROPOSED EXTENSION TO GARAGE AND PORCH TO FRONT.
90/20	OLICANA, MAGNOLIA ROAD, ROCHFORD.	STABLE BLOCK.
90/33	CHRISTCHURCH, THE UNITED REFORMED CHURCH, CROWN HILL, RAYLEIGH.	SINGLE STOREY SIDE EXTENSION.

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DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONS

DATE: 22.3.90

PLAN NO.	ADDRESS	DESCRIPTION
89/908	9, AMBLESIDE GARDENS, HULLBRIDGE.	TWO STOREY SIDE EXTENSION FORMING FAMILY LIVING ACCOMODATION.
90/2	44, STATION CRESCENT, RAYLEIGH.	ALTERATIONS AND FORMATION OF ROOM IN ROOF
90/5	38, STANLEY ROAD, ASHINGDON.	ADDITIONAL STOREY TO BUILDING.
90/7	REAR OF 16-17, BELCHAMPS WAY, AND FRONTING THE WESTERINGS, HOCKLEY.	ERECT DETACHED DWELLING WITH INTEGRAL GARAGE.
90/14	30, OXFORD ROAD, ASHINGDON.	ROOMS IN ROOF.
90/9	2, THE HYLANDS, HOCKLEY.	EXTENSION TO KITCHEN WITH BATHROOM OVER.
90/15	30, ELMWOOD AVENUE, HOCKLEY.	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION.

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DELEGATED PLANNING DECISIONS AS PER WEEKLY LIST NO. 1.

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

- ROC/062/90 Single storey rear extension at 29, Brook Road, Rayleigh - Castle Printing Company. REFUSED.
- ROC/082/90 Outline application to erect two bungalows with private drive access rear of 26A to 38, Seaview Drive, Gt. Wakering - Cripps Bros. Ltd. REFUSED.
- ROC/053/90 Construct 2 new windows at first floor level on front elevation at Downhall Telephone Exchange, London Road, Rayleigh - British Telecom P.L.C. APPROVED.
- ROC/091/90 Two detached 4-bed houses with linked garages at 23a, Highams Road Hockley - Mr S.R. Lee. REFUSED.
- ROC/901/89 Detached 1-bed bungalow with integral garage at Adjacent 17, Philbrick Crescent East, Rayleigh - Mr A. Church. APPROVED.
- ROC/041/90 Alterations to shopfront to form new entrances onto Ashingdon and Rectory Road at Hedingham Place, Rectory Road, Rochford - D.L. & P. Luck Ltd. REFUSED.
- ROC/919/89 Erect 2 glasshouses for the sale of plants etc., use barn and ancillary display area for sale of garden sundries, car park and childrens play area at Morley Nurseries, Southend Road, Gt. Wakering - B.A. & A.M. Wright. APPROVED.
- ROC/064/90 Rear staircase at 456, Ashingdon Road, Ashingdon. (Nutan Pharmacy) - Nutan Pharmacy. APPROVED.

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19/11/90