

Environment Overview & Scrutiny Committee – 17 December 2003

Minutes of the meeting of the **Environment Overview & Scrutiny Committee** held on **17 December 2003** when there were present:-

Cllr P K Savill (Chairman)
Cllr C A Hungate (Vice-Chairman)

Cllr C I Black
Cllr Mrs R Brown
Cllr T E Goodwin

Cllr K H Hudson
Cllr P F A Webster

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P A Capon

SUBSTITUTES

Councillor T G Cutmore

OFFICERS PRESENT

S Scrutton - Head of Planning Services
A Meddle - Team Leader (Local Plans)
J Bostock - Principal Committee Administrator

594 MINUTES

The Minutes of the meeting held on 3 December 2003 were approved as a correct record and signed by the Chairman.

595 REPORT ON REPRESENTATIONS RECEIVED FOR THE ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN

The Committee considered the report of the Head of Planning Services which summarised the representations received to the Rochford District Replacement Local Plan and set out proposed responses to them.

Members reviewed the report on a page by page basis. Responding to questions, officers advised as follows:-

Overall Housing Provision (HP1)

- Any site, including brownfield, may make a contribution to diversity given the presence of protected species.
- An element of flexibility is usually built into residual dwelling requirements.

Housing Site Allocation (HP2)

- Objections are sometimes lodged by respondents pointing out the failings of one site to try and increase the likelihood of their own site being included.
- Any development associated with the Rochford Primary School site would have to be the subject of a full flood risk assessment.
- Information on the nature of the Old Nursery Consortium could be supplied to an individual Member.
- It is for the Council to show clearly that it can fulfil the housing allocation as identified in the adopted structure plan.
- The date 2011 should be referred to in the second paragraph on page 6.7, not 2021.
- With regard to the Stambridge Mills site, an allocation of “B1” would relate to offices or light industrial use. If the site is not allocated for residential development, it is not believed that there would be a requirement to identify an alternative site for residential use.

Design Statements (HP4)

- The proposed wording under Policy HP4 accorded with the suggestions from Go-East.

Rural Exceptions (HP10)

- “The Protection of Biodiversity Interests on and surrounding the site” could be inserted as v under Policy HP10.

Flatted Accommodation (HP12)

- Reference to the soundproofing of flats could be included in the lowercase text.

Mobility Housing (HP14)

- The term “lifetime” relates to homes that can fulfil the requirements of two or more generations at any point in time.

Sub-division of Dwellings (HP17)

- Reference to soundproofing could be included in the lowercase text.

Permitted Development Rights (HP20)

- The Planning Authority can have no influence on the withdrawal of permitted development rights being made retrospective.

Enclosure of Grass Verges (HP21)

- There have been incidences when verge enclosure has brought community benefit. For example, a resident can agree to keep a verge clear so that it does not become an amenity problem.

Gypsy Sites (HP23)

- An evaluation of the policy has been undertaken as part of the local plan review. No issues have been identified.

The Extension of Domestic Gardens (R7)

- The proposed policy does not preclude hedging or fencing. Each case should be decided on the circumstances. Greenbelt encroachment is an ongoing challenge.

Farm Diversification (R10)

- Protection for species such as bats and owls is contained within the Wildlife and Conservation Act.

Special Landscape Areas (NR1)

- The recommendation would be adjusted to reflect officer comments within the report.

Sites of Special Scientific Interest (NR7)

- The officer's recommendation should read 'deleted', rather than 'amended'.

Table 2.1 (Housing)

- The urban capacity housing provision table would be adjusted to reflect any changes in residential allocation.

Rural Settlement Areas

- There is a fundamental difference between the nature of the Ashingdon Park Estate and areas identified for rural settlement.

The Local Context

- Unless a specific route is allocated, no blight could be associated with the reference to a limited bypass.

Touring Caravans and Tents

- This policy does not affect certified locations or permitted development rights.

Creation of Intertidal Habitats

- The term "retreat" should be replaced with "managed realignment".

Water - Drainage

- On-site attenuation was an increasing requirement.

Renewable Energy

- The Authority has a policy relating to renewable energy (Policy UT3).

Education

- The term "will " could be replaced with the term "may " in the penultimate sentence of the recommendation.

Southern Rayleigh Proposals Maps

- Work was underway to improve the location maps. Comments received had been of great assistance in this regard.

Prison Site

- A number of issues could be associated with any proposals for a new prison. Whether the prison service could compulsorily purchase land would need to be clarified.

With regard to housing allocation at the Stambridge Mills site, the Committee agreed a motion, moved by Councillor K H Hudson and seconded by T E Goodwin, that the proposed designation for residential development should be removed in favour of a B1 allocation (offices or light industrial).

The Committee also agreed the following:-

- That the term "ecological" should follow "landscape" under HP3i (moved by Councillor P F A Webster and seconded by Councillor T G Cutmore).

- That reference to biodiversity and nature conservation interests should be included in policy HP4 (moved by Councillor P F A Webster and seconded by Councillor C I Black).
- That the term "and phasing" should follow the term "provision" under policy HP6 (moved by Councillor C I Black and seconded by Councillor P F A Webster).
- That the term "ensure" should be retained in the third line of policy HP6 (moved by Councillor C I Black and seconded by Councillor T G Cutmore).

With regard to policy HP9, it was noted that the Leader of the Council was currently awaiting a reply from the Office of the Deputy Prime Minister on the definition of affordable housing.

The Committee extended thanks to officers for the effective presentation of the various policies.

Recommended to the Environmental Services Committee:-

That, subject to inclusion of the above adjustments, the response to representations received to the policies in Chapters 2, 3 and 8, all paragraphs, proposals, maps and new policies and paragraphs for the Rochford District Replacement Local Plan (First Deposit Draft) be as outlined in the appendix to the report of the Head of Planning Services and that the proposed changes be incorporated in the Second Deposit Draft of the Plan. (HPS)

596 THE ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN - NEXT STEPS

The Committee considered the report of the Head of Planning Services on the determination of the future process leading to the adoption of the Rochford District Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That, following consideration of the representations to the first deposit, a second deposit draft of the Rochford District Replacement Local Plan be prepared and placed on deposit. (HPS)

The meeting closed at 9.05pm.

Chairman

Date