



**Rochford District
Council**

INDEX

1974

January - December

- A. Acquisition of Housing Sites 843
 Acquisition of land at Downhall and Tryndehayes Estate 1094
Agency Arrangements
 Highway Functions 119, 161, 175
Allotments
 Rawreth Shot site 413, 913, 916, 1005, 1096
 Amberley, Lark Hill Road, Canewdon 1043
Anglian Water Authority
 Sewage Programme 734
 Sewerage Schemes (visit by representatives) 917
 Appropriation of 57 South Street, Rochford 881, 955
Armorial Bearings 105, 199
 Motto Competition 341, 502, 649
Audit
 Report of District Auditor for year ended 31st March 74 1017
- B. Bailiffs Fees 614
Banking Arrangements
 Signing of Cheques 750
Boatmens & Pleasure Boat Licences
 Public Health Acts Amendment Act 1907 - Section 17, 431, 307, 739
Breast Unit for Screening by Thermography
 Lady McAdden's Appeal 315
 British Railways Bill 67, 92, 262, 316, 469
Budget
 Financial implications of the Budget 325
 District Budgets 1975/76 1001, 1164
Building Regulations - Relaxations
- (1) BR.7682 Proposed extension to 25 Victoria Avenue, Rayleigh. 526
 - (2) BR.7643 Conversion of Bungalow into Mansard Roofed House at Par-Nea, Meadow Road, Hullbridge, 527
 - (3) BR.7689 Erection of garage and ~~carport~~ ^{carport} with 2 bedrooms over at 11 Beech Avenue, Rayleigh 528
 - (4) BR.7401 Erection of covered way with bedroom above at side of 18 Parklands, Rochford 260

- (5) BR.7822 Erection of carport and garage with bedroom over at
25 Eastcheap, Rayleigh 675
- (6) BR.7865 Proposed erection of Office for Meter Cabs at
Rochford Railway Station 802
- (7) BR.8159 Proposed old peoples centre at rear of
Civic Centre, Rochford 1037
- (8) BR.8227 Proposed extension of bedroom at
29 Western Road, Rayleigh 1038
- (9) BR.8245 Erection of garage and car port with 2 bedrooms over at
11 Beech Avenue, Rayleigh 1143

Bus Fares

Concessionary for OAP's & Disabled Persons 205, 835

Fares Applications - Notice of Proceedings No.1139 -

Applications No.FR20 and 1273/9F/R93 - 604, 770

Bye-Laws

Grove Road Open Space 295

C. Capital Programme

1974-1978 22

Finance & Personnel Sub-Committee, 12

1974/75 - Locally determined schemes, 95

Progress, 596, 578

Development Services Committee, Capital Programme 1032

Housing Services Committee, Capital Programme 1047

Recreation & Amenities Committee, Capital Programme 1081

Environmental Health & Control Committee, Capital Programme 1099

Finance & Personnel Committee, Capital Programme 1114

Draft 2 of the Capital programme 1164

Car Parking

Charges 68, 1139

Commutation of spaces 164, 799

Rayleigh 336, 369

Panel 524

Hockley Woods 420

Hullbridge Car Park - Use during Winter Evenings 162, 680

The Approach, Rayleigh 679

Rayleigh Market Car Park - Request for additional payment 800

Caravan Sites and Control of Development Act 1960

Locks Hill Rochford 69

223 Main Road, Hawkwell, 304

Locks Hill Rochford, Resale of Electricity 458

Unauthorised siting of Caravan on land east of
Trinity Wood Road, Hockley 736

Cemetery at Rayleigh

Fees & Charges 63, 91

Grants of Exclusive Right of Burial 309, 742

Ministers' fees for Burials 923

Proposed Cemetery Site - Land off Rawreth Lane Rayleigh 931

Grants of Grave Space No 2071, 1106

Cemetery at Rochford

Rochford Lawn Cemetery, Grave Digging 145

Cesspool Emptying 57, 592

Christmas Illuminations at Rayleigh 1022

Churches

Tower Clock at Holy Trinity Church, Rayleigh 924

Parish Rooms, Rayleigh 974

Circulars

Development of the Environment Circular No.18/74 -
Homelessness 268, 358(a)(i), 545, 881, 1070

Improvement Grants & Circular 46/71 882

Civic Centre

New Site 77, 443

Civic Regalia 828, 1175

Community Health

Southend Community Health Council 59, 143, 427

Community Services Co-ordinating Committee - Naming of 580, 416, 204

Transport Services for the Elderly and disabled 824

Centres for People in Need 910

Composite Public Health Committee 60

Compulsory Purchase Orders

Rayleigh Grange Estate 47, 201, 271, 372, 491

Condolences

The late Mr.C.E.Osborne J.P and Doctor Sita Lumsden 837

Conferences & Courses

Annual Road Safety Congress, Eastbourne 642

Approaches to policy making in Local Government
24th/25th June, 1974 99

Essex Sports Councils, 132

(The) Chartered Institute of Public Finance & Accountancy 832

Association of District Councils 497

Rating & Valuation Association 497

Royal Town Planning Institute 497

County Council Services, 546

District Council Technical Association, 102

Environmental Health Congress 214

Eastern Sports Council 133

Institute of Housing Managers - Annual Conference
and exhibition 213

Institute of Municipal Engineers 216

Institute of Local Government Studies 101, 211, 831

National Housing & Town Planning 635

Royal Society of Health 215, 16

Road Safety Congress 642

Royal Institute of Public Administration Study Course in Collective
Chairmanship for Committee Chairmen 212

Royal Town Planning Institute & the Institute of Local Government
Studies 507

Social Services County Conference 156

Town and Country Planning Weekend School 1974 660

National Playing Fields Association 723

County Sports Conference of Essex Local Authorities 818

Conference of Essex Sports Councils 819

Home Safety Conference Chelmsford 820

County Social Services Conference 20th May 1975 833

Institute of Local Government Studies - Seminar for Councillors 959

Association of Public Health Inspectors Weekend Seminar 1160

Royal Society of Health Congress Eastbourne 1161

Confidentiality of Information 996

Conservation in the District

Essex Towns and Villages 100

Rochford 456

Contracts

Contract Progress 543, 697, 720, 1090, 1101

Completion of Contract 530 (RHDC) - Rectory Road
Playspace, Car Park & Land Drainage 407

Contract 611 • Purchase of Motor Roller, 415, 777

Contract 613 - Purchase of 22cwt CF Truck, 486

Contract for Seeds & Fertilizer 501

Contract 612 - Purchase of Refuse Vehicle, 517

Contract 608 - Purchase of Bedford 18cwt Workabus, 611

Contract 616 - Purchase of Bedford Tipping Truck, 612, 935

Contract 609 - Conversion of officers to Members Centre at
rear of 24 South Street, Rochford, 645

Contract 605 - Redevelopment of Malting Villas Estate
and 495 1058, 351, 381, 652

Contract 619 - Partitioning of typists Centre at Council
Offices, Rochford 771

Contract 618 - Repairs to roof at Council Offices
Rayleigh 778

Contract 622 - Council Offices Rayleigh - Demolition &
reconstruction of brick wall at rear 936

Contraventions

- (1) Unauthorised use of land for repair & maintenance of
vehicles at Northlands Farm, High Road, Hockley 259, 453
- (2) Unauthorised workshop for vehicle repairs at Warren Boarding
Kennels, Durham Road, Hawkwell, 529
- (3) Use of land adjoining Doric Lodge, Lincoln Road, Hawkwell,
461, 529, 588
- (4) Alleged Contravention - Use of Premises at rear of
15/17 Main Road Hockley 311, 462, 530
- (5) 8 East Street Rochford ~~658~~⁶⁵⁸, 865
- (6) Mac's Garage Eastwood Road, Rayleigh 658
- (7) 297 Little Wakering Road 676
- (8) The Priors, Woodside Chase, Hawkwell 676
- (9) 76 Main Road, Hawkwell 676
- (10) Prittleview, The Drive, Rayleigh 806
- (11) 92 Main Road, Hockley 806
- (12) South Fambridge Works, Ashington 968

(13) Planning Contravention - Land adjoining The Firs,
Eastwood Rise, Eastwood 985.

(14) The Ramblers, Eastwood Rise, Eastwood 986

Council and Committee Meetings

Admission of Members of the Public to Meetings 20

Appointment of Vice-Chairman of the Council 1974/75 234

Appointment of Chairman of Policy and Resources 1974/75 235

Appointment of Chairman's Chaplain 236

Record of attendances by Members 1973/74 237

Appointment of Standing Committees 238

Appointment of Chairmen & Vice-Chairmen of Committees 1974/75 239

Appointment of Members to serve on Policy and Resources 240

Appointment of Chairmen & Vice Chairmen of Committees
(243 to 253 inclusive)

Appointment of Performance Review & Land Sub-Committee 240

Cycle of Meetings 107

Procedure at Meetings 108

Constitution of Committees 219

Dinner - Appointment of Dinner Sub Committee 289, 418

Delegation of Powers to Committee 308

~~Appointment of Chairman of the Council 1974/75 233~~

Finance & Personnel Sub Committee 232

~~Formulation and Control of Policies 838~~

Grange and Rawreth Development Panel 525

Land Sub-Committee visit to Members Centre 115, 75, 189

Constitution of Development Services Committee-Notice of

Motion Councillor B.A.Crick 230

Procedure at Council Meetings 108

Provision of Refreshments 19

Appointment of Chairman of Performance Review and Land Sub 495

Review of Council Services 960

Terms of Reference & delegation of powers to Standing Committees &
Sub-Committees 241

Timetable of Meetings 242

Standing Orders Sub-Committee 198

Special Meeting of the Development Services Committee 672

Future Programme of the Sub-Committee 712

Rayleigh Council Chamber Members seating 829

Terms of Reference of the Development Services Committee 993

Council Seal 1159

Committee Structure and Incidence of Meetings 1011, 1165

Council Equipment

Vehicles and Plant--Painting 472

Council Officer & Depots - Rochford & Rayleigh

Use of offices by District Council 23
Office opening hours from 1/4/74 37
Office accommodation, Rochford 615
Office Cleaning, Rochford 184
Accommodation at Rochford for Chairman 711
Castle Road Depot 825, 956
Council Site Visits 577, 547

Councillors

Resignation of Councillor R.M.Warren, 195
Chairman's thanks to Members 123, 168
Chairman's allowance 1974/75, 508
Absence from Meetings 6
Appointment of Chairmans & Vice-Chairman of Committees -
See Council & Committee Meetings
Chairman's Authority, 534
Proposed Members Centre 75, 189, 442
Members Allowances 173, 506, 632, 830, 840, 997
Vice Chairman's Allowance 1974/75 634
Welcome to Chairman 227
Councillor N.A.Grove 716
Councillor A.R. Mutimer 907
Councillor Miss E.M.Leggatt 929
Institute of Local Government Studies - Seminar
for Councillors - 959
Resignation of Councillor Offwood as Chairman of Policy & Resources 1016
Resignations of Councillors Biggs, Offwood & Shields 1172
County Development Plan 1st Review 876
Crouch Harbour Bill 202, 1163
D Date Processing Requirements 7, 32, 98, 481, 834
Delegation of Powers - Summer Process 654
Development Control
Consideration of applications & Delegation to officers 70

Ditch Piping - Public Health Act 1936 Section 262 & 263

End View, The Esplanade, Hullbridge 331

E Elections and Electoral Arrangements

Election of District Councillor - Hockley West Ward, 496

Initial Review of District Electoral Arrangements 505, 998, 1174

Emergency Restrictions

Fuel & Lighting 30

Enforcement Notices

Carter and Saunders Farm, Rawreth Lane, Rayleigh 464

Essex & Hertfordshire Provincial Councils, Hockley
Authorities' Services, 39, 613

Essex and Herts Joint Training Committee 764

Essex County Council

Act 1952 Section 47 365, 382

Information Service 94

Financial Regulations & Standing Orders 106

Flooding

Pooles Lane, Hullbridge 575, 58

Lower Road, Hullbridge 1108

Food Complaint

1. Food Complaint RA/FC/5 - Stone in Baked Beans, 594
2. Food Complaint RA/FC/13 - Mouldy Pork Pie 743
3. Food Complaint RA/FC/19 - Wasp in jar of
thick cut marmalade 1102
4. Food Complaint RA/FC/20 - Mouldy Madeira Cake 1103
5. Food Complaint RA/FC/21 - Wasp embedded in scone - 1104
6. Food Complaint RA/FC/22 - Beetle in loaf of bread 1105

Footpaths and Bridleways

Creation of Public Footpath, Keswick Avenue to Pooles Lane,
Hullbridge, 367

Diversion of Public Footpath 46 - Rayleigh Highways Act 1959, 258

Diversion of Public Footpath 13 - Parish of Ashington, 455, 659, 970.

Diversion of Public Soil Sewer - Purdeys Way, Rochford 591

Foreign Currency Borrowing 473

Future of South-East Essex 673, 849

G Grange & Rawreth Development Panel 975

Grants to Organisations

Citizens Advice Bureau, 11

The Essex Naturalists Trust, 504
 Old Peoples Welfare Committee for Rochford Rural District 185
 Playground Equipment - Foulness Island 406
 Requests for Grants 605 -
 Rochford Sports Club - Tennis Section 756
 New Rayleigh Choral Society 757
 Catholic Marriage Advisory Council - Southend-on-Sea 937
 Royal British Legion 946
 Rawreth Parochial Church Council 1119
 Rochford CAB 1120
 National Conservation Corps 1121
 Essex Archaeological & Historical Congress 1129

H Hackney Carriages

Licensing & Control of Hackney Carriages 426, 732, 921, 922
 Halsbury's Statutes of England 470

Highways 1033

Temporary Closure of Beeches Road/Watery Lane 979

Historic Buildings

Local Authorities (Historic Buildings) Act 1962 -
 Grants for the repair of buildings of Special Architectural or
 Historic Interest 380, 551

11,15 & 17 High Street, Great Wakering 686, 702

Barling House, Harling Magna 694

Application for grant, 10 Weir Pond Road, Rochford 1054

Home Loss Payments

23 Locks Hill Caravan Site, 689

70 Lower Road, Hullbridge, 690

Hope Cottage, Beke Hall Chase, Rayleigh 1052

19 Folly Lane, Hockley 1052

34 Hambro Hill, Rayleigh 1053

Home Safety 61,62, 305, 428

House Purchase Loans

Loans approved 386

Arrears 387
 Operation 389, 157
 No.2412 390
 No.2457 625
 Local Government Act 1974 603
 Scheme for Mortgage advances 14
 Supervision of Scheme II 444
 Local Authority Advances 639
 Suspension of Scheme 2 353
Housing
 Adaptation of house for handicapped tenant 554
 Management Policy 152
 Council House, 3 Highmead, Rayleigh 393, 556
 Council Houses, Replacement of Metal Window Frames 558
 Essex Housing Consortium - Architectural Discussion Panel, 391
 Methods of Rent Collection 43
 Housing for Teachers & Social Workers 154
 Home Loss Payment, 17 Folly Lane, Hockley, 269
 Home Loss Payment "Ardleigh" Windermere Avenue
 Hullbridge 549
 Housing Programme 61/67 North Street, Rochford 538
 6 sites Rochford Town Estate 539
 Hambro Hill, Rayleigh 540
 Anchor Lane, Canewdon 541
 Housing Need 544
 Modernisation of Council Dwellings 20/54 (Evans)
 Hambro Hill, Rayleigh 394, 510
 Naming of Old Persons Scheme, Spa Road, Hockley. 555
 Warden & Deputy Warden, Spa Court, Hockley 609
 Housing for Teachers & Social Workers 154
 Assistance to Housing Associations 688, 893
 Housing Survey 1974 741
 Housing Needs of the Physically Handicapped 783

Housing Policy Matters:-

Owner/Occupiers, 784, 894

Applicants without residential qualifications 785

H.M.Forces 786

Review of Cases 787

Former Tenants 788

Retired Workers in Tied Accommodation 789

Applicants to other Authorities 790

Acquisition of Housing Sites 792, 843, 897, 1007, 1069

Vehicular Crossing and Hardstandings Nos.1-12 Goose Cottages,
Chelmsford Lane, Rawreth 816

Redevelopment of Anchor Lane - Council Dwellings, Canewdon
(Rear Gardens) and future similar schemes 892

Acquisition of Industrial properties for Housing Purposes 895

Acquisition of Housing - Brougham Close,
Great Wakering 896, 1008, 1021, 1067, 1077

Proposed development of land at Hockley Road, Rayleigh 898

Housing Repairs and Maintenance 899

Housing Revenue Account, Supervision & Management 939

Housing Rents - Policy 1048, 1149

Rent Arrears, Rebates etc. 1060, 1061

Rochford Garden Way Estate 1062

Guildway Housing, Lodge Close, Rayleigh 1063

Housing Site - Lavers, Hockley Road, Rayleigh 1068

Homelessness 1070

Sale of Private Houses to the Council 1071

Re-roofing of 26/28 Olivers Crescent, Great Wakering 1073

Administration of Council Housing 1153

Housing Waiting List

Including Special consideration of applicants, H.M. Forces,
Owner/Occupiers etc. 396, 397, 398, 399, 400, 561, 562, 563, 564,
565, 274, 275, 276, 277

Selection of Housing Applicants 698, 699, 894, 989, 1020

Housing Points Scheme 1072

Hullbridge Foreshore Joint Management Committee 576

Hypermarkets 627, 261, 343, 460, 358(g), 969

I Improvement Grants - Discretionary & Standard

8 Ravenswood Chase, Rochford, 267

Carter & Saunders Farm, Rawreth Lane, Rayleigh 550

Financial Assistance towards cost of improvements & conversions, 151

Catherine Villa, Larks Hill Road, Canewdon 691

17 Great Wheatleys Road, Rayleigh ~~492~~ 692

24 Rochefort Drive, Rochford 693

Improvement Grants and Circular 46/71 882

10 Gladstone Road, Hockley 883

296 Little Wakering Road, Barling Magna 884

82 Orchard Avenue, Hockley 885

The Old World's End, Paglesham 886

Kendale, The Drive, Rayleigh 887

23 Alexandra Road, Great Wakering 888

1 Mill Coattages, Battlesbridge 889

43 Rayleigh Avenue, Eastwood 890

2 Central Avenue, Hockley 891

10 Weir Pond Road, 1055

2 Pooles Lane, Hullbridge 1056

26 Hawkwell Park Drive, Hawkwell 1057

Interest Rate, Review 388

K Kings Hill, Rochford, Land Granting Weir Pond Road, Rochford 440

L Land

Hambro Avenue, Rayleigh 439

Land fronting Weir Pond Road, Rochford, Kings Hill, Rochford 440

Land in Holyoak Lane, Hawkwell 292

Land Seaview Drive, Great Wakering 542, 1066

Land North & South of London Road, Rayleigh 489

Land at rear of 65 Queens Road, Rayleigh 548

Land Acquisitions - Tithe Rent charges 76

Purchase of Land by the GLC outside London for Housing Development 163

Land in Regents Close, Rayleigh 696

Land at the junction of South Fambridge Road and Arundel Road, Hookley 1006

Land at the junction of Brooklyn Drive/Downhall Road, Rayleigh 1064

Listed Buildings

11-17 High Street, Great Wakering 978

Local Government

Essex Local Government Finance Booklet 1974/75 749

Conduct in Local Governemtn 813

M Maplin

Development Authority 24,33

Surface Corridors 66

Meals on Wheels 755, 1118

Meeting with Directors, Performance Review and Land Sub-Committee 1011

Members Centre

Visit to proposed members centre 75

Membership & Representation on other organisations

Association of District Councils 15, 103, 210, 347

Council for the protection of Rural England 345, 457

Freight Transport Association Ltd., 500

Guild of Help & Citizens Advice Bureau, 17

Local Government Personnel & Management Services Group 637

Memberships & Subscriptions 206

National Playing Fields Association 346

National Society for Clean Air 429

National Housing & Town Planning Council 636

Council for the Protection of Rural England 345

Representation on Outside Bodies 208, 499

Victoria History of the County of Essex 207

Hullbridge Community Association 821

Association of Neighbourhood Councils 822

Area Museums Service for South Eastern England 823, 991

The Eastern Road Accident Prevention Federation 836

Bradwell Nuclear Power Station - Local Liaison Committee 990

Essex Area Health Authority & District Councils -
Joint Consultative Committee 992

The Roach Area Fairways and Conservation Committee 1089

Mill Hall and Castle Hall

Regular Social functions 417

Noise Nuisance 419

Management Procedures 52

Rayleigh Old Time Dance Club 282

Staff - R Sims Head Barman 322, 350, 360

Mill Hall, Castle Hall & Recreation Centre 728

Staffing Arrangements 763

Damage to Castle Hall 1093

Mineral Working in Essex 368

Music and Dancing Licencing

Creeksea Ferry Hotel, Wallasea Island 597, 925

N Naming of Streets

Development adjacent to 162 Plumberow Avenue, Hockley 332

Development on North side of Seaview Drive, Great Wakering 1036

National Health Service Reorganisation - Appointment
of Alternative District Community Physician 587

North Thames Gas - Display 905

Notice Boards

Market Square, Rochford 333

Notice Boards in the District 409, 995, 1087

Notice of Motion - Rent Rebates 1176

O Open Spaces

Grove Road, Open Space 294, 295, 412

Hockley Woods Open Space 287, 288, 1083

Public Open Space - Land at Caversham Park Avenue, Rayleigh 410

Pulpits Farm Childrens Playspace, Hockley 411, 579, 286

Public Open Space at The Promenade, Hullbridge -
Exchange of lands 293

Nevern Road Open Space, Rayleigh 1086

P Pail Collections 303, 1110

Parking Restrictions

Mount Avenue and Castle Drive, Rayleigh 868

Parish Councils

Successor Parish Councils 633

Concurrent Functions 814

Pedestrian Crossings

Proposed pedestrian Crossing at Ashington Road, Rochford 678

Pertinent Business 446, 709

Planning Appeals

ROC/104/73 - Storage Building, Watts Lane, Rochford 167

Erection of new first floor at 27 Wellington Road, Rayleigh
(RAY/155/73) 256

Residential Development, Goose Cottages, Chelmsford Road,
Battlesbridge (RAY/295/73) 451

Extension of orchard and erection of 2 pairs of semi-detached houses
and 1 detached house with garages (RAY/389/72) 452

Appointment of Consultant to help with Planning Appeals 225

Planning Applications 370, 459

Outline Application No. RAY/291/71 - Residential Development on land
fronting Castle Road between 78 Castle Road & the Council Depot 257

Delegation of Decisions to Officers 665

Application RAY/228/73 - Development of land south of Louis Drive,
Hatfield Road & Little Wheatleys Chase, Rayleigh 666, 808, 850, 1132

Applications ROC/207/74 & ROC/300/74 - Residential development of land
at Seaview Drive, Great Wakering - Messrs. Cripps & Elmore 668

Consultation Procedures for Planning Applications 871

Application ROC/843/73 - Erection of 1 dwelling on part of
"Winton" Pooles Lane, Hullbridge 873

Application ROC/365/74 - 33 Burnham Road, Hullbridge 875

Applications RAY/324/70, 372/74, 666/74, 808/74 and 850/74,
976, 983, 984.

Application ROC/477/74 - Redevelopment of site of Regal Cinema 1041

Planning policies & Guidelines for the County of Essex 458, 334

Planning Procedures

Consultations with Parish Councils 663 848

Plans

Inspection of Plans 263

Production of local plans & forward planning work -
future programme of studies 662, 847

Play Leadership Schemes 137, 139, 221, 912, 1082

Grant Application by Great Wakering Parish Council 405

Plumberow School, Hockley 283

Playing Fields 1084

Clements Hall - Additional Land 285

Childrens Playspace - Causton Way, Rayleigh 574

Exchange of Lands - Barling Magna Playing Field 571

Fairview Playing Fields Pavilion - claim for remedial
works in the roof 583

Hawkwell Playing Field Extension 572

Maintenance of Village Playing Fields 573, 938

Rawreth Playing Field - ~~Cricket~~ ^{Cricket} ~~Square~~ Square 284, 422

Fairview Playing Field - Access from Hockley Road 815, 844

Ashington Playing Field - Proposed sale of access to
Muggleton Building Contractors Ltd. 726, 841, 915, 1023

Rawreth Playing Field Car Park 911

Manning during organised sport 1085

Private Street Works 972

Property offered to the Council for sale

Purchase of Private dwellings 153, 273, 395, 513, 566

Purchase of 8 Warwick Drive, Rochford 511

Purchase of 4 Warwick Drive, Rochford 512

Purchase of 24 flats Essex Close, Rayleigh 352, 361, 653

Purchase of 228 Ashington Road, Rochford 826, 839

" " 14 Bullwood Road, Hockley 826, 839

" " 214 Hockley Road, Rayleigh 826, 839, 1009

" " Private property - Scheme 4 1007

" " 12 Station Road, Hockley 1010

Publications

District Council Review 18

Pumping Station and Rising Main, Grove Court,
Grove Road, Rayleigh 737

Pumping Station, Nevern Road, Rayleigh 738

R Rates

Discount for Prompt Payment 96
Direct Debiting 97
Differential Rating 172
Making of the Rate 174
Rayleigh Ratepayers Association 348, 110
Rebates - Applications from Council Tenants 384
Reform 616
Special Rating 171
Irrecoverable Rates 1973/74 751
Rate Arrears Book 1973/74 752
Rating Section - Calculation & Payment of Special Rate Relief 753
Rating Surcharge on unused commercial buildings 1116
Rating of unoccupied property 1117
Rates Relief for Charitable & Other organisations 606, 754
Rawreth Lane, Rayleigh - Condition of Highway 721
Rayleigh Market - Review of Rent 1004
Rayleigh one way traffic system 803, 867, 973, 1025

Recreation Centre

Management Committee 53, 281

Refuse Collection

Plastic Sacks 147, 217, 623, 644, 926
Refuse Skeps - Castle Road Depot 432
Sale of Wastepaper 433, 593, 927
Tenders for skeps - Castle Road Depot 144
Trade Refuse collection 218
Salvage collection 146, 708
Controlled tipping of refuse - Old Brickfields, Great Wakering -
ROC/289/67/1 - 674, 863
Refuse collection on Bank Holidays 740, 958
Litter Bins - Design 928

Registration of Births, Deaths & Marriages

The Essex Registration Scheme 1974 21

Remembrance Day Service & March Past -
Rayleigh Parish Church - Sunday 10th November 1974 856

Rents

Freezing of Rent Increases 382

Housing Rents, Housing Finance Act 1972, Rent Rebate and
Rent Allowance applications 559, 383, 700, 901

Methods of Rent Collection 43, 1152

Arrears 560, 385, 902, 1151

Increases for Public Sector dwellings 1059

Council Housing - Rent Policy 1149

Rent Structure 1150

Representation on Outside Bodies - See Membership
& Representation on other organisations

Residential Development at Stambridge for Rochford District
Council 864, 900, 1065

Road Safety

Future Arrangements 335, 71, 165

Panel 523, 1035

Rochford Reservoir

Rochford Angling Club 414, 570, 719, 908

Rodent & Pest Control Services 306

Royal Garden Parties 290, 342

S Salaries & Wages

Cost of living increases 479, 607, 761, 941, 1126

Schedule of charges 1091, 1107

Schools

Local Government (Voluntary Schools & Educational Charities)
Order 1973, 344

Fitzwilliam School, Rayleigh - 8 demountable
classrooms (CC/ROC/106/74) 682

Rayleigh Park School 724

School Managing Bodies - Appointment of Representatives 1018, 1162

Grove Road County Primary and Junior Schools -
Crossing Patrol 1144

Security of Cash 112

Senior Citizens Day and Community Centre

Appropriation of "Ardleigh" Windermere Avenue, Hullbridge 45

Demolition of "Ardleigh" Wondermere Avenue, Hullbridge 503

Senior Citizens Day Centre 136, 706

Sewage Disposal Facilities & Schemes

Ashingdon County Primary School 589

Sewage Charges 104

South Farnbridge Sewerage Scheme 434, 733

Anglian Water Authority Sewerage Programme 734

Agency Arrangements - Sewerage Functions 735

Shopping Centre

Great Wakering High Street Shopping Centre 44, 270

Site for use by Boy Scouts/Girl Guides 722

Soil Sewers & Surface Water Sewers

Hockley Trading Estate - Eldon Way, Hockley 590

Purdeys Way, Rochford 591

South Essex Structure Plan 1140

South Essex Interim Development Control Policy 1141

South East Essex Federation of Townswomens Guilds -
Social Studies Afternoon 855

Speed Limit, (Review) on London Road (A129) Rayleigh 1034

Sport in the District

Erection of Sports Hall - Rayleigh Park School 581, 1092

Festival of Sport 1974 135

Joint Rochford/Rayleigh Sports Committee 134

Sports & Recreation Facilities - Miscellaneous charges 51

Rayleigh Sports Council 471

Eastern Sports Council 718, 817, 1029

The Sports Council (Eastern Region) Service to
Sport Awards 1974 - 909

Staff Appointments

Principal Assistant (Administration) 36, 81

Principal Assistant (Housing) 86

Principal Assistant (Health) 87

Assistant Director (Town Planning) 124

Assistant Director (Administration) 186, 126, 128, 191, 224, 318, 478
Assistant Director (Finance) 186, 192, 477
Principal Assistant (Housing) 5
Welcome to Director of Health & Housing 27
Conditions of Employment - Housing Accommodation 155, 182
Appointment of Temporary Staff 762
Appointment of Assistant Director (Architecture) 766
Appointment of joiner 942
Provision of Housing Accommodation for staff graded above AP5 1076, 1123
Appointment of Planning Consultant 1113
Assistant Director (Engineering) 1128
Vacancy for Principal Health Inspector 1167
Review of the performance of the Chief Executive 1168
Staff (Administration Dept)
Miss B.M.Webb 621
J. Bambrook 485
C.P.Sivell - Post Entry Training 774
C. Taylor - 858
D.Collins - 858
Miss A.Wilson - 858
Mrs. A.Tolhurst - 858
Mrs. E. Bakewell 858
M. Murphy 858
J. Steele 858
Director- Salary Review 964.
Staff (Chief Executives Dept)
S.Peen 323
Staff (Finance Dept)
A. Connew 858
Mrs. M.Marskell 858
P.Colbear 858
M. Worship 858

Mrs. I.Fowles 858

C.Hill 858

Staff (Health & Housing Dept)

D.A. Smyth 430

J. Hillier 858

C. Riley 858

W.Card 858

S.Neville 858

L.Owen 858

Mrs. M.Wilson 858

Mrs. E.Dodson 858

Mrs. V.Cook 858

Mrs. Humphreys 858

Director - Salary Review 964

Staff (Technical Services Dept)

R.Parkinson 624, 775

D.Butcher 624, 775, 858

C.Byford 487, 620, 780, 948, 1136

R.Webb 779

M.Misbahuddin 858

W.R.Hough 858

K.Tress 858

F.S.Coleman 949

W.A.Cox 965

R.Garland 965

B.R.Cook 965

Mrs. M.Rawlins 965

Mrs. J.Wallace 965

G.Beck 965

B.E.Broadbent 965

T.Key 965

K.Richardson 965

W.S. Champney 965

Staff Matters

Assisted Car Purchase schemes 200, 1124

Appointment of Proper Officer for Infectious diseases
and Medical Adviser 298

Appointment of Interviewing Panel 319

Appointment of Joint Staff & Joint Works Committee 320, 321

Car Allowances 93, 180, 950

(The) Chartered Institute of Public Finance & Accountancy,
Education & Training 474

Designated Officers, 299

Establishment - Rebates Section, 641

Establishment - Finance Department 84, 475

Report of the Director of Finance 324, 601, 468, 748

Administration Department - Draft Establishment 8

Health & Housing Department - Draft Establishment 38, 125

Car Allowance - Director of Health & Housing 180

Proposed use of 19 London Hill, Rayleigh by Directorate of
Health & Housing 190, 707

Health & Housing Department - Programme Planning 595

The Local Government Superannuation Scheme 480

Manual Employees 183

The Proper Officer 29

Pupil Public Health Inspectors 610

Technical Services Dept. - Planning Appeals 225

Payment of Overtime - Finance Department 354

Powers of Entry 300

Staff Appraisal 445, 796

Establishment - Rating Section 640

Revision of Senior Officer Salary Grades 114

Work Study Section 476

Vehicle Maintenance - Staffing & Incentive Bonus Scheme 9

Technical Services Department - Establishment 82, 85

Technical Services Directorate Staff telephones 181

Technical Services Department - Clerks of Works 618

Technical Services Department - Building Control Section 619
 Travelling Allowance - Use of Moped 608
 Unfilled vacancies 317, 484
 Building Control Section 651
 Staff Appraisal 710
 Staff Telephones - Assistant Director Administration 758
 Payment of allowances for additional travelling ^{involved} ~~absent~~ 759
 Payments for excess travelling time 760
 IPFA Examination Success 765
 New Entrants, Probationary Service 767
 Staff Advertising 769
 Staff Review - Special Meeting 772, 858
 Planning Section - Department of Administration 851
 Staff Telephones - Caretaker, Rayleigh Office 943
 Christmas Leave 944
 Lodging Allowance 951
 Annual Review of Directors 961
 Technical Services Dept - Accommodation for Local
 plans section 1122
 [Administrative Asst. Housing - Post 1116
 Installation of private telephone 1125
 Manual Workers National Pay Award 1127
 London Outer Fringe Allowance 1130
 Staff Transfer Order 1133
 Damage to clothing, Mr. Weller 1134
 Progression beyond routine work bar - Clerical I 1135
 Stationery and Printing - Supplementary Estimate 945
 Standing Orders & Financial Regulations 106 ¹⁹⁸ 827
Street Collections
 Charitable collections (Transitional Provisions) Order 1974 120
 Street Collections 1974 203
 The Multiple Sclerosis Society 744
 Street Lighting 971, 1002

Sundry Debtors - List of write-offs 1115

Superannuation 768

Mr. H.Jepson - former GPHI 602

J.R.Johnston 776

R.Webb 776

Supplies

Essex Local Authorities Supplies Consortium 10

Sweyne School Swimming Pool, Rayleigh 408

Swimming facilities in Rayleigh 717

T Telephone Kiosk

Siting of Kiosk at Broad Parade Open Space, Hockley 962

Terrier of Land 441, 957

Thundersley Sunday Market 373, 463, 520

Tie and Broach for Officers and Members 999

Traffic Commissioners & Deputies 498

Traffic Committee(Joint) of Essex Local Authorities 209

Tree Preservation Orders

(i) 1/74 - 39 Aldermans Hill, Hockley 532, 1147

(ii) 2/74 - 45 Greensward Lane, Hockley 533

(iii) 3/74 - 76 Hockley Road, Rayleigh 1146

U Unfit Houses - Housing Act 1957

"Greystones" The Esplanade, Hullbridge 552, 687

5 Pooles Lane, Hullbridge 378

3 Highmead, Rayleigh 379

41 Victoria Avenue, Great Wakering 377

438 Ashingdon Road, Rochford 553

8 Pooles Lane, Hullbridge 880

194 & 196 High Street, Great Wakering 1049

Unfit Houses - Public Health Act 1936, Section 92 & 93

198 Rectory Road, Hawkwell 301, 695

259 Rectory Road, Hawkwell 302

First Floor 107, Eastwood Road, Rayleigh 1050

White Heather London Road, Rawreth 1051

Untidy Sites 801

- (i) Vacant land between 120 and 128 Warwick Road, Rayleigh 681
- (ii) Vacant land between 24 & 28 Warwick Road, Rayleigh 866
- (iii) Vacant land between 35 & 41 Warwick Road, 866

V Vehicle Accidents 940

Verge Cutting 661, 708

W Waiting Restrictions

Proposed extension and variation of waiting
restrictions at Great Wakering 677

Watercourses

101 Folly Lane, Hockley 436

Culverting of Watercourse, Kingsway, Hullbridge 454



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1974

November

ROCHFORD DISTRICT COUNCIL

Minutes of a Special Meeting of the Finance & Personnel Committee

At a Meeting held on 4th November 1974. Present: Councillors D.A.Ives (Chairman), R.Blackburn, Miss J.R.Browning, J.H.Carter, S.B.H.Fletcher, D.R.Fowler, L.H.Fudge, G.B.Gowlett, A.J.Harvey, A.J.Humby, M.L. Kennaugh, E.V.Maton, D.McKinnell, I.W.Shields, A.L.Tate and D.C.Wood.

APOLOGIES FOR ABSENCE

963. Apologies for absence were submitted on behalf of Councillors C.D. Bright, R.W.C.Offwood and P.J.Stanton.

DIRECTOR OF HEALTH AND HOUSING - SALARY REVIEW

964. Consideration was given to the request of the Director of Health and Housing to grant him an increment in salary from 1st October, 1974, as he had received no increment on 1st April, 1974. It was pointed out that the Director of Administration was in exactly the same position having taken up post on 1st November, 1973.

RECOMMENDED That the Directors of Administration and Health and Housing be granted one additional increment in salary from 1st October, 1974.

REVIEW OF ESTABLISHMENT - TECHNICAL SERVICES DEPARTMENT

965. Consideration was given to the remainder of the report of the Director of Technical Services which had not been considered at the last Special Meeting of the Committee, together with a further report submitted by that Officer upon the proposed Local Plans section within his Department.

In view of the Committee's previous decision to make no recommendation to re-grade Post T.37, it was proposed to make no recommendation regarding Post T.39.

RECOMMENDED That, with effect from 1st October, 1974,

- (1) the undermentioned posts of Building Control Officers be regraded to AP3/4 and that the salaries of the Officers be increased as follows:-

Mr. W.R. Cox (Post T.40)	£2,607
Mr. R.Garland (Post T.41)	£2,316 (including one merit increment as this Officer has recently passed the appropriate examination)
Mr. B.R. Cook (Post T.42)	£2,244
Vacant post (Post T.43)	-

- (2) Mrs. M.F. Rawlins, Administrative Assistant (Post T.44) be regraded on AP3 at a commencing salary of £2,187.

- (3) Mrs. J.Wallace, Clerical Assistant (Post T.47) be granted two additional increments bringing her salary to £1,410.

- (4) Mr. G.Beck and Mr. B.E.Broadbent, Architectural Assistants (Post T.49 and T.50 respectively) be regraded on AP5/S01 and that the salaries of the Officers be increased as set out below:-

Mr. G.Beck (Post T.49)	£3,201
Mr. B.E.Broadbent (Post T.50)	£3,090

Finance and Personnel Committee

- (5) Mr. T.Key, Architectural Assistant (Post T.51) be granted three additional increments bringing his salary to £2,385 per annum.
- (6) Mr. K.Richardson, Clerk of Works (Post T.54) be granted six additional increments in recognition of his professional qualification bringing his salary to £2,694 per annum.
- (7) A further report be submitted to the Committee in three months time upon Mr. W.S.Champney, Enforcement Officer (Post T.36)
- (8) The following new posts be established:-

Development Control:-

<u>Post</u>	<u>Grade</u>
Enforcement Officer (Post T.66)	T3/4
Trainee Planning Assistant (Post T.67)	Trainee Grade
Clerical Assistant (Post T.70)	Clerical 1.

- (9) Building Control:-

Trainee Building Control Officer (Post T.71)	Trainee Grade
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- (10) Local Plans:-

Senior Planning Officer (Post T.59)	P.O.1 (1-5)
Senior Planning Officer (Post T.60)	P.O.1 (1-5)
Planning Assistant (Post T.61)	S.O.1
Planning Assistant (Post T.62)	AP4/5
Planning Assistant (Post T.63)	AP4/5
Planning Technician (Post T.64)	Technical 1/2
Planning Technical (Post T.65)	Technical 1/2
Trainee Planning Assistant (Post T.68)	Trainee Grade
Clerical Assistant (Post T.69)	Clerical 1

- (11) The Local Plans section be accommodated at No.2 Bull Lane, and that the staff of the Health and Housing Department at present using these premises be accommodated in prefabricated offices to be sited in the rear garden of the "Red House", South Street, Rochford, at an estimated cost of £22,000.

- (12) The Director of Technical Services make application for planning permission for the erection of this portable structure as soon as possible.

- (13) As a temporary expedient only, until the premises at No.2 Bull Lane are available, the local plans section be accommodated in the Members Room at the Council Offices, Rayleigh and that local organisations normally permitted to use these rooms for meetings be allowed the use of the Council Chamber for the time being.

Finance and Personnel Committee

(14) In the meantime the Officers investigate the short term rental of private office accommodation in the Rayleigh and Rochford area to accommodate the Local Plans section temporarily.

(15) A supplementary estimate in the sum of £4,905 to cover the cost of additional furniture, car allowances and office alterations as shown below be approved and met from revenue:-

<u>Dept.</u>	<u>Furniture</u>	<u>Car Allowances</u>	<u>Office alterations</u>
	£	£	£
Administration	100	-	-
Finance	300	50	-
Health & Housing	400	150	-
Technical Services -	400	50	-
General			
Local Plans	2,600	350	505
	<u>£3,800</u>	<u>£600</u>	<u>£505</u>

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10/12/70

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ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 5th November 1974. Present: Councillors C.D. Bright (Chairman), E.H. Adcock, S.W. Barnard, R. Blackburn, Miss J.R. Browning, J.H. Carter, Mrs. F.E. Clayton, L.K. Cope, M.P. Cowen, B.A. Crick, S.B.H. Fletcher, D.R. Fowler, Mrs. E.M. Frank, L.H. Fudge, C.B. Gowlett, N.A. Grove, A.J. Humby, D.A. Ives, Mrs. J.M. Jones, Miss E.M. Leggatt, Mrs. M.T. Madden, E.V. Maton, R. McCamley, D. McKinnell, C.R. Morgan, R.D. Needham, R.W.C. Offwood, G.C. Oldbury, I.W. Shields, P.J. Stanton, C. Stephenson, A.L. Tate, W.J. Tracey, J.R. Warner, D.C. Wood and G. Young.

MINUTES

966. Resolved that the Minutes of the Meetings held on 3rd and 15th October 1974 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

967. Apologies for absence were submitted on behalf of Councillors A.J. Harvey and A.R. Mutimer.

PLANNING CONTRAVENTION AND APPEAL - SOUTH FAMBRIDGE WORKS, ASHINGDON (ROC/653/73)

968. The Director of Administration reported on appeals lodged and discussions with the owners solicitors who asked if the Council would discuss buying the land.

RECOMMENDED: That, without prejudice to the Council's case, the Director of Administration be authorised to discuss with the owners the possible purchase of the land and to submit a further report.

HYPERMARKET (Minute 627/74)

969. The Director of Administration reported that the County Council, despite the representations of this authority, decided to adhere to their policy on "out-of-town shopping" and hypermarkets. The Policy Statement, to be incorporated in the Compendium of Planning Policies, was set out in full on the Agenda and concluded that such development should be resisted at least until the South Essex Structure Plan proposals were known.

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 210 - THE DISTRICT COUNCIL OF ROCHFORD PUBLIC BRIDLEWAY NO.13 (ASHINGDON) DIVERSION ORDER 1974 (Minute 659/74)

970. The above Order was submitted to the Secretary of State for the Environment for confirmation on 27th August 1974 because of the objection of the Ashingdon Parish Council. That objection had been withdrawn.

Resolved that the District Council of Rochford Public Bridleway No.13 (Ashingdon) Diversion Order 1974 be confirmed as an unopposed Order.(1448)

STREET LIGHTING

971. The Chairman of the Committee being concerned at the standard of maintenance, the Director of Technical Services reported on the present arrangements which were that the whole of the District was scouted once a fortnight and reports made to the Street Lighting

Development Services Committee

Engineer at Chelmsford who collated them with other incidental daily reports and messages passed from the Council Offices. The reports were acted upon by the Eastern Electricity Board, Southend Office. Finance precluded additional scouting. The Chairman advised the Committee that responsibility for maintenance (but not new schemes) on district roads would devolve upon the Council on 1st April 1975.

Resolved (1) That the Essex County Council and the Eastern Electricity Board be informed of the dissatisfaction of this Council with the standard of street lighting maintenance.

(2) That the County Council be requested to set up a local office for reports and maintenance work.

(3) That the Director of Technical Services discuss with the Castle Point District Council the feasibility of a Joint Direct Labour Force for Street Lighting Maintenance.

PRIVATE STREET WORKS

972. The Director of Technical Services reported on the meeting called by the County Council on 3rd September at which was discussed the allocation of very limited funds (£500,000 in 1975/76 and possibly even less in 1976/77) for P.S.W. schemes in the County. The County Council accepted the view of the meeting that funds should be shared equally between Districts having roads which met the County Council's basic criteria and had schemes which could be completed in the financial year.

The projected figure of £40,000 for the Rochford District represented 250-300 metres of street. The Director of Technical Services submitted a list of 26 streets showing the design stage reached and the condition of the carriageway. The report also contained suggestions for a future P.S.W. programme which could be reviewed next Summer but the point was made clearly that it would be two or three decades before the problem was solved.

Resolved (1) That the County Council be informed that this authority wishes to see the following roads made up under P.S.W. schemes as soon as possible:-

*Ambleside Gardens, Hullbridge	- 268 metres
*Windermere Avenue, Hullbridge	- 354 metres
Roche Avenue, Rochford	- 112 metres
Sweyn Avenue, Hawkwell	- 128 metres
Mayfield Avenue, Hullbridge	- 213 metres
Broadlands Road, Hockley	- 51 metres
Barbara Close, Rochford	- 97 metres

*These roads to have priority for the first 2 year programme.

(2) That the County Council be pressed to reconsider the scheme of allocation of funds to ensure a distribution of money to take account of the differing needs of the districts.

RAYLEIGH ONE-WAY TRAFFIC SYSTEM (Minute 867/74)

973. The Committee noted the recommendations of the Chief Executive as circulated to Members on 22nd October and accepted that the preparation of a full report and costings from Officers would be expensive and time consuming.

Development Services Committee

Resolved (1) That the Special Meeting be held on a date to be agreed with the Chairman.

(2) That Members be supplied with a copy of the Inspector's Report, the Minutes of the subsequent Joint Meeting between the Urban District Council and the County Council, and the County Council be asked if the report of their Sub-Committee Meeting held on 31st October 1974 can be made available for Members. (7042)

PARISH ROOMS - RAYLEIGH

974. The Committee received a report on the condition of this property which was shored up earlier in the year after the attention of the Church authorities had been drawn to the possibly dangerous condition of the south wall. The struts obstructed the footway which was closed and an alternative pedestrian way was provided through the Churchyard. The County Council had pressed for the opening of at least part of the footway and their observations were awaited on the Church Authority's proposals for permanent brick buttresses.

Discussions will continue to ensure that the footway is open to the public as soon as possible.

GRANGE AND RAWRETH DEVELOPMENT PANEL (Minute 525/74)

(Note: Councillor C.B.Gowlett disclosed a pecuniary interest in this matter and, being invited to remain at the meeting, took no part in the discussion or voting thereon).

975. The Director of Administration reported that the Panel met on the 21st October. The Panel were not opposed to development in the Little Wheatleys Area although they had reservations about the siting of the public open space, whilst taking note of advice that the Modification to the Review Development Plan should be accepted in toto as any other course could open the way to development from the London Road to the Railway. The Panel agreed that, if the Minister allowed development on any of the appeal sites, there must obviously be development in the area covered by the now abandoned Compulsory Purchase Order and recommended:-

(1) That the Council endorse the proposed Modification to the Review Development Plan.

(2) That, if the Minister gives outline permission, the detailed applications in respect of the appeal sites should be considered, first, by this Panel.

(3) That any planning applications affecting the area within the terms of reference of this Panel be considered by the Panel at an early stage.

Note: Councillors D.A. Ives and R. McCamley wished it to be placed on record that they voted against Recommendation (1) and Councillor R.W.C. Offwood, similarly, that he abstained.

Resolved that the recommendations be accepted. (5356)

Development Services Committee

TOWN AND COUNTRY PLANNING ACT - APPLICATION NO. RAY/324/70
(Minutes 372/74; 666/74; 808/74 and 850/74)

(Note: Councillor C.B. Gowlett disclosed a pecuniary interest in this matter and, being invited to remain at the meeting, took no part in the discussion or voting thereon).

976. The Director of Administration advised the Committee that having accepted the recommendations in the previous Minute, there were no longer any valid planning grounds for opposition to this application although there were wider implications on the 103 acres. If the Inspector found against the Council and the appeal was allowed there would arise problems concerning highways. The Highway Authority would at the Inquiry contend that there should be sight splay improvements at the junction of London Road and Little Wheatleys Chase at a cost of £25,000 although the developers would resist being charged in full for this work.

However, the developers agreed that, if their appeal on RAY/228/73 was allowed, improvements to Hatfield Road would be necessary and they were prepared to pay for these. The Director of Administration strongly advised the Committee to enter into an Agreement under Section 52 of the Town and Country Planning Act 1971 which would bind the developers, if successful in their appeal, to improve Hatfield Road to adoptable standards at the expense of the Company before making any road connection thereto for the benefit of dwellings to be erected.

Members were deeply concerned at the effects on residents in the Grange and Little Wheatleys area of any development that might be allowed as a result of the Appeal and that no road pattern should be agreed without the most full consultation with all parties.

A motion to enter into an Agreement under Section 52 of the Town and Country Planning Act 1971 was, however, lost.

Voting, as under, was recorded on a requisition made under Standing Order 14.

<u>For the Motion</u>	Councillors C.D. Bright, J.H. Carter, Mrs. F.E. Clayton, L.K. Cope, B.A. Crick, A.J. Humby, Miss E.M. Leggatt, D. McKinnell, G.C. Oldbury, A.L. Tate, D.C. Wood. (11)
<u>Against the Motion</u>	Councillors E.H. Adcock, S.W. Barnard, R. Blackburn, Miss J.R. Browning, M.P. Cowen, S.B.H. Fletcher, D.R. Fowler, Mrs. E.M. Frank, N.A. Grove, D.A. Ives, Mrs. M.T. Madden, E.V. Maton, R. McCamley, C.R. Morgan, R.D. Needham, R.W.C. Offwood, I.W. Shields, P.J. Stanton, C. Stephenson and G. Young. (20)
<u>Abstaining</u>	Councillors L.H. Fudge and J.R. Warner. (2)

The Director of Administration had circulated a report prior to the meeting. The Secretary of State had now reversed his decision and ruled that RAY/324/70 was valid and that this would now form part of the Appeal Hearing. However, as stated above, the Council had no planning grounds left on which to oppose the application and Mr. Morton, the Planning Consultant retained by the Council, felt that the planning conditions the Council would wish to see imposed on any

Development Services Committee

approval to RAY/324/70 should be introduced at the Inquiry so that the could possibly become part of the recommendations of the Inspector. The Director of Technical Services had recommended conditions in a report to the Committee on 3rd October 1974 and these were now approved subject to the deletion of the second sentence of the recommended Condition (3) and the whole of Condition 6 (Highways).

Resolved (1) That the Council place on record their profound amazement at the action of the Secretary of State in first advising that RAY/324/70 was not valid and then, at the last moment, ruling that it was valid and that it would be one of the matters to be considered at the Local Inquiry.

(2) That at the Inquiry the Inspector be informed that if the Council had been given the opportunity to consider the application and if they had granted permission, they would have imposed the following conditions:-

- I. (a) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority.
- (b) Application for approval of the reserved matters shall be made to the local planning authority within three years beginning with the date of this outline permission.

II. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

- (a) the expiration of five years beginning with the date of this outline permission.
- (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

III. The detailed development of the site shall follow the planning and design policies contained in the Essex County Council's publication "A Design Guide for Residential Areas". The layout shall also provide for:-

- (a) Access to the eastern boundary of the site at such width and alignment as to effect a satisfactory access to the land to the east allocated for residential purposes in the Review Development Plan as proposed to be modified.
- (b) Access to the southern boundary of the site at such points, widths and alignments as to effect satisfactory access to the land to the south allocated for Public Open Space purposes in the Review Development Plan as proposed to be modified.

IV. A comprehensive scheme of landscaping shall be submitted to the local planning authority as part of the detailed submission. Such scheme shall indicate location and types of all screen walls and fences, surfacing materials, any proposed changes in ground levels and the proposed location, species and sites of all trees, shrubs and hedges to be planted. Such planting as approved shall be carried out during the first available season following commencement of

Development Services Committee

development. Any tree or shrub dying within five years of planting shall be replaced by the applicants or their successors in title to the satisfaction of the local planning authority.

- V. Provision shall be made in the detailed layout of the site for not less than ten per cent of the site area to be included for amenity and play space purposes.

(3) That this Committee is totally opposed to the use of Hatfield Road as an access or spine road for development associated with planning applications RAY/324/70 or RAY/228/73 and considers that if either or both appeals are allowed in full or in part the full effects on the environment of the area must be carefully considered before any road pattern, including access, is agreed. For this reason no highway conditions are recommended.

SUSPENSION OF STANDING ORDERS

977. During the discussion of the preceding item it was

Resolved that Standing Order 1.8 be suspended to allow the transaction of remaining business.

11-17 HIGH STREET, GREAT WAKERING

978. The Director of Administration reported that these were Listed Buildings and might not be demolished without specific permission. Closing Orders were made on No.15 in March 1957 and on No.17 in April 1972. Since that date the properties had deteriorated further and vandals had started fires; the last occasion being 28/29 October 1974 when there were two in the one night. The owner had had discussions on repair and restoration and the possibility of grant aid, but the Chairman of the Committee, Councillor C.D. Bright, concurred in the view that "emergency repairs to keep the buildings wind and weather-proof or to prevent damage by vandals" should be carried out without further delay and certainly within 14 days. This view had been conveyed to the owner who had boarded up the doors and windows and agreed to fence the front of the property. Although there were difficulties, he hoped to complete this part of the work within the week.

A report from the County Council Planning Department, on works necessary to preserve the building, had been received the day of the meeting but had not yet been conveyed to the owner. (795)

Resolved that in order to ensure that these premises are rendered windproof and weatherproof, a notice be served under Section 101 of the Town and Country Planning Act 1971 requiring the owner to carry out the following works specified by the County Planner, to the satisfaction of the Director of Technical Services:-

1. Board up and make secure all windows to front elevation.
2. Make secure both doors on front elevation.
3. Board up and make secure all first floor windows.
4. Board up hole in rear of west flank wall, and make weatherproof with building felt.
5. Weatherproof all remaining areas where the rendering has come away, with untearable roofing felt.

Development Services Committee

6. Apply roofing felt and additional battening to those portions of the roof where the tiling has come away sufficiently to allow the ingress of water.
7. Clear all undergrowth, garden and building rubble etc. from around the base of the building.
8. Make secure access gates to site.

(NOTE Councillor E.H.Adcock disclosed a pecuniary interest in the foregoing item and, being invited to remain at the meeting, took no part in the discussion or voting thereon).

TEMPORARY CLOSURE OF BEECHES ROAD/WATERY LANE

979. The Committee noted that, to facilitate urgent repairs to a culvert, 50 yards of Watery Lane would be closed for some 6 weeks from 4th November 1974. (45)

ADJOURNMENT OF MEETING

980. In view of the lateness of the hour it was

Resolved that the meeting stand adjourned to 7.30 p.m., Thursday, 7th November for consideration of the remaining Agenda items these being the Schedule of Development Applications and Recommendations and Officers' Report.



ROCHFORD DISTRICT COUNCIL

MINUTES OF DEVELOPMENT SERVICES COMMITTEE

At an adjourned Meeting held on 7th November, 1974. Present:

Councillors C.D.Bright (Chairman), E.H.Adcock, S.W.Barnard, R. Blackburn, Miss J.R.Browning, Mrs. F.E.Clayton, M.P.Cowen, B.A.Crick, S.B.H.Fletcher, Mrs. E.M.Frank, C.B.Gowlett, N.A.Grove, A.J.Humby, D.A.Ives, M.L.Kennaugh, Miss E.M.Leggatt, Mrs. M.T.Madden, E.V.Maton, R.McCamley, D.McKinnell, C.R.Morgan, R.D.Needham, G.C.Oldbury, I.W. Shields, C.Stephenson, A.L.Tate, W.J.Tracey, J.R.Warner, D.C.Wood and G.Young.

APOLOGIES FOR ABSENCE

981. Apologies for absence were submitted on behalf of Councillors L.H. Fudge (Chairman of the Council), D.R.Fowler, Mrs. J.M.Jones, A.R. Mutimer, and P.J.Stanton.

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

982. The Director of Technical Services submitted a list of applications decided under delegation, together with letters from the applicant and the Roach Group Parish Council in respect of the proposal referred to in paragraph 14 - ROC/400/74.

The Chairman drew attention to those applications on the Schedule which were "starred" in accordance with Minute No.847(2)/74 as conforming with the Council's planning policies, but at the request of a Member they were dealt with individually.

Resolved that decisions be made in accordance with the recommendations appearing in the Schedule appended to these Minutes with the under-mentioned exceptions:-

Paragraph 12 - ROC/155/74

That consideration of the proposal be deferred for further information

Paragraph 14 - ROC/400/74

That permission be granted subject to the following conditions:-

1. Standard condition 3 - commence in five years.
2. Standard condition 11 - submit materials schedule.
3. The use of the building hereby permitted shall be limited to the purposes contained in the proposal.
4. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or her successors in title to the satisfaction of the local planning authority.

Paragraph 41 - ROC/276/74

That the application be refused for the following reasons:-

Development Services Committee

1. The proposed development would not be in keeping with the uses of the area, having regard to future possibilities for its development for leisure activities.
2. The proposed use would impinge upon the environment of the area.
3. The proposed use would exacerbate the existing traffic hazards due to the unsatisfactory access to the site.

Paragraph 43 - ROC/723/74

That the application be refused for the following reason:-

The proposal does not conform to the policies laid down in the Essex County Council Design Guide for Residential Areas.

(NOTE Councillor C.B.Gowlett disclosed a pecuniary interest in the foregoing proposal and, being invited to remain in the Meeting, took no part in the discussion or voting thereon).

Paragraph 45 - ROC/47/74

That the application be refused for the following reason:-

The proposal does not conform to the policies laid down in the Essex County Council Design Guide for Residential Areas.

Paragraph 47 - ROC/687/74

That consideration of the proposal be deferred for further information.

Paragraphs 52 to 67 inclusive

That in view of the lateness of the hour, consideration of these proposals be deferred to the next meeting of the Committee on 26th November 1974.

SUSPENSION OF STANDING ORDERS

983. Resolved that Standing Order 1.8 be suspended to permit transaction of the remaining business.

TOWN AND COUNTRY PLANNING ACT 1971 - APPLICATION NO.RAY/324/70 - (Minutes 372/74; 666/74; 808/74; 850/74 and 976/74)

(NOTE Councillor C.B.Gowlett disclosed a pecuniary interest in the foregoing proposal and, being invited to remain in the Meeting, took no part in the discussion or voting thereon).

984. The Chairman reported that Minute No.976/74 relating to application No.RAY/324/70 could not be accepted at the Public Inquiry as the Minutes had not yet been approved by the Council. It would therefore be necessary for a Member to attend the Inquiry to affirm the draft minute.

Resolved that Councillor C.D.Bright be authorised to attend the Public Inquiry now in progress, for the purpose, if necessary, of affirming Minute No.976/74.

CSB 802

Development Services Committee

PLANNING CONTRAVENTION - LAND ADJOINING THE FIRS, EASTWOOD RISE, EASTWOOD

985. The Director of Technical Services reported that arising from complaints by residents it had been ascertained that land adjoining The Firs, Eastwood Rise, Eastwood was being used for the storage and parking of large container vehicles. The land and the building on it had, until 6 months previously been used as a furniture depository, consequently a change of use had taken place. Furthermore, additional land formerly used for grazing purposes had been surfaced and taken into use for parking of the vehicles. The view was expressed that cessation of this non-conforming use which was harmful to the amenities of the persons living in the vicinity, should be secured without delay.

Resolved (1) that it being considered expedient so to do, subject to the Director of Administration being satisfied as to the evidence, Notice be served under Section 87 of the Town and Country Planning Act 1971 upon the owners and occupiers of the land described in the Schedule below and upon any other person having an interest in the land which is materially affected by the Notice requiring them to restore the land to its condition before the development detailed in the Schedule below took place, and for that purpose to take the steps required in order to remedy the breach of planning control within a period of 28 days from the date the Notice takes effect.

SCHEDULE

<u>Description of land or property.</u>	<u>Development - breach of planning control.</u>	<u>Steps required</u>
Land having an area of 0.42 acres sited adjacent to The Firs, Eastwood Rise, Eastwood.	Storage and parking of containers and vehicles.	The discontinuance of the use and restoration of the land to its condition before the development took place.

(2) that the Director of Administration be authorised to take any further action which may be appropriate to secure the discontinuance of this unauthorised use.

PLANNING CONTRAVENTION - THE RAMBLERS, EASTWOOD RISE, EASTWOOD

986. Attention was drawn to the re-commencement of the unauthorised use of land at "The Ramblers", Eastwood Rise, Eastwood for the parking of juggernaut lorries, which had previously been the subject of successful Enforcement action.

Resolved that the Director of Administration be authorised to investigate this matter and report upon the need for further action.(7072)

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

5th November, 1974.

DEVELOPMENT SERVICES COMMITTEE

* 1. RAYLEIGH

ROC/511/74 - Land adjacent and to the west of 370, Eastwood Road -
The Executors of Alec. H. White (deceased).

Outline application to erect 2 detached houses and garages.
(COUNTY MATTER)

Frontage of Plot: 24.3m (80 ft), Depth of Plot: 64m (210 ft).

D.T.S. - Refuse Permission for the following reasons:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: The site of this application was the subject of an appeal in 1965 under RAY/15/65 for residential development which was subsequently dismissed on green belt policy grounds.

* 2. HOCKLEY

ROC/521/74 - Land in Etheldore Avenue - Mr. L. Webb.

Outline application to erect dwelling.
(COUNTY MATTER)

Frontage of Plot: 36m (120 ft), Depth of Plot: 55m (180 ft)

D.T.S. - Refuse Permission for the following reasons:-

Std. Reason A - M.G.B. - A2 - Residential.

* 3. RAYLEIGH

ROC/571/74 - Land between "Shangri-la" and Braemar", London Road - Rawret -
Mr. R.N.C. Hutchings.

Outline application to erect residential dwelling.
(COUNTY MATTER)

Frontage of Plot: 9.1m (30 ft), Depth of Plot: 125m (410 ft).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.

2. The proposal would give rise to additional slowing, turning and manoeuvring movements of vehicles entering and leaving the highway and vehicles left standing within the carriageway would interfere with the free flow of traffic to the detriment of highway safety.

NOTE: Reason 2 is included at the direction of the Highway Authority.

* 4. RAYLEIGH

ROC/623/74 - 14.29 acres of land at Lower Wyburns Farm, Thundersley - Mr. A.G. Edwards.

Outline application for residential development. (O.S. parcel Nos. 3659, 4755 and 5349). (COUNTY MATTER).

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: The Castle Point District Council, to whom this application has been referred, consider that the site, which forms part of a larger wedge of Green Belt land separating the neighbouring communities of Rayleigh and Hadleigh, should be protected from any form of development.

* 5. RAYLEIGH

ROC/624/74 - 20.58 acres at Lower Wyburns Farm, Thundersley - Mr. A.G. Edwards.

Outline application for residential development. (O.S. parcel Nos. 1862, 3659, 4755 and 5349).

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: This application related to a larger area of land than that described for the previous application ROC/623/74. Comments made by the Castle Point District Council apply equally to this site.

* 6. RAYLEIGH

ROC/686/74 - 15, Great Wheatley - Mr. Braxton.

Add 2nd storey extension.

4.84m (15'11") wide x 9.14m (30'0") deep at first floor 2.36m (7'9") maximum projection at rear, ground floor, 4.84m (15'11") wide.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.

* 7. RAYLEIGH

ROC/707/74 - Land north of "Burrells", Church Road, Rawreth: - Mr. R Bolt

Outline application to erect 1 dwelling with garage and to use land for boarding kennels and cattery.

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The site is too close to residential properties in the area for residents of those properties not to be adversely affected by nuisance from noise from animals and the generation of additional traffic and subsequent activity.

* 8. HAWKWELL

ROC/711/74 - 11, York Road, Ashington - Rochford Developments (Hockley) Limited.

Demolish existing premises and erect 1 pair linked houses and garages.

Frontage of Plot: 17.45m (57'3"), Depth of Plot: 46m (150'0"), Floor Area: 120.4 m² (1296 sq. ft).

D.T.S. - Refuse Permission for the following reason:-

The site is of insufficient frontage to accommodate two detached houses. The Local Planning Authority considers that a frontage of 60 feet to be the minimum necessary to achieve development which is not cramped either from environmental standards for the occupiers or visually in the street scene.

* 9. HULLBRIDGE

ROC/746/74 - Hockley Mobile Home Estate, Lower Road, John Anderson Group Limited.

Proposed extension to existing caravan (residential) site.

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The land is unsuitable for the proposed development because it is liable to flood.

10. ROCHFORD

A/ROC/4/74 - Purdeys Way - Rochehall Limited.

Erect notice board. 2.44m high (8 feet) x 1.5m wide (5 feet) overall height from ground level 4.6m (15 feet).

D.T.S. - Grant Permission subject to:-

The overall height of the notice board shall not exceed 3.66 metres (12 feet).

806

11.

RAYLEIGH

A/ROC/20/74 - Unit 3, 44/50, High Street - Garons Bakeries Limited.

Erect internally illuminated projecting sign, internally illuminated internal hanging window sign and shop fascia sign.

Fascia sign: 5.48m x 1.27m (18'0" x 4'2"), Projecting Sign: 0.914m x 0.61m (3'0" x 2'0"), Hanging window sign: 1.50m x 0.25m (5'0" x 10").

D.T.S. - Grant Permission for the fascia sign and the internal hanging window sign.

D.T.S. - Refuse Permission for the proposed projecting sign for the following reasons:-

In conjunction with the fascia sign and the internal hanging window sign this projecting sign would serve only to clutter the front elevation of this unit and be to the detriment of the street scene as a whole in this important part of the Rayleigh Conservation Area.

12.

HOCKLEY

ROC/155/74 - 65, Spa Road - Mr. A.G. Busby, t/as Trinity Motors.

Use existing office as shop.

D.T.S. - Grant Permission.

NOTE: The use has commenced.

13.

HULLBRIDGE

ROC/373/74 - 'On the Site of "The Elms", Windermere Avenue, Hullbridge. - Mr. A. Mills

Outline application to erect block of 4 maisonettes.

Frontage of Plot: 20.42m (67 feet), Depth of Plots: 43.00m (142 feet).

D.T.S. - Refuse Permission for the following reason:-

The type of development proposed is incompatible with the character of the area which is comprised generally of single and two storey detached and semi-detached houses and the environment of the occupiers of dwellings near the site of the application would be affected adversely by the intensification of the use of the site by the erection of four residential units.

14.

ROACH GROUP

ROC/400/74 - "Ingulfs", Paglesham - Mrs. G.V. Judge.

Outline application to erect covered area for Equestrian Riding Training.

D.T.S. - Refuse Permission for the following reasons:-

The design and external appearance of the building proposed is considered to be unsuitable for the locality because of the conspicuous position on site and its adverse effect on the visual amenities of the area generally.

NOTE: This proposal involves the re-use of a domed structure currently part of the "Kursaal" funfair complex at Southend-on-Sea.

15. ROCHFORD

ROC/491/74 - 43, North Street - Mr. K. Massow.

Erect toilet block and outside stairway.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The new walkway over the existing workshop roof shall have an obscure glass screen not less than 1.8 metres high on its north side and projecting 1.8 metres from the rear main wall of the property. Such screen shall be provided to the satisfaction of the local planning authority before use is made of the outside stairway now approved.

16. RAYLEIGH

ROC/579/74 - Rayleigh West Sewage Treatment Works, Beeches Road - Anglian Water Authority.

Erect temporary office.

D.T.S. - Grant Permission subject to:-

1. Temporary permission is hereby granted to expire on the 31st December, 1977.
2. The building hereby permitted shall be removed at the expiration of the period specified in this permission unless an extension of time has been granted on a subsequent application to the local planning authority.

17. RAYLEIGH

ROC/604/74 - Unit 3, 44/50, High Street - Garons Bakeries Limited.

Instal new shop front.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.

18. CANEWDON

ROC/628/74 - Rear gardens of 1-14, Anchor Lane - Rochford District Council.

Erect 1 detached house and 1 terrace of 8 houses, 14 garages and extend Rowan Way.

Frontages of Plots: 6.09m (20'0") and 12.19m (40'0"), Depth of Plots: 30.48m (100'0"), Floor Areas: 86.4 m2 (929 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The terrace of houses shall be resited to provide for a distance of not less than 120 feet between those houses and Nos. 3-8, Anchor Lane.
3. The vehicular access for the detached house shall be recessed in accordance with the details given on the sketch attached.
4. Details of screen fencing and landscaping shall be agreed with the local planning authority before the development is commenced. Screen fencing shall be erected before any dwelling now approved is occupied and planting as agreed shall be carried out during the first appropriate season following commencement of the development.
5. The carriageway of the proposed estate road shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such road and the proposed road and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and existing highway. Footways as indicated shall be constructed and completed commensurate with the occupation of the dwellings.

19. CANEWDON

ROC/647/74 - "Roselea", Pudsey Hall Lane - Mr. C.T. McIntosh.

Erect forty kennels for boarding dogs.

D.T.S. - Refuse Permission for the following reason:-

The site is too close to residential properties in Pudsey Hall Lane and Lark Hill Road for the residents of those properties not to be adversely affected by nuisance from noise from animals and the generation of additional traffic and subsequent activity.

NOTE: The proposal was advertised in the Southend Standard. A petition against the grant of planning permission has been received and is signed by some eighty residents in the area of Pudsey Hall Lane and Lark Hill Road.

20. ROCHFORD

ROC/718/74 - Next to 37, Sutton Court Drive, - Rochford District Council.

Erect 8 two person flats for elderly persons.

Frontage of Plot: 42.06m (138'0"), Depth of Plot: 23.77m (78'0"),
Floor Areas: 47.25 m2 (509 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The width of vehicular access shall be increased to 14 feet.
3. Prior to the flats being occupied, screen fencing 6 feet high of a type to the approval of the local planning authority shall be erected along the rear boundary of the site.
4. All first floor windows on the rear elevation shall be re-designed to provide for glazing to be above eye level to the satisfaction of the local planning authority.

NOTE: To achieve best use of the site and to reduce loss of privacy to a minimum, living rooms and bedrooms should be sited at the front of the building. This permission is recommended on the understanding that the accommodation is occupied by elderly people.

21. ROCHFORD

ROC/719/74 - Land between Nos. 18 & 20, Warwick Drive - Rochford District Council.

Erect detached dwelling and garage.

Frontage of Plot: 12.19m (40'0"), Depth of Plot: 28.95m (95'0"), Floor Area: 96.36 m2 (1036 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. A distance of not less than 20 feet shall be provided between the garage doors and the highway boundary.
3. Prior to the house being occupied, screen fencing, 6 feet high of a type to the approval of the local planning authority shall be erected along the rear boundary of the site.
4. All first floor windows on the rear elevation shall be re-designed to provide for glazing to be about eye level to the satisfaction of the local planning authority.

22. ROCHFORD

ROC/720/74 - Land between Nos. 27a and 35 Sutton Court Drive -
Rochford District Council.

Erect 2 pairs of semi-detached houses and garages.

Frontages of Plots: 9.14m (30'0"), Depths of Plots: 27.43m (90'0"),
Floor Areas: 87.98 sq.m (947 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. A distance of not less than 20 feet shall be provided between garage doors and the highway boundary.
3. Prior to the houses being occupied, screen fencing 6 feet high of a type to the approval of the local planning authority shall be erected along the rear boundary of the site.
4. All first floor windows on rear elevations shall be re-designed to provide for glazing to be above eye level to the satisfaction of the local planning authority.

23. ROCHFORD

ROC/721/74 - Land between Nos. 11 and 23 Sutton Court Drive -
Rochford District Council.

Erect 4 semi-detached houses and 1 detached house with garage.

Frontages of Plots: 8.53m (28'0"), Depths of Plots: 27.43 (90'0"),
Floor Areas: 87.98 m2(947 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3 - Commence in 5 years.
2. A distance of not less than 20 feet shall be provided between garage doors and the highway boundary.
3. Prior to the houses being occupied, screen fencing 6 feet high of a type to the approval of the local planning authority shall be erected along the rear boundary of the site.
4. All first floor windows on rear elevations shall be re-designed to provide for glazing to be above eye level to the satisfaction of the local planning authority.
5. An isolation of one metre shall be provided along the southern side of the dwelling proposed next to No. 23 Sutton Court Drive.

24. ROCHFORD

ROC/724/74 - Land between Nos. 2 and 8 Warwick Drive - Rochford District Council.

Erect 2 pairs of semi-detached houses and garages.

Frontages of Plots: 8.53m (28'0"), Depths of Plots: 27.43m (110'0"),
Floor Areas: 87.98 m2 (947 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3 - Commence in 5 years.
2. A distance of not less than 20 feet shall be provided between the garage doors and the highway boundary.

25. RAYLEIGH

ROC/748/74 - Units 1 & 2, 44/50 High Street - Midland Bank Limited.

Change use of retail shop to that of offices for banking purposes.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3 - Commence in 5 years.
2. One car parking space shall be provided to the satisfaction of the local planning authority prior to the use now approved being commenced.

26. HULLBRIDGE

ROC/804/74 - The Elms, Windermere Avenue - Mr. T.L. Dean.

Site residential caravan for period whilst house is being built.

D.T.S. - Grant Permission subject to:-

The caravan hereby approved shall be removed and the site restored to the satisfaction of the local planning authority not later than the 30th June 1975, or upon the completion and occupation of the new dwelling house granted under planning application ROC/639/74, whichever is the earlier.

27. HULLBRIDGE

ROC/843/74 - 64, West Avenue, - Mr. A. Lench.

Site residential caravan while dwelling is being erected.

D.T.S. - Grant Permission subject to:-

The caravan hereby approved shall be removed and the site restored to the satisfaction of the local planning authority not later than the 30th June 1975 or upon completion and occupation of the new dwelling house granted under planning application ROC/462/74, whichever is the earlier.

*28. ROACH GROUP

ROC/383/74 - 12, Church Road, Barling Magna - Mr. K. Cornwell.

Outline application to erect pair of houses.

Frontage of Plot: 13.10m (43'0"), Depth of Plot: 21.33 (70'0").

D.T.S. - Refuse Permission for the following reasons:-

1. The frontage of the site is below the standard of 50 feet regarded by the local planning authority as the minimum necessary to accommodate satisfactorily a pair of semi-detached houses.
2. The depth of the site is so limited as to suggest that rear garden space of 100 sq. metres could not be provided for each dwelling in accordance with the minimum standard adopted by the local planning authority.

29. HULLBRIDGE

ROC/422/74 - Site of 14, Crouch View Grove - Mr. J. Elbury.

Erect 2 semi-detached houses with integral garages and 1 detached house and garage.

Frontage of Plot: 24.38m (80'0"), Depths of Plots: 38.4m (126'0"),
Floor Areas: Detached - 91.7 m². (987 sq. feet), Semi-Detached
81.48 m². (877 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.

*30. RAYLEIGH

ROC/597/74 - Corner of Leslie Road and The Limes - B. Spector.
Developments Limited.

Outline application to erect detached house and garage.

Frontage of Plot: 17.37m (57'0"), Depth of Plots: 30.48m (100'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 5 years or 2 years.
3. Details of the screening walls and/or fencing or other means of screening, together with their positioning shall be submitted for approval by the local planning authority before the development is commenced and shall be erected prior to the occupation of the dwelling units.

NOTE: Part of the site is included within a landscaping condition in planning consent No. RAY/336/68, but additional land has been acquired to form a building plot.

* 31. ROCHFORD

ROC/682/74 - Rear of 103, Oxford Road - A.W. Squier.

Outline application to erect 2 detached dwellings with access road.
(COUNTY MATTER).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The presence of sewer manholes in the area of the application site is not considered by the local planning authority to be sufficient justification to override the planning policy, described in Reason No. 1 above.

* 32. ROCHFORD

ROC/683/74 - Next to 103 & 104 Oxford Road - A.W. Squier.

Outline application to erect 2 dwellings with access road.
(COUNTY MATTER).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The presence of sewer manholes in the area of the application site is not considered by the local planning authority to be sufficient justification to override the planning policy described in Reason No. 1 above.

33. RAYLEIGH

AD/ROC/3/74 - Plots 951 to 959 (inclusive), Limehouse Estate - Mr. D.D. Ager.

Residential development of land designated Public Open Space.

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The site is allocated for Public Open Space purposes on the first review of the County Development Plan which is now before the Secretary of State for approval.

NOTE: This application is for a certificate of appropriate alternative development under the provisions of the Land Compensation Act. In this case where the land is outside any area allocated for residential use and is within proposed M.G.B. only uses appropriate to the policy of the proposed Metropolitan Green Belt would receive approval.

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34. HULLBRIDGE

ROC/197/74 - Land between "October" and "Crissell", Waxwell Road - Messrs. A & R. Hilliard.

Outline application for 1 residential unit comprising 4 maisonettes with garages.

Frontage of Plot: 17m (55'6"), Depth of Plot: 35m (115'0").

D.T.S. - Refuse Permission for the following reason:-

The type of development proposed is incompatible with the area which is composed generally of single and two storey detached and semi-detached houses and the environment of the occupiers of dwellings near the site of the application would be affected adversely by the intensification of the use of the site by the erection of four residential units.

35. HULLBRIDGE

ROC/350/74 - Over 126-134, Ferry Road - Mr. K.F. Moore.

Outline application to erect two-storey commercial development with shops, offices and stores over.
(COUNTY MATTER)

D.T.S. - Refuse Permission for the following reasons:-

1. The site is outside any area allocated for office or commercial uses in the review of the County Development Plan but lies in an area allocated primarily for residential purposes.
2. The local planning authority considers that space can be found for additional shopping and office floor space to serve the needs of the Parish of Hullbridge within the area on the Western side of Ferry Road and allocated primarily for shopping purposes in the review town map and any need to use land outside such area has not been established.

36. HULLBRIDGE

ROC/372/74 - "Francois", Creekview Avenue - C.S.E. Homes Limited.

Outline application to erect block of 6 maisonettes.

Frontage of Plot: 27.43m (90'0"), Depth of Plot: 48.76m (160'0").

D.T.S. - Refuse Permission for the following reason:-

The type of development proposed is incompatible with the area which is composed generally of single and two storey detached and semi-detached houses and the environment of the occupiers of dwellings near the site of the application would be affected adversely by the intensification of the use of the site by the erection of six residential units.

*37.

RAYLEIGH

ROC/17/74 - Site adjoining Sir Walter Raleigh Drive, Rawreth Lane
- Mr. A.G. Hillier.

Outline application for the development of approximately $1\frac{3}{4}$ acres of agricultural land for residential purposes.

Frontage of Site: 50.6m (166 ft), Depth of Site: 114m (374 ft).

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

*38.

HOCKLEY

ROC/555/74 - Land at Hockley Rise and Hillcrest Road - Messrs.
Gildrive Limited.

Outline application for the erection of 3 detached houses.

Frontage of Plot: (1) 8m (26'6"), Depth of Plot: (1) 29.2m (96ft)

D.T.S. - Refuse Permission for the following reason:-

The frontage of the site of Plot 1 is less than the minimum of 30 feet considered necessary for the erection of a detached dwelling.

NOTE: A previous application (ROC/38/74) for the erection of 3 dwellings on this site was refused by the Committee in April of this year on grounds of cramped development and non-conformity with their general policy for 30 feet frontage width for detached dwellings, so far as Plot 1 was concerned. The applicants have since lodged an appeal with the Secretary of State against this decision of refusal.

Outline permission for two dwellings, units numbered 2 and 3 with frontage to Hockley Rise, has since been given by the Committee (ROC/374/74). The remaining plot to Hillcrest Road has a road frontage of 26 feet four feet below the Council's standard however, the 30 feet requirement can be achieved along the building line of the proposed dwelling.

*39.

ASHINGTON

ROC/633/74 - "Meadow View", Lower Road - Mr. Self.

Add garage extension with bedrooms and bathroom over.

Ground floor extension to garage and hall: 129m² (425 sq.ft).

First floor extension (5 No. bedrooms and 2 bathrooms) 510m² (1675 sq.ft).

D.T.S. - Refuse Permission for the following reason:-

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The site lies within the proposed extension of the Metropolitan Green Belt. The Written Statement accompanying the First Review of the County Development Plan indicates a clear presumption against further building development within the Green Belt unless essential for agricultural or allied uses. The Local Planning Authority recognises the need for modest extensions to existing houses having reasonable life expectancy to provide for modern amenities and some additional living space. The proposal is regarded in the light of this policy as being excessive and by its extent would change the appearance of the building thereby creating an obtrusive element in the landscape.

NOTE: The cubic capacity of the existing dwelling amounts to 20,230 cu.ft.

The proposed extensions, if allowed, would bring the cubic capacity of the dwelling up to 35,950 cu.ft., an increase of 15,720 cu.ft. This is considered too excessive.

* 40.

HULLBRIDGE

ROC/656/74 - 23, Grasmere Avenue - Mrs. Wright.

Add extension to form 2 bedrooms and kitchen and erect detached garage.

Extension: 8.890m x 4.267m (29'2" wide) x (14'0" deep).

Garage: 5m x 6m (16'5" x 19'8").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.
3. The floor space shown for garaging shall not be used for any commercial purpose.

41.

GREAT WAKERING

ROC/276/74 - The Boatyard, Common Road - Sutton & Smith Limited.

Convert Boat Repair Workshop to Cackle Processing Plant.

(4,500 square feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3 - Commence in 5 years.
2. The building shall be used for the processing of cackles and ancilliary purposes only and for no other use including any other uses in Classes III and IV of the Schedule to the Town and Country Planning Use Classes Order, 1972.

3. The area shown on Drawing No. 277-03 for hardstanding and car parking shall be surfaced to the satisfaction of the local planning authority before the development now approved is commenced.

NOTE: Currently cockles taken from the northern and north-eastern coast of Foulness are landed at this boatyard and transported by road to Battlesbridge for processing by freezing or bottling. By establishing a plant at Great Wakering, cockles can be more effectively handled and weight losses avoided. The building proposed to be used is the existing boat building and repair shed which was built in 1962 and subsequently extended in 1964; a replacement boat shed is proposed for the site and is the subject of the next application on this schedule.

The Great Wakering Parish Council is apprehensive about granting permission because they fear a possible increase in the numbers of cockle boats using the local waterways which are used extensively for recreational purposes. They also point to the possibility of additional vehicular traffic imposing a severe strain on the highways in the area.

The applicants tell me that three cockle boats use the landing facilities now and an average of six twelve cubic yard loads of cockles are taken to Battlesbridge weekly. There would be an increase in work force of eight people to handle the processing plant if it were installed at Great Wakering but no appreciable increase in the gross amount of cockles landed is anticipated. Obviously cockles would have to be transported from the site and the type of transport would vary; prepared cockles would leave in a refrigerated or bottled state and shell would be taken to farms where it is used for land drainage purposes.

The site is approached by way of Common Road, a highway used as access to the refuse tip operated by Southend Borough Council thus I feel it would be almost impossible to identify the extent to which the operations at the cockle plant would aggravate significantly any traffic problem there may be in the area.

42. GREAT WAKERING

ROC/277/74 - The Boatyard, Common Road - Sutton & Smith Limited.

Erect a building for the repair of boats and a mobile office and store.
1500 square feet.

D.T.S. - Grant Permission subject to:-

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1. Std. Cond. 3. - Commence in 5 years.
2. Details of the design and external appearance of the mobile office and store shall be submitted to and approved by the local planning authority before any development is commenced.
3. The buildings now approved shall be used for the production and repair of boats and for ancillary purposes only and for no other use including any other uses in Classes III and IV of the Schedule to the Town and Country Planning Use Classes Order, 1972.
4. Details of the colouring of the external walls of the buildings shall be submitted to and agreed by the local planning authority before any development is commenced.

NOTE: This proposal will provide substitute floor space for the building the subject of ROC/276/74. The applicant company intends to erect it instead of a building of similar proportions, although open sided and for boat storage only, approved for this site at ROC/266/70. While the existing building proposed to be used for processing cockles has floor space of 4,500 square feet the new building is shown to be 1,500 square feet. The applicants say that demands for covered space for boat building have diminished and what is now asked for will be adequate.

43. ASHINGDON

ROC/723/74 - Harrogate Farm (part), Tonbridge Road - French Kier Developments.

Erect 62 detached houses and garages (details).

<u>House Type</u>	<u>Frontage of Plot</u>	<u>Depth of Plot</u>	<u>Floor Area</u>
B D	12.19m (40' 0")	24.38m (80' 0")	106.83m2 (1150 sq.ft).
C D	10.05m (33' 0")	24.38m (80' 0")	108.69m2 (1170 sq.ft).
E D	10.05m (33' 0")	35.05m (115' 0")	108.69m2 (1170 sq.ft).
F D	9.14m (30' 0")	29.87m (98' 0")	104.83m2 (1128 sq.ft).
M D	8.84m (29' 0")	27.43m (90' 0")	84.72m2 (912 sq.ft).

D = Detached house

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.
2. The floor space shown for garaging on Plots 12, 24 to 30, 48, 51 to 53 inclusive, shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.

3. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 and 1974 no walls or fences or other means of enclosure shall be erected within the curtilage of any dwelling house in front of the forwardmost part of that dwelling house.
4. There shall be no obstruction to visibility within the areas of the sight splays hatched blue on the plan returned herewith.
5. The carriageway of the proposed estate roads shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such roads and the proposed roads, and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed within three months from the date of occupation of the dwelling.
6. 1.8 metres (6 feet) high brick screen walling shall be erected along the lines coloured brown on Drawing No. 8267/01/2A., returned herewith commensurate with the occupation of the dwellings.
7. Details of garages on house types 'C' and 'E' shall be submitted to and approved by the Local Planning Authority before any development is commenced.
8. The shrub and tree planting detailed on Drawing No. 8267/01/2A, shall be carried out during the first available season following commencement of the development.

NOTE: A play area approximately 1/6 acre in extent is shown to be provided in the north-western corner of the site. This play area is proposed to satisfy the requirements of condition 4 of the outline planning consent and I recommend be accepted.

44. HOCKLEY

ROC/384/74 - Land adjacent to 41, Plumberow Avenue - Mr. J.K. Ellis.

Erection of dwellinghouse, detached garage and construction of new vehicular access.

Frontage of Plot: 11.5m (38'0"), Depth of Plot: 50.96m (167'0"), Floor Area: 109.6m² (1180 sq. ft).
(Detached garage: 4.5m (14'9") wide x 5.48m (18'0") long).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The floor space shown for garaging shall not be used for any commercial purposes.
3. The gateway for vehicular access shall be recessed in accordance with the dimensions indicated on the sketch attached.

ROC/47/74 - Rectory Green Estate - Crowstone Properties Limited.

Erection of 43 dwelling units.

<u>House Type</u>		<u>Frontage of Plot</u>	<u>Depth of Plot</u>	<u>Floor Area</u>
R 21	s/d	9.14m (30' 0")	21.94m (72' 0")	71.75 m2 (772 sq.ft).
R 9	s/d	8.84m (29' 0")	28.04m (92' 0")	57.40 m2 (617 sq.ft).
B 1	D	10.36m (34' 0")	28.04m (92' 0")	59.50 m2 (640 sq.ft).
DH 8	D	9.14m (30' 0")	30.48m (100' 0")	86.58 m2 (932 sq.ft).
R 20	s/d	7.41m (24' 4")	24.69m (81' 0")	71.70 m2 (771 sq.ft).
A/108/A	s/d	11.58m (38' 0")	23.47m (77' 0")	80.71 m2 (868 sq.ft).

s/d = semi-detached house

D = Detached house

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
3. Std. Cond. 11. - Submit materials schedule.
4. Details of the screening walls and/or fencing or other means of screening, together with their positioning shall be submitted for approval by the local planning authority before the development is commenced and shall be erected prior to the occupation of the dwelling units. Such details shall include inter alia a 2 metres high screen fence along the rear boundaries of Plots 211-220 inclusive.
5. The floor space shown for garaging on Plots 221 to 226, 239 & 240 inclusive, shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
6. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 and 1974 no walls or fences or other means of enclosure shall be erected within the curtilage of any dwelling house in front of the forwardmost part of that dwelling house (except as may otherwise be required by conditions attached hereto).
7. Details of the proposed garages on Plots 211 to 220, 227 to 238 and 241 to 246 inclusive shall be submitted to and approved by the local planning authority before work is begun.

8. The carriageway of the proposed estate roads shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such roads and the proposed roads, and turning space, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed within three months from the date of occupation of the dwellings.
9. There shall be no obstruction to visibility within the areas of the sight splays hatched blue on the plan returned herewith.

*46. HULLBRIDGE

ROC/736/74 - "Longreach", The Esplanade - Mr. A. Elvin.

Add bedrooms, W.C. and covered way.

3.88m (12' 9") wide x 5.94m (19' 6") deep.

D.T.S. - Refuse Permission for the following reason:-

The proposed extension on the boundary is considered to be excessive in length and would have an adverse effect upon the amenities of the adjoining property.

47. RAYLEIGH

ROC/687/74 - Unit K, Corner of Brook Road and Totman Crescent, Weir Industrial Estate - Ever Ready (Special Batteries) Limited.

Use existing warehouse for combined use as a sales and distribution depot and for manufacture of batteries.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The building shall be first used as an industrial building by Ever Ready (Special Batteries) Limited for the carrying on of their undertaking as battery manufacturers.
3. Not more than 6,000 sq. feet of the floor space of the building shall be used for the carrying on of processes for or incidental to the purposes specified in Sections 66 (1) (a) of the Town and Country Planning Act, 1971.
4. The areas coloured green and hatched blue on the attached plan shall be permanently retained for the parking of employees and visitors' cars and loading and unloading of service vehicles respectively.
5. Apart from employees' and visitors' cars and trade vehicles there shall be no storage of goods or materials on open areas of the site.

6. The building shall be used for the manufacture of batteries and ancillary purposes only and for no other use including any other uses within Classes III and IV of the Schedule to the Town and Country Planning Use Classes Order 1972.

NOTE: Conditions numbered 2 and 3 are contained in the Schedule to the Industrial Development Certificate granted by the Secretary of State for Trade and Industry, dated the 18th September, 1974.

48. STAMBRIDGE

ROC/77/74 - Land adjacent to 165 Stambridge Road - Mr. G.A. Peck.

Erect 4 bedroom house and garage (details).

Frontage of Plot: 15m (50'0"), Depth of Plot: 29m (95'0"), Floor Area: 141 m2 (1520 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The glass used in all windows and doors, whether sealed double glazing units are installed or not, shall have a density equal to that of 6mm thick sheet glass.
2. The window frames of all opening lights and all external door frames shall be fitted with weather-stripping before the building is occupied to the satisfaction of the Local Planning Authority.

49. ROCHFORD

ROC/636/74 - Methodist Church Hall, North Street - Mrs. L.A. Parish.

Permission to hold playgroup for 20 children between 3/5 years.

D.T.S. - Refuse Permission for the following reason:-

The proposal would result in vehicles being left standing on the Class III road close to a bend causing danger and obstruction to other road users and to the detriment of highway safety.

- NOTE: (i) The above grounds of refusal are as directed by the Highways Authority.
- (ii) There is some doubt as to whether this proposal represents development requiring planning permission. A verbal report will be given to Committee on this aspect.

50. RAYLEIGH

A/ROC/27/74 - 159 High Street - Curry Palace Restaurant Limited.

Erect internally illuminated fascia sign.

4.57m (15' 0") long x 0.76m (2' 6") deep.

D.T.S. - Refuse Permission for the following reason:-

The proposed fascia sign presents excessive and badly arranged advertising which by reason of its size and detailing would be unduly obtrusive in its surroundings.

51. RAYLEIGH

A/ROC/28/74 - 31, High Street - Alliance Building Society.

Erect internally illuminated double sided projection sign.

0.914m (3'0") wide x 0.61m (2'0") deep.

Height from ground level to top of sign: 3.65m (12'0").

D.T.S. - Refuse Permission for the following reason:-

An additional sign would serve only to clutter the front elevation of the building and be to the detriment of the street scene as a whole in this important part of the Rayleigh Conservation Area.

NOTE: It is considered that a plain non-illuminated sign, measuring approximately 2'6" x 1'6" would be acceptable.

52. HAWKWELL

ROC/237/74 - Land west of Albert, Alexander and York Roads - Ashington Stamfield Investments Limited.

Outline application for residential development. (about 4.81 acres).
(COUNTY MATTER)

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years and 2 years.
3. The layout of the site shall provide for a north/south spine road with extensions of Albert Road, Alexander Road and York Road, making connections with such spine road, all widths and alignments to the satisfaction of the local planning authority.
4. The spine road as required by Condition 3 above shall be constructed up to the boundaries of the site.

NOTE: The site lies outside residential allocation on the Review Town map but falls within the area of proposed modification No. 11 of the Town Map which proposes that the land should be allocated for residential development.

The proposal therefore departs from the provisions of the approved development plan and subject to no objections following advertisement of the application and the concurrence of the County Planning Authority to approval being granted I recommend that planning permission be granted subject to the conditions quoted above.

53. HAWKWELL

AD/ROC/2/74 - Land west of Albert Road - Ashington - Stamfield Investments Limited

Use land for residential purposes.

D.T.S. - Grant Permission in respect of the land hatched red on the application drawing subject to:-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 5 years or 2 years.

Refuse Permission in respect of the land hatched blue on the application drawing for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: This proposal seeks a certificate of appropriate alternative development under the provisions of the Land Compensation Act. The land forms part of the site of the proposed Hawkwell, Ashington Road County Primary School. The residential element of the site is, like the preceeding application on this schedule (ROC/237/74), affected by modification No. 11 and I therefore recommend that the certificates indicated above are issued concurrently with the planning consent in the case of ROC/237/74.

54. HAWKWELL

AD/ROC/1/74 - Land west of Albert Road, Ashington - Crowstone Properties Limited

Use land for residential purposes.

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: This proposal seeks a certificate of appropriate alternative development under the provisions of the Land Compensation Act. In such a case only uses appropriate to the Metropolitan Green Belt policy would be approved. The land forms the major part of the site of the proposed Hawkwell, Ashington Road County Primary School.

* 55. RAYLEIGH

ROC/285/74 - Lower Barn Farm, London Road - Mr. Corridan.

Add extension to form kitchen, utility room and lounge with bedrooms and gallery over.

7.46m (24'6") wide x 10.5m (34'6") deep.

D.T.S. - Refuse Permission for the following reason:-

The site lies within the proposed extension of the Metropolitan Green Belt. The Written Statement accompanying the First Review of the County Development Plan indicates a clear presumption against further building development within the Green Belt unless essential for agricultural or allied uses. The Local

Planning Authority recognises the need for modest extensions to existing houses having reasonable life expectancy to provide for modern amenities and some additional living space. The proposal is regarded in the light of this policy as being excessive and by its extent would change the appearance of the building thereby creating an obtrusive element in the landscape.

* 56. STAMBRIDGE

ROC/327/74 - 1, The Ferns, Stambridge Road - Mr. R.E. Bateman.

Add bedroom extension to first floor.

D.T.S. - Grant Permission.

NOTE: This extension has been erected.

57. RAYLEIGH

ROC/428/74 - 109 Eastwood Road - Mrs. J.E. Jarvis.

Outline application to erect 2 residential dwellings with garages.

Frontage of Plot: 21m (69'0"), Depth of Plot: 39m (128'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. The accesses and crossing shall be laid out in accordance with the attached sketch and any gates shall be erected a minimum of 14 feet from the channel of the main road.
4. 16' x 8' hardstandings for vehicles shall be provided within the site convenient to the front doors of the dwellings.
5. Vehicular turning spaces shall be provided within the site.
6. Detailed plans shall be submitted showing the buildings set back relative to the highway control line indicated on the plan.

NOTE: Conditions 3,4, 5 and 6 are as directed by the Highways Authority.

This site was previously the subject of a Discontinuance Order confirmed by the Secretary of State, concerning the use of the land for the storage and repairs to vehicles, later amended to cover use of land for plant hire, haulage contractor and civil engineering business and for the removal of the building on the land. The County Council at that time also granted outline planning permission for two dwellings subject to the usual outline reservations.

58. RAYLEIGH

ROC/564/74 - Next to 47 Great Wheatley Road - Mr. Roberts.

Erect one detached chalet.

Frontage of Plot: 14.32m (47' 0"), Depth of Plot: 44.5m (146' 0"),
Floor Area: 167 m2 (1796 sq.ft.).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
3. Std. Cond. 11. - Submit materials schedule.
4. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
5. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on the block plan returned herewith commensurate with the occupation of the dwelling.

* 59. RAYLEIGH

ROC/793/74 - Land adjoining 50 Helena Road - Mr. D.R. Seymour.

Outline application to erect dwelling and garage.

Frontage of Plot: 8.53m (28' 0"), Depth of Plot: 50.3m (165' 0").

D.T.S. - Refuse Permission for the following reasons:-


1. The frontage of the site is less than the minimum of 30 feet considered necessary by the local planning authority for the erection of a detached dwelling.
2. The proposal would deprive No. 50 Helena Road of individual vehicular access and garaging facilities.

* 60. RAYLEIGH

ROC/851/74 - 58 Deepdene Avenue - Mr. F.J. Bernal

Extend lounge at rear.

3.33m (10'11") deep x 6.22m (20' 5") wide.

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1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12 - Materials to match existing.

61. RAYLEIGH

A/ROC/17/74 - 69, High Street - Mr. E.H. Monks, Department of the Environment.

Erect internally illuminated fascia sign.

(6.096m (20' 0") x 0.532m (1' 9").)

D.T.S. - Grant Permission.

* 62. HAWKWEIL

ROC/251/74 - Land adjoining Hawkwell Village Hall, off Briar Close - Spencers Nurseries Limited.

Lay estate road and erect 24 2-storey dwellings with garages.
(COUNTY MATTER)

<u>House Type</u>	<u>Frontage of Plot</u>	<u>Depth of Plot</u>	<u>Floor Area</u>
Terraced	7.31m (24' 0")	28.95m (95' 0")	86.39m ² (930 sq.ft).
Semi/detached	7.62m (25' 0")	23.16m (76' 0")	91.97m ² (990 sq.ft).
Detached	9.44m (31' 0")	27.43m (90' 0")	111.48m ² (1200 sq.ft).

D.T.S. - Refuse Permission for the following reason:-

1. Part of the site lies outside any area allocated for residential purposes in the County Development Plan and, furthermore is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the areas so allocated and that new buildings and uses will only be permitted outside existing settlements in the most exceptional circumstances and when essential for agricultural or allied purposes.
2. Some of the rear gardens are less in area than the standard of 100 square metres considered the minimum acceptable by the local planning authority for general housing purposes.

* 63. HAWKWEIL

ROC/852/74 - 1a, Elmwood Avenue - Mr. J. Coker.

Lounge extension to front of property to form dining area.

Projection: 2.7m (9 ft) x 5.9m (19'8") wide.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.

*64. HULLBRIDGE

ROC/661/74 - 74, Keswick Avenue - Mr. R. Wolsoncroft.

Add first floor extension.

2.44m (8'0") x 7.9m (25'11").

D.T.S. - Refuse Permission for the following reason:-

The proposed extension is considered excessive in relation to the compact form of housing development of which 47, Keswick Avenue forms part. If, allowed, it would unreasonably overshadow the gardens of Nos. 160 and 162 Burnham Road and have an adverse effect on the amenities of the occupiers of those houses.

65. HOCKLEY

ROC/36/74/1 - Rear of 29, Greensward Lane - Mr. E.A. Jay.

Erect detached house (details).

Frontage of Plot: 23.47m (77' 0"), Depth of Plot: 42.67m (140' 0"),
Floor Area: 165m² (1776 sq. ft).

D.T.S. - Grant Permission subject to:-

1. The access road shall be constructed to the satisfaction of the local planning authority before the dwelling is occupied, in accordance with details which shall have been approved by the authority before any development is commenced.
2. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on Drawing No. 1 returned herewith commensurate with the occupation of the dwellings.

66. HOCKLEY

ROC/36/74 - Rear of 29, Greensward Lane - Mr. E.A. Jay.

Erect detached house (details).

Frontage of Plot: 27.43m (90' 0"), Depth of Plot: 42.67m (140' 0"),
Floor Area: 165 m² (1776 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The access road shall be constructed to the satisfaction of the local planning authority before the dwelling is occupied, in accordance with details which shall have been approved by the authority before any development is commenced.

2. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on Drawing No. 2 returned herewith commensurate with the occupation of the dwellings.

67. RAYLEIGH

ROC/477/74 - Bellingham Lane - Upper Park (Loughton) Developments Limited.

Redevelopment of site of Regal Cinema for shops, supermarket, offices, storage, showrooms, car parking and unloading facilities.

Frontage of Plot: 29m (95' 2"), Depth of Plot: 50m (164' 0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The development hereby approved shall be carried out in accordance with the following drawings except as may otherwise be required by conditions attached hereto:

932 - 73 - 85A - Basement Plan.
932 - 73 - 75A - Ground Floor Plan.
932 - 73 - 95A - First Floor Plan.
932 - 73 - 105A - Second Floor Plan.
932 - 73 - 115A - Elevations.
932 - 73 - 125A - Elevations and Sections.
932 - 73 - 135 - Typical shopfront.
3. Prior to the commencement of development large scale drawings of all external details shall be submitted to and approved by the local planning authority.
4. Std. Cond. 11. - Submit materials schedule.
5. During the next planting season following commencement of the development a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority, shall be carried out on the site to the Local Planning Authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and sizes of all trees and shrubs to be planted and shall include details of surfacing materials and any changes in ground level.

NOTE: (1) A margin of land at its widest 2 metres, exists between the site boundary on the northern side and the back edge of the footway on the southern side of the access road to the public car park and Mill Hall. Such land appears to be in the ownership of the District Council but its inclusion in the scheme is vital to provide vehicular access and landscaping. I recommend such land be conveyed to the developers on terms to be agreed it being their responsibility to deal with any alterations found necessary to two existing lamp columns, to my satisfaction.

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- (2) The site is in the designated Conservation Area for Rayleigh and the scheme has the approval of the County Planner's architectural advisory Panel. The application was advertised in July; no representations were received, but prior to the advertisement being published, a letter of objection was received from Mr. Miller, who considers that a small cinema of say 300 seats should be included in any redevelopment scheme and not another supermarket.

The Developers Architects' have said that no cinema was included in their scheme because:-

- (a) it is necessary to provide car parking on site.
- (b) the site is zoned for shopping purposes in the review development plan.
- (c) there is no general demand for a cinema as was shown by the old cinema on this site closing.

DELEGATED PLANNING DECISIONS

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

CONDITIONAL APPROVALS

- | | | |
|------------|---|---|
| ROC/767/74 | - | Add lounge and kitchen extension to rear of 14 Brook Close, Rochford - Mr E. Loverige. |
| ROC/693/74 | - | Add dining room and morning room extension to rear at 51 Ferry Road, Hullbridge - Mr S.M. Green. |
| ROC/627/74 | - | Erect brick wall to front boundary of 53 Mortimer Road, Rayleigh - Mr J.Walker |
| ROC/755/74 | - | Erect Garage at 203 Conway Avenue, Gt. Wakering - Mr D.J. Cowan. |
| ROC/759/74 | - | Add rear extension to enlarge bedroom, bathroom, and kitchen at 4 Cornhill Avenue, Hockley - Mr L. Brooks. |
| ROC/823/74 | - | Add porch to front of dwelling at 82 Hullbridge Road, Rayleigh - Mr A.Martin |
| ROC/717/74 | - | Add storm porch for use as lobby at 3 Havering Close, Gt. Wakering - Mr L.J. Pierson. |
| ROC/854/74 | - | Room in Roof to form bathroom and storage area at "Briarfield" 82 Barling Road, Barling - Mr. K. J. A. Barratt. |

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BUILDING REGULATIONS

In accordance with the policy of delegation, I have decided the following applications submitted under the Building Regulations:-

(a) APPROVAL

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|------|--|
| 8111 | Erection of lobby outside toilet connecting existing conservatory at 98, Shoebury Road, Great Wakering - Mr. B. Wiggins. |
| 8112 | Erection of detached garage at 23, Grasmere Avenue, Hullbridge - Mrs. Wright. |
| 8113 | Single storey extension to rear of property at 9, Sycamore Way, Canewdon - Mr. R.F. Peters. |
| 8114 | 1st Floor extension to bungalow at 41, The Westerings, Hockley - Mr. A. Guinness. |
| 8115 | Rooms in roof to form 2 bedrooms at 50, Spencer Gardens, Rochford - Mr. T.J. Cole. |
| 8116 | Proposed bedroom over garage at 5, Briar Close, Hawkwell - Mr. A. Bailey. |
| 8117 | Garage and kitchen extension at 74, Castle Road, Rayleigh - Mr. A. Dormer. |
| 8118 | Dining room extension at 73, Abbey Road, Hullbridge - Mr. A. Mead. |
| 8119 | Erection of garage at 160 Ashingdon Road, Rochford - Mr. R. Vaughan. |
| 8120 | 2 storey extension to rear of property at 41, Leamington Road, Hockley - Mr. R.E. Kelly. |
| 8121 | Dining room extension to existing kitchen at 9, Hollytree Gardens, Rayleigh - Mr. M.H. Elster. |
| 8122 | Rear extension and demolition of existing conservatory at 28 Brooklyn Drive, Rayleigh - Mr. L. Watts. |
| 8123 | Proposed 2 bedrooms in roof space at 22, Hawkwell Chase, Hawkwell, -Mr. B.S. Pawsey |
| 8124 | Demolish existing and erect double garage at 1, Hawkwell Park Drive, Rochford - Mr. Mills. |
| 8125 | Rear bathroom extension at 23, Alexandra Road, Great Wakering - Mr. D.B.C. Hamm. |

- 8126 New kitchen extension at 25 Langdon Road,
Rayleigh - Mr. G.H.C. Boul.
- 8127 Erect car port at 49 Mapledene Avenue,
Hullbridge - Miss H. McKenzie.
- 8128 Proposed residential development (House
Type 'C'), off Cheapside East, Rayleigh
- A.W. Hardy & Co. Limited.
- 8129 Proposed residential development (House
Type 'B'), off Cheapside East, Rayleigh
- A.W. Hardy & Co. Limited.
- 8130 Proposed residential development (House
Type 'A'), off Cheapside East, Rayleigh
- A.W. Hardy & Co. Limited.
- 8131 To erect a banbury extension to form
kitchen/diner at 150, Grove Road, Rayleigh
- Mr. J. Polard.
- 8132 Living accommodation extension at 98,
Downhall Road, Rayleigh - Mr. Lemon.
- 8133 Porch enclosing existing front hall at 82,
Helena Road, Rayleigh - Mr. R. Linge.
- 8134 Erection of garage at 28, Southbourne
Grove, Hookley - Mrs. D. Strike.
- 8136 Alterations to form separate W.C. and form
storm porch at 20, Cheapside West, Rayleigh
- Mr. L. Watts.
- 8137 Alterations to form separate W.C. and form
storm porch at 22, Cheapside West, Rayleigh
- Mr. L.G. Johnson.
- 8138 Erection of "Moderecator" car port on existing
hard surface beside garage at 11, Hamilton
Mews, Rayleigh - Mr. B. Vaughan.
- 8139 Front porch at 19, Ferndale Road, Rayleigh -
Mrs. Chapman.
- 8140 Storm porch at 110 New Road, Great Wakering -
Mr. I.E. Watts.
- 8141 Storm porch at 108, New Road, Great Wakering
- Mr. I. Mathews.
- 8142 First floor extension and extension to front
of "Long View", The Esplanade, Hullbridge -
Mr. G. Wyatt.
- 8143 Single storey extension on side of house at
77, Victoria Avenue, Rayleigh - Mr. J.E.
Spiller.

- 8144 Games room at Carter and Sanders Farm
Rawreth Lane, Rawreth - Mr. Hendry.
- 8145 Proposed installation of bath, basin,
hot water system etc., and garage at
2 West Cottages, High Street, Canewdon -
M/s Elizabeth Avis.
- 8146 Car port at 14, Belchamps Way, Hockley
- Mr. F.J. Neobard.
- 8147 Proposed extensions and alterations at
1, Sunny Road, Hockley - Mr. A.A. Flood.
- 8148 New general purpose store and timber
store at Grapnells Farm, Wallasea Island
- Wallasea Farms Limited.
- 8149 Extension of existing kitchen and
construction of garage at 34, Clifton
Road, Ashingdon - Mr. E.J. Ridley.
- 8150 First floor extension over garage at 8,
Gay Bowers, Hockley. - Mr. P. Waters.
- 8151 Erect garage at 203, Conway Avenue,
Great Wakering - Mr. David Webber.
- 8152 Single storey extension to form new larder
at "Barfields", Barling Road, Barling
Magna - Mr. J.E. Oxley.
- 8153 Enclose existing open porch area to form
closed in entrance porch and extend
existing flat roof to suit new 9" brick-
work at 29 Canute Close, Canewdon -
Mr. B. Corcoran.
- 8154 Erection of detached chalet (amended plan)
at 25, Poplars Avenue, Hawkwell - Mr.
P.H. Hellyer.
- 8155 Single storey extension at rear of 203
High Street, Great Wakering - Mr. L.J.
Street.
- 8156 Erect a garage at 228 Ferry Road, Hullbridge
- Mr. T. Collins.
- 8157 Extension (amended plan) at 85, Eastwood
Road, Rayleigh - Mr. J.F. Birrell.
- 8158 Proposed dining area and lounge extension
at 17, Windsor Gardens, Hawkwell - Mr.
E. Wateridge.
- 8162 Lay concrete base and erect garage
at 15 Crouch Avenue, Hullbridge - Mr. J.W.
Harris

- 8163 Amended first floor layout to proposed detached house (Approved B.R. 7696) at 7 The Westerings, Hockley - Mr C.J.Cushing
- 8164 Living room extension at 15 Gt. Wheatley, Rayleigh - Mr. Braxton.
- 8165 Extension to loading bay at Magnolia Manufacturing Co. Ltd., Purdeys Way, Rochford - Magnolia Manufacturing Co.Ltd.
- 8166 Proposed "Blacknell 2000" Conservatory at 23 Keswick Avenue, Hullbridge. - Mrs. Blackledge.
- 8167 Rear Conservatory at 121 Little Wakering Road, Gt. Wakering - Mr. H. L. Cole.
- 8168 Supply and fit septic tank at "Kendale", The Drive, Rayleigh - Mr. M. Brewer.
- 8169 Alterations and extension to existing bungalow to provide garage and bedroom at 41 Fountain Lane, Hockley. - Mr. A. J. Philpot.
- 8170 Internal Alterations at 18 Greensward Lane, Hockley. - Mr. & Mrs. Lodemore.
- 8171 New enclosed porch at 3 Silchester Corner, Bourne Green - Mr. A McGregor.
- 8172 New entrance porch at 17 Shakespeare Avenue, Rayleigh. - Mr. R. W. Adams
- 8173 Erection of garage at 18 Westbourne Grove, Hockley - Mr. A. D. White.
- 8174 Extend bathroom and instal shower at 1 Newton Hall Gardens, Ashington - Mr. W. J. Cottrell.
- 8175 Rooms in roof at 88 Oxford Road, Rochford - Mr. Street.
- 8176 New window to reception area at first floor level at Unit 6, Eldon Way, Spa Road, Hockley Trading Estate, Hockley - Fircastle Limited.
- 8177 Erection of pair of semi-detached houses and garages at 63 Grasmere Avenue, Hullbridge - Ayres Williams & Bennett Limited.
- 8178 Add conservatory at 20 Percy Cottis Road, Rochford. - Mr. A. F. Playle.
- 8179 Add lounge extension and internal alterations at 5 Eastbury Avenue, Hawkwell. - Mr. Boughtwood.

- 8180 Erect detached dwelling at Plot 18
Creek View Avenue, Hullbridge - Mr. G.
W. Dunley.
- 8181 Rear extension at 14 Nelson Gardens,
Rayleigh - Mr. T. Fletcher
- 8182 Erection of car port at 12 Copford Ave-
nue, Rayleigh - Mr. C. J. Eggleton.
- 8183 Proposed extension at 9 Glasseys Lane,
Rayleigh - Mr. D. F. Cross.
- 8184 Proposed single detached garage at 6
Rest Cottages, Canewdon - Mr. C. Steward.
- 8185 Erect porch at 82 Hullbridge Road, Ray-
leigh - Mr. A. Martin.
- 8186 Erect one four-bedroom house adjacent
to 77 Folly Lane, Hockley. - Mr. B.
Lawrence.
- 8187 Proposed garage and porch at 145 Conway
Avenue, Gt. Wakering - Mr. J. Laird.
- 8188 Extension to form lounge and kitchen
at 24 Clifton Road, Ashington - Mr. M
Hawes.
- 8189 Add garage at 2 Link Road, Rayleigh.
- 8190 New garage and kitchen/dining extension
at 163 Southend Road, Rochford - Mr.
R. H. Carey.
- 8191 Additional bedroom in roof space at 8
Dartmouth Close, Rayleigh - Mr. A. J.
Beaumont.
- 8192 Two bedrooms and toilet facilities in
roof at 14 Brocksford Avenue, Rayleigh
- Mr. P. E. Earl.
- 8193 Add entrance lobby, ground floor w.c.
and bedroom to first floor at 23 Padgetts Way,
Hawkevell - Mr. C. Bruce.

(b) REJECTION

- 8135 Erect storm porch at 12 Glebe Close.
Rayleigh - Mr. H. L. Fussell.
(Section 64 - Reject A.10. Schedule 2
Insufficient Information).
- 8159 Proposed alterations and additions at
rear of 24 South Street, Rochford. -
Old People's Welfare Committee for
Rochford & District.
(Reject. E.5 - Fire resistance of Ele-
ments of Structure). (E.7 - External Walls)
(E.15 Spread of flame over walls and ceiling)

8160

Connection of the cottages to the
Local Authority Sewer at 1 & 2
Sutton Farm Cottages, Sutton Road,
Rochford. - The Trustees of the late
James Tabor (C. J. Tabor, Esq.,)
(Section 64 - Reject A.10 Schedule 2 -
Insufficient Information).

8161

Lounge and kitchen extension at 14 Brook
Close, Rochford - Mr. E. Loverige
(Section 64 - Reject A.10 Schedule 2 -
Insufficient Information).

Handwritten signature/initials

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Minutes of a Meeting of the Policy and Resources Committee.

At a Meeting held on 12th November 1974. Present: Councillors
R.W.C.Offwood (Chairman), R.Blackburn, C.D.Bright, D.R.Fowler,
L.H.Fudge, C.B.Gowlett, N.A.Grove, A.J.Harvey, D.A.Ives, Miss E.M.
Leggatt, E.V.Maton, R.McCamley, D.McKinnell, C.R.Morgan, G.C.Oldbury,
A.L.Tate and J.R.Warner.

Visiting: Councillors S.W.Barnard, J.H.Carter, Mrs. F.E.Clayton, L.K. Cope, B.A.Crick, A.J.Humby, Mrs. M.T.Madden, D.C.Wood and G.Young.

MINUTES

987. Resolved that the Minutes of the Meeting held on 1st October, 1974 be approved as a correct record and signed by the Chairman.

NON-MEMBERS ATTENDING

988. The Chairman reported that Councillors S.W.Barnard, J.H.Carter, Mrs. F.E.Clayton, L.K.Cope, B.A.Crick, A.J.Humby, Mrs. M.T.Madden, D.C.Wood and G.Young were attending.

MINUTES OF COMMITTEES AND SUB-COMMITTEES

989. The Committee received and considered the Minutes of the following Committees and Sub-Committees.

RECOMMENDED That the Minutes be adopted subject to the amendments and decisions shown.

(A) Development Services

3rd October 1974 - Minutes 845 - 851

15th October 1974 - Minutes 861 - 876

County Development Plan First Review (Minute 876)

That the decision contained in resolution (1) be adopted subject to the insertion of the words "if possible" after the word "further" in the third line and the substitution of "867" for "861" in the fourth line.

5th November 1974 - Minutes 966 - 980

(B) Finance and Personnel.

9th October 1974 - Minutes 857 - 860

29th October 1974 - Minutes 932 - 951

4th November 1974 - Minutes 963 - 965

(C) Housing Services

17th October 1974 - Minutes 877 - 903

(i) Owner/Occupiers (Minute 894)

That recommendation (1) be amended to read "that as a matter of policy, applications from owner/occupiers be accepted with the proviso that they only be considered when tenancies are offered to the Council by Housing Associations."

Policy and Resources Committee

- (ii) Acquisition of Housing - Brougham Close, Great Wakering
(Minute 896)

Councillor C.D.Bright declared his interest in this matter as recorded at Minute 812(B) of the Policy and Resources Committee of 1st October 1974, but, at the invitation of the Committee remained in the Meeting, taking no part in the discussion or voting thereon.

That the recommendation be considered after the public has been excluded from the Meeting.

(D) Recreation and Amenities

22nd October 1974 - Minutes 904 - 916

- (i) Exclusion of the public - Minute 913 and Rawreth Shot Allotment Site - Minute 914.

That the order of these two Minutes be reversed and they be renumbered accordingly.

- (ii) Rawreth Shot Allotment Site (Minutes 914 and 916)

That the decisions contained in these Minutes be considered after the public has been excluded from the Meeting.

(E) Environmental Health and Control

24th October 1974 - Minutes 917 - 931

Proposed Cemetery Site - Land off Rawreth Lane, Rayleigh (Minute 931)

That the estimated cost of development of this site for Cemetery purposes, appearing in the penultimate paragraph of the preamble, be amended by the insertion of the word "(roads)" after the word "drainage" and the insertion of "drainage (land)..... £3,000"

(F) Performance Review and Land Sub.

31st October 1974 - Minutes 952 - 962

REPRESENTATION ON OUTSIDE BODIES - BRADWELL NUCLEAR POWER STATION
LOCAL LIAISON COMMITTEE

990. RECOMMENDED That Councillor P.J.Stanton and the Assistant Director (Administration) be nominated to serve on the Bradwell Nuclear Power Station Local Liaison Committee. (216)

AREA MUSEUMS SERVICE FOR SOUTH EASTERN ENGLAND
(Minutes 823 and 854(G)(iv)/1974)

991. RECOMMENDED That the previous decision of the Committee not to become associate members of the Area Museums Service for South Eastern England be reaffirmed.(216)

ESSEX AREA HEALTH AUTHORITY AND DISTRICT COUNCILS -
JOINT CONSULTATIVE COMMITTEE

992. RECOMMENDED That Councillor Mrs. F.E.Clayton be appointed the Council's representative on this Joint Consultative Committee.(2133)

TERMS OF REFERENCE OF THE DEVELOPMENT SERVICES COMMITTEE

993. The Chief Executive reported upon a conflict which had arisen between item 4 of the Delegation of Powers of the Development Services Committee,

Policy and Resources Committee

concerning power to deal with all matters connected with the County Development Plan and Structure and Local Plans, and Standing Order 30.2 (r) which prohibited any Committee from acting on behalf of the Council in respect of development plans and local plans.

RECOMMENDED That, in order to avoid a conflict between Standing Orders and Terms of Reference and Delegation of Powers, Standing Order No.30.2(r) be revoked and, consequentially, Standing Orders Nos.30.2(s), (t) and (u) be relettered 30.2(r), (s) and (t) respectively.

RAYLEIGH MARKET - REVIEW OF RENT

PURCHASE OF PRIVATE PROPERTIES - SCHEME 4 (See Minute 792/74)

PROPOSED ACQUISITION OF 214 HOCKLEY ROAD, RAYLEIGH (See Minute 839/74)

LAND AT THE JUNCTION OF SOUTH FAMBLEDGE ROAD AND ARUNDEL ROAD, ASHINGDON

994. Resolved that these matters be considered after the public has been excluded from the Meeting.

NOTICEBOARDS (See Minute 409/74)

995. Resolved that the request of Councillor B.A.Crick relating to the provision of additional Noticeboards be referred to the Recreation and Amenities Committee.(4706)

CONFIDENTIALITY OF INFORMATION

996. Concern was expressed by Members at the recent divulgence of information considered to be confidential prior to the publication and release of the printed Minutes. The Director of Administration agreed to reconsider the Agenda format with a view to grouping items considered to be confidential at the end of the Agenda.(231)

MEMBERS' ATTENDANCE ALLOWANCES (See Minute 830/74)

997. The Director of Finance reported that clarification regarding the payment of Attendance Allowances to members attending committee meetings of which they are not members had been sought from the Department of the Environment. They had replied that whilst they could not give authoritative interpretations of statutory provisions they did not disagree with the opinion given by Counsel of the Association of District Councils.

The Committee noted that the Department, however, would consider this matter and other related issues in the review of the allowances system that the Secretary of State wished to hold shortly.(1634)

INITIAL REVIEW OF DISTRICT ELECTORAL ARRANGEMENTS (See Minute 505/74)

998. The Chief Executive reported as follows:-

"The draft scheme of representation provisionally approved by Council on 25th June, 1974 has now been the subject of public consultations, including the Parish Councils.

Comments supporting the scheme have been received from the Rochford and Canewdon Councils; Ashingdon Parish Council raised a query relating to polling stations, which is not really relevant to this review; and The Roach Group Parish Council asked that "there should always be present a weighting for area as against population".

Policy and Resources Committee

No matters have been raised that would warrant any change to the scheme."

RECOMMENDED That the scheme provisionally approved by Council on 25th June, 1974, be now formally finally approved and submitted to the Home Secretary as the Council's draft scheme of representation.(2320)

COUNCIL TIE

999. Now that coloured drawings of the proposed Coat of Arms and Symbol had been obtained from the College of Heralds, the Committee gave consideration to the commissioning of a Council Tie incorporating the new Symbol, the Chief Executive reporting upon the various quotations received.

Resolved (1) that the provision of a Council Tie be approved and Members wishes as to price and design be ascertained, following which the necessary orders be placed.

(2) that investigations be undertaken into the provision of a suitable brooch for lady Members.(6007)

ABSTRACT OF ACCOUNTS

1000. The Committee received and approved the abstract of accounts for the year ended 31st March 1974 of the two former authorities.

DISTRICT BUDGETS 1975/76

1001. Resolved that the draft Capital Programme 1975/76 be referred to the individual Standing Committees for consideration in conjunction with the attached report of the Director of Finance, and the next Meeting of this Committee consider the collective results of the programme Committees' deliberations together with further information on likely restrictions on local government expenditure.

STREET LIGHTING (See Minute 971/74)

1002. Councillor L.K.Cope reported upon the results of a survey which he had recently carried out of street lighting in the Rayleigh area, it being his intention to continue such surveys, reporting the results to the Director of Technical Services. The Committee noted the Councillor's intention of pursuing the matter further in the event that the failures complained of were not rectified.

EXCLUSION OF THE PUBLIC

1003. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the remainder of the Meeting for the reason that the matters about to be discussed are the subject of confidential reports.

RAYLEIGH MARKET - REVIEW OF RENT

1004. The Committee considered the confidential report of the Director of Administration (Circulated to Members only) on the terms and conditions of the agreement in respect of this market, and reviewed the rent.

RECOMMENDED That notice be given to Mr.R.Pilgrim that the annual rental payment in respect of the Rayleigh Market will be increased to the higher rental mentioned in the report, with effect from 1st April 1975.(7176)

Policy and Resources Committee

RAWRETH SHOT ALLOTMENT SITE

1005. Further consideration was given to the decisions contained in Minutes 914 and 916 and the Committee noted the report of the Director of Administration upon the action now taken to terminate the tenancy agreement in respect of this site. Consideration was also given to the tenders received for provision of 44 allotments on this site.

RECOMMENDED That no tender be accepted until the Council obtain vacant possession of the site.(4578)

LAND AT THE JUNCTION OF SOUTH FAMBRIDGE ROAD AND ARUNDEL ROAD, HOCKLEY

1006. The Chief Executive reported as follows:-

"In July 1956 the Rochford Rural District Council were required to purchase a plot of land with a frontage of 75 ft. to South Fambridge Road and a return frontage of 165 ft. to Arundel Road. The land was purchased because it was in the Green Belt and the Council had refused planning permission in respect of development.

An application has now been received from a Mrs. B. Jakes of Crane Court, South Fambridge, Rochford, Essex, asking if the Council would be prepared to rent this plot of land to her so that she could use it for grazing her son's ponies thereon. Apparently the adjoining piece of land is owned by a Mr. Milne and agreement has been reached between Mrs. Jakes and Mr. Milne for her to rent his plot for a similar purpose. It would make it a better proposition if the Council were also to agree to rent their plot to Mrs. Jakes."

RECOMMENDED That the Director of Administration be authorised to negotiate with Mrs. B. Jakes for the renting of this site on the basis that no benefit greater than a 364 day licence is created.(839)

PURCHASE OF PRIVATE PROPERTIES - SCHEME 4 (See Minute 792/74)

NOTE Councillor C.D. Bright, having earlier declared his interest in this matter, left the Chamber and took no further part in the meeting.

1007. The Director of Administration reported upon the present circumstances of this Scheme, where he was negotiating for the acquisition of private properties. The District Valuer's report upon the land valuation was noted.

RECOMMENDED That the Council's previous decision to proceed with the purchase of these properties be reaffirmed, the Director of Administration being authorised to continue negotiations and to appoint Messrs. Savills as independent Valuers.

ACQUISITION OF HOUSING - BROUGHAM CLOSE, GREAT WAKERING

1008. Further consideration was given to the recommendation contained in Minute 896.

Resolved that the Department of the Environment be approached to ascertain whether under the provisions of Circular 70/74, the Council might be permitted to purchase the three privately owned properties in this street.

Policy and Resources Committee

PROPOSED ACQUISITION OF 214 HOCKLEY ROAD, RAYLEIGH (See Minute 839/74)

1009. The Chief Executive reported upon the terms negotiated for the acquisition of this property, the Committee also noting the Director of Technical Services' report that the estimated cost of necessary repairs was £850.

RECOMMENDED (1) That the Chief Executive be authorised to complete the purchase of 214 Hockley Road, Rayleigh at the price negotiated by the Council's Valuers.

(2) That, if appropriate, application be made for improvement grant in respect of the necessary repairs.(5209)

PROPOSED ACQUISITION OF 12 STATION ROAD, HOCKLEY

1010. The Chief Executive reported upon the possible acquisition of this property, now in very poor condition, which could be redeveloped by the provision of 4 1-bedroom flats.

RECOMMENDED That the Chief Executive be authorised to undertake negotiations for the acquisition of 12 Station Road, Hockley.(841)

DISTRICT BUDGETS 1975-76

The Director of Finance to report:-

The terms of reference of the Policy and Resources Committee include the consideration of the general content of the budget for the next financial year and the issue to the Committees of general guide-lines to be borne in mind in consideration of the Committee's estimates.

It is hoped that this report will assist the Committee in their deliberations. The Capital Programme is presented for consideration in addition to a forecast of the level of rate-borne expenditure which will result in this and the coming financial year 1975-76. Although a great many uncertainties exist at the present time, attempts have been made to quantify these as much as possible.

CAPITAL PROGRAMME

The Draft Capital Programme for the five years 1974 to 1979 is attached to this report.

Key Sector schemes require Ministry approval which, when granted, qualify expenditure to be met from loan. Subsidiary Sector schemes do not, on the other hand, require Ministry approval, but expenditure can again be met from loan. Locally Determined schemes (LDS) are those not falling in either of the above sectors. These schemes do not require Ministry approval and are financed from loan (the locally determined allocation), capital receipts, revenue, capital fund or renewal and repairs fund. Expenditure on these schemes directly affects the General Rate Fund. Key and Subsidiary Sector Capital Expenditure (being mainly Housing for this Authority) does not directly affect the General Rate Fund but is reflected in the contributions required to be made in conjunction with Housing Subsidies, which, for 1975-76 it is proposed, will be 33% of debt charges on new schemes.

Sufficient resources are available, if required, to finance LDS capital expenditure in 1974-75.

The financing proposed for 1975-76 does, however, reduce the balances of the Special Funds and Capital Receipts to zero which may be thought unwise. However, for various reasons, the actual level of capital expenditure in any year tends to fall below expectations. This is known as "shortfall" and in view of this it is anticipated that the finance available in 1975-76 will be sufficient to meet the capital payments actually made. It is assumed a Rate Fund contribution equivalent to a 0.5p rate to the Capital Fund and a 0.25p rate to the Repairs and Renewals Fund (a total of £65,000 in 1974-75 and £67,500 in 1975-76) will continue to be made, as agreed by the Council (Minute 95/74).

The suggested method of financing IDS capital expenditure is therefore:-

	REVISED 1974-75 £'000	ESTIMATE 1975-76 £'000
Capital Expenditure	<u>234</u>	<u>370</u>
Met from:-		
Loan	118	125
Capital Fund	63	72
Repairs & Renewals Fund	19	64
Capital Receipts	<u>34</u>	<u>74</u>
	<u>234</u>	<u>335</u>
Balance to be financed	<u>NIL</u>	<u>35</u>

The Capital Programme for 1975-76 onwards represents the financial policy of the Council. It is suggested that Members may consider it useful to discuss the criteria to be used in the preparation of future years' programmes.

Typical questions could range as follows:-

1. Does the programme contain the schemes to which the Council attaches greatest priority?
2. What alternative schemes do the Council wish to provide and in which year?
3. Is there a correct balance, in terms of service, i.e. are there too many playing fields projects at the expense of say community centre schemes?
4. Are the projects included in the programme being provided on a planned or on a first come first served basis?
5. Are there areas being developed to a far higher degree than other parts of the district?
6. Is there a minimum standard of facility to be provided in all parts of the district as an absolute priority before existing facilities are extended?
7. What effect will the future Capital Programme have on the finances of the district? Could we, or are we prepared to afford such a programme?

8. Will the extra money required come from the General Rates or are we prepared to dispose of certain land holdings to finance future projects? What other sources of finance are available?
9. What effect will the future years' programme have on the land or design staff resources? Are they adequate or do they need to be supplemented?

REVENUE FORECAST

The table set out below shows the estimated effect upon the District Rate for 1975-76 of changes in the main items of expenditure and income. The original estimate for 1974-75 is shown, together with the revised estimate, 1974-75, a projection of which has been made showing the cost of those services at 1975-76 levels. The final column indicates the forecast for 1975-76 including the additional services contained in the Capital Programme as presented above. It should be pointed out that expenditure on new housing projects is completely charged to the housing service although the General Rate Fund is required to make a contribution towards the Debt Charges, and to repairs and supervision costs when stipulated limits are exceeded.

RS

	1		2		3		4	
	Original Estimate 1974-75 £'000 £'000		Revised Estimate 1974-75 £'000 £'000		Based on 1974-75 level of Services £'000 £'000		Based on Increased level of Services £'000 £'000	
					Estimate 1975-76			
Salaries	315		354		436		473	
Wages	195		216		302		312	
Debt Charges	86		112		130		130	
Other:-								
Transport	33		40		50		55	
Refuse Sacks	66		78		68		70	
Members' Allowances etc.	7		15		15		15	
Bus Passes	22		25		28		28	
Special Fund Conts.	64		65		68		68	
Other	49	241	55	278	60	289	65	301
Housing Revenue A/c Conts.	153		220		245		280	
Total Expenditure	990		1,180		1,402		1,496	
Less Income:-								
Housing Subsidies	123		117		125		125	
House Purchase Loan Surplus	36		-		-		-	
Contributions from Other Local Authorities	20		20		22		22	
Interest on Internal Funds	-		50		55		55	
Other	61	240	65	252	65	267	65	267
Net Expenditure	750		928		1,135		1,229	
Taken from Balances	180		270		198 CR		198 CR	
RSG Resources Element	120	300	140	410	227	29	246	48
Expenditure to be met from Rates	450		518		1,106		1,181	
Estimated Penny Rate Product	85		87.5		90		90	
Rate Levy Required	5.3p		5.9p		12.3p		13.1p	

BASES OF FORECAST

SALARIES AND WAGES

1. Pay rises will be at the same level in 1975-76 as in 1974-75.
2. There will be no further increases in threshold payments above November 1974 levels but such payments will continue throughout 1975-76.

DEBT CHARGES

The loans pool average rate of interest is revised for 1974-75 to 10.5% and for 1975-76 to 11%.

HOUSING REVENUE A/C CONTRIBUTIONS

1. Debt charges on all proposed housing capital expenditure will rank for subsidy purposes and a 33% associated rate fund contribution will have to be made.
2. Rate fund contribution towards Rent Rebates, Rent Allowances and non-reckonable expenditure, i.e. pooling of earmarked loans, will have to be made.

TAKEN FROM BALANCES

The £270,000 in Column 2 represents the whole rate fund balance available. The credit of £198,000 in Column 3 reflects the overspending in 1974-75 and the provision for a working balance, equivalent to a penny rate, to meet contingencies, in 1975-76.

RATE SUPPORT GRANT

It is assumed that the present percentage rate grant will continue.

PENNY RATE PRODUCT

As there is no significant increase in rateable resources expected in the near future, only a minimal increase has been allowed.

GENERAL

Although the revenue forecast shown above indicates a substantial rise in the rate levy required to meet expenditure, it should be noted that the 1974-75 average rate levied of 5.3p by the District Council constitutes the lowest levy in the County of Essex, these ranging from 6.14p to 16.00p for the other District Councils. (See Table 3, Essex Local Government Finance Booklet, 1974-75). A rate levy of 13.1p in 1975-76 is therefore not likely to compare unfavourably with those levied by other District Councils.

1. Does the Council accept the forecast in principle? If not, do they wish to reduce the proposed increased standard or even reduce the existing standard of service?
2. If they wish to reduce the standard of service, how will it be done and what effect will it have on Council resources?
3. Are there alternative methods available of maintaining existing services but at less cost? What are the disadvantages of these alternatives?
4. Is Council policy on staffing suitable in the present economic climate? How could greater productivity be obtained from the existing establishment?
5. What additional sources of finance are available? Do the charges made by the Council itself represent a reasonable proportion of its income? Have charges kept up with inflation or in the same proportion as the increases in General Rates over the years?
6. What economies can be made in Council expenditure? Could cuts be made in allowances, attendance at conferences, subscriptions, heating costs, contributions to voluntary bodies, procurement policies etc?
7. What steps are we taking to increase the rateable resources of the district? Should greater encouragement be made for the development of industrial areas? If so, in what proportion and in which areas should these be provided?

Date: 17.12.74

ROCHFORD DISTRICT COUNCIL

Minutes of a Special Meeting of the Performance Review and Land Sub-Committee

At a Meeting held on 18th November 1974 Present: Councillors D.R. Fowler (Chairman), R. Blackburn, C.D. Bright, L.H. Fudge, C.B. Gowlett, N.A. Grove, A.J. Harvey and D.A. Ives.

INFORMAL MEETING WITH DIRECTORS (See Minute 959/74)

1011. As a consequence of the discussions recorded in the above minute this Meeting of the Sub-Committee was an informal one based on discussions with Members of the Management Team, all of whom were present. The four Directors had, at the request of the Sub-Committee, submitted their confidential self appraisals on work undertaken since their appointments and also as to problems encountered thus far in the history of the new Council.

Arising from these discussions and consideration of the submitted documents it was Resolved that the Sub-Committee at its next Meeting consider the following three subject:-

- (1) The organisation of a teach-in for Council Members on the subject of Planning Law and Administration with particular reference to the considerations governing the grant of planning permission.
- (2) The structure, terms of reference and performance of the Policy and Resources Committee.
- (3) The Council's Committee Structure and the incidence of Meetings.

D.R. Fowler
23/1/75

15th November 1974.

I hereby summon you to attend a Meeting of the Rochford District Council to be held in the Council Chamber, Rayleigh, Essex on Tuesday, 19th November 1974 at 7.30 p.m. when it is proposed to transact the following business:-

Prayers

1. To approve as a correct record the Minutes of the Meeting of the Council held on 8th October 1974.
2. To receive apologies
3. Chairman's announcements (if any).
4. To receive and consider the Minutes and Reports of the following Committees and Sub-Committees and to pass such resolutions upon them as may be necessary:-

<u>Committee or Sub-Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Development Services	3rd October 1974	845 - 851
Finance and Personnel	9th October 1974	857 - 860
Development Services	15th October 1974	861 - 876
Housing Services	17th October 1974	877 - 903
Recreation and Amenities	22nd October 1974	904 - 916
Environmental Health and Control	24th October 1974	917 - 931
Finance and Personnel	29th October 1974	932 - 951
Performance Review and Land Sub	31st October 1974	952 - 962
Finance and Personnel	4th November 1974	963 - 965
Development Services	5th November 1974	966 - 980
Development Services	7th November 1974	981 - 986

5. To consider questions under Standing Order No.8 (if any) of which appropriate notice has been given to the Chairman of the Council.

6. RESIGNATION OF COUNCILLOR R.W.C. OFFWOOD AS CHAIRMAN
OF POLICY AND RESOURCES COMMITTEE AND THE ELECTION
OF HIS SUCCESSOR

The Chief Executive reports receipt of the following letter of resignation from Councillor R.W.C. Offwood in respect of his Chairmanship of the Policy and Resources Committee, dated 13th November 1974.

"Dear Mr. Skevington,

It is with deep regret that I write to confirm our earlier discussions regarding the Chairmanship of Policy & Resources.

Having, now, taken up a new position in business I find that the demands on my time will be such that I shall not be able to devote the hours necessary to do justice to my appointment as Chairman of P. & R. Would you therefore be kind enough to notify Council on 19th November of my decision to resign from the Chair so that a successor can be appointed without delay.

I would like to record my appreciation of all the help and guidance I have received from you personally, from the Management Team and all officers and staff during the past 18 months.

Yours sincerely,

R.W. OFFWOOD"

Since by extension of Standing Order 21.6 only the Council may appoint the Chairman of that Committee, the Chairman of the Council will call for nominations for Councillor Offwood's successor.

7. AUDIT OF ACCOUNTS FOR YEAR ENDED 31ST MARCH 1974 -
REPORT OF DISTRICT AUDITOR

The following letters have been received from the District Auditor:-

"In compliance with the statutory requirement I have to report that the Audit of Account of the Rochford Rural District Council for the year ended 31st March 1974 has been completed.

Various matters arising from the accounts have been discussed with the Officers concerned. They have undertaken to take any necessary action and these matters, therefore, do not call for comment in this report.

My thanks are due to the Officers for their courteous assistance during the course of the Audit."

"In compliance with the statutory requirement I have to report that the Audit of the Accounts of the Rayleigh Urban District Council for the year ended 31st March 1974 has been completed.

Various matters arising from the accounts have been discussed with the Officers concerned. They have undertaken to take any necessary action and these matters, therefore, do not call for comment in this report.

My thanks are due to the Officers for their courteous assistance during the course of the Audit." (228)

8. SCHOOL MANAGING BODIES - APPOINTMENT OF REPRESENTATIVES

Under the Education Act one-third of the membership of a County Primary School Managing Body is appointed by the local minor authority, i.e. Parish Council or Parish Meeting, or, in the absence of either, the Local District Council. The managing bodies of the undermentioned schools have been reconstituted by the County Council for the period ending December 1977, and the new constitution provides for increased representatives by minor local authorities. Single primary schools will have three representatives and grouped primary schools five representatives.

Council is now invited to nominate representatives to serve on the undermentioned school managing bodies.

<u>County Primary Schools</u>	<u>Existing Representatives</u>	<u>No. of Representatives required for the new Body</u>
Rayleigh Junior and Infants'	Mr. F.G. Brookman Mrs. D.S. Hawtree	5
Glebe Junior and Infants'	Councillor L.K. Cope Mrs. D.S. Hawtree	5
Downhall Primary	Mr. F.G. Brookman Councillor D.A. Ives	3
Grove Junior and Infants'	Councillor C.D. Bright County Councillor P.R. Elliott	5
Edward Francis Junior and Infants'	Mr. W.H. Batten Councillor R.W.C. Offwood	5
<u>Aided/Controlled Primary Schools</u>		
Rawreth C. of E. (Controlled) Primary	Mr. F.W. Bodey Councillor C.B. Gowlett	2
Our Lady of Ransom R.C. (Aided) Primary	Mr. T. Gunn	1



Chief Executive.

ROCHFORD DISTRICT COUNCIL

Minutes of a Meeting of the Council

At a Meeting held on 19th November 1974. Present: Councillors A.J. Harvey (Vice Chairman in the Chair), E.H. Adcock, S.W. Barnard, R. Blackburn, C.D. Bright, Miss J.R. Browning, J.H. Carter, Mrs. F.E. Clayton, L.K. Cope, M.P. Cowen, B.A. Crick, S.B.H. Fletcher, Mrs. E.M. Frank, C.B. Gowlett, N.A. Grove, A.J. Humby, D.A. Ives, Mrs. J.M. Jones, M.L. Kennaugh, Miss E.M. Leggatt, Mrs. M.T. Madden, E.V. Maton, R. McCamley, D. McKinnell, C.R. Morgan, R.D. Needham, R.W.C. Offwood, G.C. Oldbury, I.W. Shields, P.J. Stanton, C. Stephenson, A.L. Tate, W.J. Tracey, J.R. Warner, D.C. Wood and G. Young.

MINUTES

1012. Resolved that the Minutes of the Meeting of the Council held on 8th October 1974 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1013. Apologies for absence were submitted on behalf of Councillors L.H. Fudge (Chairman of the Council), E.R. Biggs, D.R. Fowler and A.R. Mutimer.

CHAIRMAN'S ANNOUNCEMENTS

1014. The Chairman reported a request from the Evening Echo newspaper to take photographs of Councillors at the next Meeting of the Council, which was agreed. The Chairman also reported upon the increased cost of provision of Christmas Illuminations in Rayleigh High Street, it being decided to consider this matter later in the meeting.

A request had been received for a Councillor to address a group of pupils at Greensward School, Hockley upon the work of a Councillor and it was Resolved that Councillor D.C. Wood be appointed the Council's representative on this occasion.

MINUTES OF COMMITTEES

1015. Resolved (1) That the Minutes of the following Committees be received and the recommendations contained therein be adopted subject to the amendments shown.

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

<u>Committee or Sub-Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Development Services	3rd October 1974	845 - 851
Finance and Personnel	9th October 1974	857 - 860
Development Services	15th October 1974	861 - 876
Housing Services	17th October 1974	877 - 903
Recreation and Amenities	22nd October 1974	904 - 916

Council

Ashington Playing Fields - Proposed sale of access to
Muggleton Building Contractors Ltd. (Minute No.915)

NOTE: Councillor A.J. Harvey declared his interest
in this matter, vacated the Chair, but remained
in the meeting taking no part in the discussion,
or voting thereon.

Councillor R.W.C. Offwood in the Chair.

That the matter be considered after the public has been
excluded from the meeting.

Environmental Health and Control	24th October 1974	917 - 931
Finance and Personnel	29th October 1974	932 - 951

- (i) Contract No.622, Council Offices Rayleigh -
Demolition and reconstruction of brick wall
at rear (Minute 936)

That "£2885" be substituted for "£2285" in the third line of
the preamble to this Minute.

- (ii) Staff car allowances (Minute 950)

Councillor D.C. Wood asked that his name be recorded as voting
against the recommendations contained in this Minute.

Performance Review and Land Sub	31st October 1974	952 - 962
Finance and Personnel	4th November 1974	963 - 965

Review of Establishment - Technical Services
Department (Minute 965)

That Recommendation (11) be not adopted but referred back to
the Finance and Personnel Committee for further consideration.

Development Services	5th November 1974	966 - 980
Development Services	7th November 1974	981 - 986
Policy and Resources	12th November 1974	987 - 1010

- (1) Minutes of Committees and Sub-Committees (Minute 989)

- (a) Owner/Occupiers (Minute 989(C)(1))

That the decision be considered after the public has been
excluded from the meeting.

- (b) Acquisition of housing - Brougham Close,
Great Wakering (Minute 989(C)(1))

NOTE: Councillor C.D. Bright declared his interest in
this matter as recorded at Minute 812(b), but
remained in the meeting taking no part in the
discussion or voting thereon.

856 That the recommendation be considered after the public has
been excluded from the meeting.

Council

(ii) Rawreth Shot Allotment Site (Minute 1005)

That the interest in this matter declared by Councillor N.A. Grove be recorded in respect of this Minute.

RESIGNATION OF COUNCILLOR R.W.C. OFFWOOD AS CHAIRMAN
OF POLICY AND RESOURCES COMMITTEE AND THE ELECTION
OF HIS SUCCESSOR

1016. The Chief Executive reported and the Council noted with regret the resignation of Councillor R.W.C. Offwood from the Chairmanship of the Policy and Resources Committee.

Resolved (1) That the Council records its appreciation of the efforts of Councillor R.W.C. Offwood during his term of office as Chairman of the Policy and Resources Committee.

(2) That Councillor R. Blackburn be appointed Chairman of the Policy and Resources Committee for the remainder of the Municipal Year.

(3) That Councillor R.W.C. Offwood be appointed to the membership of the Housing Services, Finance and Personnel and Policy and Resources Committees for the remainder of the Municipal Year.

AUDIT OF ACCOUNTS FOR YEAR ENDED 31ST MARCH 1974 -
REPORT OF DISTRICT AUDITOR

1017. Council noted the report of the District Auditor upon the audit of the accounts of the two former Councils for the year ended 31st March, 1974. (228)

SCHOOL MANAGING BODIES - APPOINTMENT OF REPRESENTATIVES

1018. Resolved that consideration of the nomination of representatives to serve on the School Managing Bodies be deferred to the Policy and Resources Committee on 17th December 1974, arrangements being made for members for the area of the former Rayleigh Urban District Council to nominate persons for consideration.

EXCLUSION OF THE PUBLIC

1019. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the remainder of the meeting for the reason that the matters about to be discussed are the subject of confidential reports.

OWNER/OCCUPIERS (Minutes 894 and 989(C)(i))

1020. Resolved (1) That Minutes 894(1)(as amended by Minute 989(C)(i)), 894(2) and 894(4) be adopted.
- (2) That Minute 894(3) be adopted subject to the deletion of Applicant 0017.
- (3) That Applicant 0017 be referred to the Finchfield Trustees for rehousing in the Trustees Property as soon as a vacancy occurs.

REC

857

Council

ACQUISITION OF HOUSING - BROUGHAM CLOSE,
GREAT WAKERING (Minutes 896 and 989(C)(11))

NOTE: Councillor C.D. Bright, having already declared his interest in this matter, left the meeting, taking no part in the discussion or voting on this matter.

1021. The Director of Administration reported that he had received from the Estate Developer an offer to purchase the three privately occupied properties, and sell them with vacant possession to the Council and that he had obtained the consent of the Department of the Environment to the Council purchasing the three privately-owned properties in this street in accordance with Paragraphs 30 and 31 of Circular 70/74.

Resolved (1) That the recommendation contained in Minute 896(1) be not adopted.

(2) That the Director of Administration be authorised to continue his negotiations for the purchase of all the properties in Brougham Close, Great Waking.

CHRISTMAS ILLUMINATIONS AT RAYLEIGH

1022. Consideration was given to the reported increase in costs from £515 to £870 for the provision of Christmas Illuminations in Rayleigh.

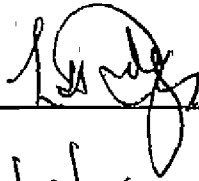
Resolved that Christmas Illuminations in Rayleigh be provided, a supplementary estimate in the sum of £355 being granted at the expense of Revenue.

ASHINGTON PLAYING FIELD - PROPOSED SALE OF ACCESS
TO MUGGLETON BUILDING CONTRACTORS LIMITED (Minute 915)

NOTE: Councillor A.J. Harvey declared his interest in this matter, vacated the Chair and left the meeting, taking no part in the discussion or voting on this matter.
Councillor R.W.C. Offwood in the Chair.

1023. Further consideration was given to the terms of the approval given by the Ashington Parish Council to this proposed sale.

Resolved that the recommendations contained in Minute 915 be adopted.

Chairman: 
Date: 30/12/74

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Special Meeting held on 20th November 1974. Present:

Councillors C.D.Bright (Chairman), E.H.Adcock, S.W.Barnard, Miss J.R. Browning, J.H.Carter, Mrs. F.E.Clayton, B.A.Crick, Mrs. E.M.Frank, L.H.Fudge, A.J.Humby, D.A.Ives, Mrs. J.M.Jones, M.L.Kennaugh, Miss E.M.Leggatt, Mrs. M.T.Madden, E.V.Maton, C.R.Morgan, R.D.Needham, G.C.Oldbury, I.W.Shields, A.L.Tate, J.R.Warner, D.C.Wood and G.Young.

APOLOGIES FOR ABSENCE

1024. Apologies for absence were submitted on behalf of Councillors M.P.Cowen, S.B.H.Fletcher, D.R.Fowler, N.A.Grove, A.J.Harvey, R.McCamley, A.R.Mutimer, R.W.C.Offwood and P.J.Stanton.

RAYLEIGH ONE-WAY TRAFFIC SYSTEM (Minute 973/74)

(NOTE Councillor Mrs. F.E.Clayton disclosed a pecuniary interest in this matter and, being invited to remain at the meeting, took no part in the discussion or voting thereon).

1025. Members had been supplied with the requested copies of documents i.e., the whole of the Inspector's Report on the 1973 Local Inquiry, the report of the Rayleigh U.D.C Traffic Regulations Sub-Committee meeting of September 20th 1973 and the report of the County Council Traffic and Road Safety Sub-Committee meeting of 31st October 1974. They had also been provided by a Ratepayer with 58 examples of individual representations against the scheme.

The County Council had invited this Council to appoint representatives to meet them so that the position could be explained to the District Councillors but the proper study of all the papers took so long that the meeting could not be held in the time available before the meeting of the Highways Committee to which the Sub-Committee Report was to be submitted.

As the ensuing debate developed it became apparent that most Councillors approached the question with an open mind and were ready to be convinced by reasoned argument.

A Member thought that there were alternatives other than the straight choice of one-way or two-way working e.g., pedestrianisation of the High Street between Crown Hill and London Hill and said that he would not be ready to make up his mind until satisfied that all possibilities had been explored. Another Councillor suggested that the exit from the Websters Way car park should be via a new road through the King George V playing field and to Eastwood Road.

However, the majority of Members thought that the one-way system, as proposed to be improved, was the lesser of two evils and must be supported in the absence of viable alternatives.

County Councillors present said that they had been listening for arguments which could have been used at the Highways Committee meeting of 28th November but had heard nothing to refute the report and recommendations of the Sub-Committee.

Development Services Committee

An amendment to substitute "supports" for "notes" in the first line having been carried it was

Resolved. (1) that this Council supports the recommendations the County Council Traffic and Road Safety Sub-Committee are to put to their parent Committee.

(2) that when the County Council Highways Committee has made its decision, an early meeting be held between the Road Traffic Regulation Panel and this Council to discuss any improvements necessary.

(3) that no prior joint meeting be held.

Voting upon the motion was recorded as follows in accord with a requisition made under Standing Order No.14.

FOR THE MOTION:- Councillors E.H.Adcock, J.H.Carter, A.J.Humby, D.A.Ives, Mrs. J.M.Jones, M.L. Kennaugh, Mrs. M.T.Madden, E.V.Maton, C.R.Morgan, R.D.Needham, G.C.Oldbury, I.W.Shields, J.R.Warner, D.C. Wood and G.Young. (15)

AGAINST THE MOTION:- Councillors S.W.Barnard, C.D.Bright, Miss J.R. Browning, Mrs. E.M.Frank, L.H.Fudge, Miss E.M.Leggatt and A.L.Tate. (7)

ABSTAINING:- Councillor B.A.Crick. (1)

CHAIRMAN'S THANKS

1026. The Chairman expressed his appreciation of the quiet manner in which the public had listened to the debate allowing Members to give full consideration to the difficult questions before them.

ROCHFORD DISTRICT COUNCIL

Minutes of a Special Meeting of the Recreation and Amenities Committee

At a Special Meeting held on 21st November 1974 Present: Councillors N.A. Grove (Chairman), E.H. Adcock, S.W. Barnard, R. Blackburn, C.D. Bright, J.H. Carter, M.P. Cowen, B.A. Crick, Mrs. E.M. Frank, L.H. Fudge, D.A. Ives, M.L. Kennaugh, E.V. Maton, G.C. Oldbury and C. Stephenson.

Visiting: Councillor Miss. J.R. Browning

APOLOGIES FOR ABSENCE

1027. Apologies for absence were submitted on behalf of Councillors L.K. Cope and Miss. E.M. Leggatt.

NON-MEMBERS ATTENDING

1028. The Chairman reported that Councillor Miss J.R. Browning was attending.

THE NEW LOCAL AUTHORITIES AND THE REGIONAL SPORTS COUNCIL
(See Minute 718/74)

1029. The Chairman introduced Mr. R.A.J. Bennett, Mr. L.J. Bridgeman and Mr. Taylor from the Eastern Sports Council.

Mr. Bridgeman informed Members that leisure had now been established as an important aspect of every day life, and the Eastern Sports Council had been formed in order to ensure that adequate facilities were available for the public. He said that the Sports Council was looking to 1981 as its objective period, although it realised that there would be financial restrictions imposed.

The Sports Council were concerned that District Councils should not reduce spending on sport and leisure activities because the demand for these facilities would always be present in our society and there is every indication that it will increase in the future. Opinion had changed regarding sport and greater use should be made of existing facilities. It was for this reason that the Eastern Sports Council provided technical advice for local authorities to ensure that the right facilities were provided for the area.

The Members of the Eastern Sports Council then answered Members' questions upon a variety of matters, particularly on the proposed swimming pool for the Rochford District. The Chairman then thanked the Members of the Eastern Sports Council for attending the Meeting and providing an interesting basis for discussion.

The Eastern Sports Council expressed their willingness to assist the Council in all possible ways in connection with the proposed Swimming Pool Project. The Members agreed that officers of the Sports Council would be invited to meetings of the Swimming Pool Panel. Chairman

Date

ROCHFORD DISTRICT COUNCIL

Report of the Bramerton Road, Hockley Development Panel.

At a Meeting held on 25th November 1974 Present: Councillors
C.D. Bright (Chairman), S.W. Barnard, R. Blackburn, Miss.J.P. Browning,
C.B. Gowlett, M.L. Kennaugh, A.L. Tate and D.C. Wood

APOLOGY FOR ABSENCE

An apology for absence was submitted on behalf of Councillor Mrs. J.M. Jones.

TERMS OF REFERENCE (Minute 657/4)

Members noted the following terms of reference of the Panel.

"At the ordinary meeting of the Development Services Committee held on 1st August 1974 it was decided to set up a Working Party to give detailed consideration to the proposals relating to Planning Application ROC/1101/73 as set out in Paragraph 41 of the Schedule, undertaking consultations with the Hockley Parish Council, and reporting to the next appropriate meeting of the Committee".

OUTLINE APPLICATION NO. ROC/1101/73 FOR RESIDENTIAL DEVELOPMENT OF 10.67 ACRES NORTH OF BRAMERTON ROAD, HOCKLEY - DONALD MOODY LIMITED.

The Panel considered the report of the Director of Technical Services giving a detailed history of this site; the observations of Hockley Parish Council upon the proposals, and his recommendations for determination of the application. He also submitted a plan of the area and reported that the Developers had lodged appeal against the Council's failure to give decision on the application within the appropriate period.

It was appreciated that efforts over a long period to secure the acquisition of the application site for open space purposes had not been achieved due to financial limitations.

Members felt that the additional population which would accrue as a result of development on the adjoining 25 acres already approved in outline, and residential development of the site under consideration would further increase the need for open space provision; and it was considered that the areas of land totalling 10.42 acres offered by the Developers for open space purposes were not comparable with the application site, being unsuitable for organised sports.

It was mentioned that the recent Government White Paper, Cmnd.5730, on Land, may in the future have some bearing upon the possible acquisition, by a local authority of sites similar to the application site, but no legislation was yet in operation.

Whilst some Members of the Panel still felt that efforts should be made to retain the site for public open space purposes and acquire it, it was suggested as an alternative that the Council might seek, through discussions with the Developers to achieve a better planned development of the site in conjunction with the adjoining 25 acres, so that a substantial measure of public open space was provided in a central position, surrounded by residential development.

RECOMMENDED (1) That the Panel, after seeking the views of Hockley Parish Council and making a site inspection, undertake discussion with the Developers upon the proposals for the development of the more suitable site.

(2) That the Director of Administration issue Members with a copy of the Government White Paper (Cmnd.5730) on Land.

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 26th November 1974. Present:
Councillors C.D. Bright (Chairman), E.H. Adcock, S.W. Barnard,
R. Blackburn, Miss J.R. Browning, L.K. Cope, M.P. Cowen, B.A. Crick,
S.B.H. Fletcher, D.R. Fowler, Mrs. E.M. Frank, L.H. Fudge,
C.B. Gowlett, N.A. Grove, A.J. Harvey, A.J. Humby, D.A. Ives,
M.L. Kennaugh, Miss E.M. Leggatt, E.V. Maton, R. McCamley,
D. McKinnell, C.R. Morgan, R.D. Needham, G.O. Oldbury, P.J. Stanton,
C. Stephenson, A.L. Tate, W.J. Tracey, J.R. Warner, D.C. Wood and
G. Young.

MINUTES

1030. Resolved that the Minutes of the Meetings held on 5th and 7th November 1974 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1031. Apologies for absence were submitted on behalf of Councillors J.H. Carter, Mrs. F.E. Clayton, Mrs. J.M. Jones, Mrs. M.T. Madden, A.R. Mutimer and I.W. Shields.

CAPITAL PROGRAMME

1032. The Committee considered the First Draft Capital Programme as previously circulated by the Director of Finance.

Resolved (1) that the provisions for resurfacing the Websters Way car park be deleted from the programme.

(2) that the Policy and Resources Committee be recommended to include the balance of the Market Car Park, Rayleigh works in the Capital Programme for 1975/76. (5574)

HIGHWAYS - GENERAL

1033. A Member drew attention to deficiencies in highway maintenance throughout the district particularly instancing incorrect cambers, bad surfacing to carriageways, defective surface water drainage and uneven footways.

Resolved that the attention of the Essex County Council be drawn to the low standard of highway maintenance throughout the district and they be asked to prepare a programme of works to remedy these defects. (5355)

REVIEW OF SPEED LIMIT ON LONDON ROAD (A129), RAYLEIGH

1034. The Committee were invited to comment on a proposal of the County Council to raise the speed limit on 847 yards of the London Road from Little Wheatley Chase to Pearsons Avenue which was well within the criteria for a 40 miles per hour limit. The Committee took the view that the proposal was premature in view of developments envisaged for the area and thought the higher limit would increase danger.

Resolved that the County Council be informed that this authority is opposed to the raising of the speed limit. (45/2)

Development Services Committee

ROAD SAFETY

1035. The Committee considered the appended report of the Road Safety Panel.

Resolved (1) that Items 1, 2, 3 and 4 be received and adopted.

(2) that Item 5 be referred back to the Road Safety Panel.

NAMING OF STREETS - DEVELOPMENT ON NORTH SIDE OF
SEAVIEW DRIVE, GREAT WAKERING

1036. The Director of Administration reported that the developers had suggested a number of names and that the Parish Council had chosen three. The Committee thought there could be confusion if "Millhead" was used in a street name.

Resolved (1) that Mews Court "A" on the plan submitted by the developers be known as Mariners Court and the close road as Broomways.

(2) that the Parish Council be requested to give further consideration to a name for Mews Court "B". (923/1)

BUILDING REGULATIONS - RELAXATION

BR.8159 - PROPOSED OLD PEOPLES CENTRE AT
REAR OF CIVIC CENTRE, ROCHFORD

1037. The Director of Administration reported that, because of the proposed change of use, the car park was no longer within the curtilage and there were now technical breaches of Building Regulations E5 and E7 (Spread of Fire and Unprotected Areas). The Chief Fire Officer had been consulted and a proposal to relax the regulations had been advertised. No objections had yet been received.

Resolved that, provided no objections are received by 6th December 1974 to this proposal, the requirements of Building Regulations E5 and E7 be relaxed for Application BR.8159 in accordance with Section 6 of the Public Health Act 1961 and the application also be approved under the Building Regulations. (241)

BR.8227 - PROPOSED EXTENSION OF BEDROOM
AT 29 WESTERN ROAD, RAYLEIGH

1038. The Director of Administration reported that proposed works involved the extension of an existing bedroom by linking two dormer windows. To maintain the fascia line the relaxation of Regulation K8 was proposed to allow a ceiling height of 7-ft. at the dormer.

Resolved that the requirements of Building Regulation K8 be relaxed for application BR.8227 which also be approved under the Building Regulations. (241)

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

1039. The Director of Technical Services submitted a list of applications decided under delegation, together with representations from Hockley Parish Council and local residents in respect of the proposal referred to in Paragraph 54 - ROC/473/74.

Note

Councillors E.H. Adcock, M.P. Cowen and A.J. Harvey disclosed their

Development Services Committee

pecuniary interests in the proposals referred to in Paragraph 27 - ROC/665/74, Paragraph 32 - ROC/263/74 and ROC/710/74 and Paragraph 41 - ROC/818/74 respectively, and being invited to remain in the meeting, took no part in the discussion or voting thereon.

Resolved that decisions be made in accordance with the recommendations appearing in the Schedule appended to these Minutes with the undermentioned exceptions:-

Paras. 1, 2 and 3 - ROC/237/74, AD/ROC/2/74 and AD/ROC/1/74

That consideration of these proposals be deferred for further information upon the road pattern for this development.

Para. 16 - ROC/477/74

That consideration of this proposal be deferred to a later stage of the meeting.

Para. 28 - ROC/578/74 (County Matter)

That no objection be made to permission being granted subject to the following additional condition:-

10. No tipping of refuse shall be permitted without the prior approval of the Local Planning Authority.

Para. 30 - ROC/252/74

That the Officers negotiate with Eastern Electricity to secure undergrounding of a similar length in lieu of the overhead line approved in this proposal.

Para. 34 - ROC/537/74

That the application be refused for the following reason:-

The proposal constitutes an intensification of the existing use which would be detrimental to the environment by attracting more traffic through the village.

Para. 49 - ROC/485/74

That the words "frontage cannot be accepted" be inserted after the words "any reduction of" in Line 8 of the reason for refusal, and the wording following that line be headed "Note".

Para. 54 - ROC/473/74

(1) That the application be refused for the following reason:-

The proposed use is incompatible to the area within which it is situated.

(2) That, it being considered expedient so to do, subject to the Director of Administration being satisfied as to the evidence, Notice be served under the Town and Country Planning Act 1971, Section 87 upon the owners and occupiers of the land described in the schedule below and upon any other person having an interest in the land being an interest which is materially

866 *ch*

Development Services Committee

affected by the Notice requiring them to restore the land to its condition before the development detailed in the schedule below took place and for that purpose to take the steps required in order to remedy the breach of Planning Control within a period of 6 months from the date the Notice takes effect.

<u>Description of land or property</u>	<u>SCHEDULE</u>	
	<u>Development - Breach of Planning Control</u>	<u>Steps Required</u>
Premises at rear of 17/19 Main Road, Hockley.	The industrial use of a storage building without the benefit of planning permission	Cessation of the unauthorised use and restoration of the premises to a condition suitable for their authorised use.

Para. 61 - ROC/17/74

Note

Councillor C.R. Morgan requested that his name be recorded as voting against the decision on this proposal.

SUSPENSION OF STANDING ORDERS

1040. During consideration of Paragraph 59 it was,

Resolved that Standing Order 1.8 be suspended to permit transaction of the remaining business.

ROC/477/74 - REDEVELOPMENT OF SITE OF REGAL CINEMA
FOR SHOP, SUPERMARKET, OFFICES, STORAGE, SHOWROOMS,
CAR PARKING AND UNLOADING FACILITIES - BELLINGHAM LANE,
RAYLEIGH - PARA. 16 OF THE SCHEDULE

1041. The Director of Technical Services submitted representations from the Grange Residents Association and local residents asking that a cinema should be included in the development. The Committee was very sympathetic but was obliged to point out that this end could not be achieved by Planning Control.

Resolved (1) that the proposal be conditionally approved in accordance with the recommendation of the Director of Technical Services.

(2) that the land transaction involved in this development be referred to the Performance Review and Land Sub-Committee for consideration.

(3) that a press statement be issued.

EXCLUSION OF THE PUBLIC

1042. During consideration of the foregoing item and before the voting on the Resolutions, it was,

Resolved that in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for the reason that the matters about to be discussed are the subject of confidential reports of Officers.


Development Services Committee

"AMBERLEY", LARK HILL ROAD, CANEWDON

1043. The Director of Administration had reported on the history of this site and gave his opinion that the agricultural tenancy condition imposed in 1949 was no longer capable of enforcement.

Resolved (1) that the Appellant be invited, without prejudice to any other consideration and without committing the Council to the grant of any permission or establishing a precedent, to submit a modified design on the basis of the original application submitted in 1972 (ROC/911/72).

(2) that the Appellant be informed that this Council will never seek to enforce the condition contained in ROC/297/49.



11. *Phragmites australis* (Cav.) Trin. ex Steud.

ROAD SAFETY PANEL MEETING 14th NOVEMBER, 1974.

Present: Councillors S.B.H. Fletcher (Chairman), C.D. Bright, L.K. Cope, and A.J. Humby.
with Mrs. M. Garlick and Messrs. F.G. Brookman, A.W. Green and P. Whittingham.

1) APOLOGIES

Apologies for absence were received from Councillor Miss E.M. Leggatt and Mr. Briggs.

2) DOG WARDEN

The Castle Point District Council had asked local authorities in South-East Essex if they were interested in making a joint appointment of a dog catcher.

Recommended That the Castle Point District Council be informed that there appeared little evidence of dogs being a major Road Safety hazard in the District but that the matter would be kept under review.

3) LOCAL ROAD SAFETY COMMITTEES

The Road Safety Officer reported that recent meetings had been held of the Rochford and of the Rayleigh Road Safety Committees when they discussed the following items:-

"Be Safe, Be Seen" Campaign, Poster Sites, Christmas Publicity campaign, Road Safety Quiz Competition, Road Safety Training Centre and some minor, local, points.

The Road Safety Officer was congratulated upon the concept and style of the Road Safety Calender.

Recommended That the County Council be pressed to change their policy and allow brief, clear, Road Safety messages to be placed on highway land.

4) STAFF - MISS B. WEBB

The Director of Administration reported that the County Council had now, finally, agreed to the continued employment of Miss Webb subject to her salary being met from the total permitted for the Road Safety Officer's salary. The provision should be adequate until the retirement of the lady in some four years time.

5) PART-TIME SECRETARIES

The view was expressed that the two Road Safety Committees should meet every six weeks and that each should be serviced by a part-time Secretary paid a small honorarium. The Director of Administration urged delay during which the role of the Committees and their work-load could be assessed and reminded the panel that any payments would have to come from the gross sum allocated for Road Safety functions by the County Council. However, Members thought that the District Council could be asked to bear the expense if the County Council would not. It was also thought that suitable Secretaries would volunteer without waiting for any honorarium to be settled. A Member suggested that Miss Webb could act for the Rochford Road Safety Committee as part of her duties.

Recommended (1) That the Development Services Committee be requested to approve the appointment of part-time Secretaries for both the Rochford and the Rayleigh Road Safety Committees.

(2) That the County Council be requested to approve the payment of honoraria to the Secretaries and to increase the financial allocations to the Council accordingly.

(3) That in view of the County Council not agreeing to reimburse the honoraria, the District Council accept responsibility for the same.

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

DEVELOPMENT SERVICES COMMITTEE

26th November, 1974.

1. HAWKWELL

ROC/237/74 - Land west of Albert, Alexander and York Roads,
Ashington - Stamfield Investments Limited.

Outline application for residential development. (About 4.81 acres).
(COUNTY MATTER)

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 5 years or 2 years.
3. The layout of the site shall provide for a north/south spine road with extensions of Albert Road, Alexander Road and York Road, making connections with such spine road, all widths and alignments to the satisfaction of the local planning authority.
4. The spine road as required by Condition 3 above shall be constructed up to the boundaries of the site.

NOTE: The site lies outside residential allocation on the Review Town map but falls within the area of proposed modification No. 11 of the Town Map which proposes that the land should be allocated for residential development.

The proposal therefore departs from the provisions of the approved development plan and subject to no objections following advertisement of the application and the concurrence of the County Planning Authority to approval being granted I recommend that planning permission be granted subject to the conditions quoted above.

2. HAWKWELL

AD/ROC/2/74 - Land west of Albert Road, Ashington - Stamfield
Investments Limited.

Use land for residential purposes.

D.T.S. - Grant Permission in respect of the land hatched red on the application drawing subject to:-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 5 years or 2 years.

Refuse Permission in respect of the land hatched blue on the application drawing for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: This proposal seeks a certificate of appropriate alternative development under the provisions of the Land Compensation Act. The land forms part of the site of the proposed Hawkwell, Ashington Road County Primary School. The residential element of the site is, like the preceeding application on this schedule (ROC/237/74), affected by modification No. 11 and I therefore recommend that the certificates indicated above are issued concurrently with the planning consent in the case of ROC/237/74.

3. HAWKWELL

AD/ROC/1/74 - Land west of Albert Road, Ashington - Crowstone Properties Limited.

Use land for residential purposes.

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

NOTE: This proposal seeks a certificate of appropriate alternative development under the provisions of the Land Compensation Act. In such a case only uses appropriate to the Metropolitan Green Belt policy would be approved. The land forms the major part of the site of the proposed Hawkwell, Ashington Road County Primary School.

*4. RAYLEIGH

ROC/285/74 - Lower Barn Farm, London Road - Mr. Corridan.

Add extension to form kitchen, utility room and lounge with bedrooms and gallery over.

7.46m (24'6") wide x 10.5m (34'6") deep.

D.T.S. - Refuse Permission for the following reason:-

The site lies within the proposed extension of the Metropolitan Green Belt. The Written Statement accompanying the First Review of the County Development Plan indicates a clear presumption against further building development within the Green Belt unless essential for agricultural or allied uses. The Local Planning Authority recognises the need for modest extensions to existing houses having reasonable life expectancy to provide for modern amenities and some additional living space. The proposal is regarded in the light of this policy as being excessive and by its extent would change the appearance of the building thereby creating an obtrusive element in the landscape.

*5. STAMBRIDGE

ROC/327/74 - 1, The Ferns, Stambridge Road - Mr. R.E. Bateman.

Add bedroom extension to first floor.

D.T.S. - Grant Permission.

NOTE: This extension has been erected.

6. RAYLEIGH

ROC/428/74 - 109, Eastwood Road - Mrs. J.E. Jarvis.

Outline application to erect 2 residential dwellings with garages.

Frontage of Plot: 21m (69'0"), Depth of Plot: 39m (128'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 5 years or 2 years.
3. The accesses and crossing shall be laid out in accordance with the attached sketch and any gates shall be erected a minimum of 14 feet from the channel of the main road.
4. 16' x 8' hardstandings for vehicles shall be provided within the site convenient to the front doors of the dwellings.
5. Vehicular turning spaces shall be provided within the site.
6. Detailed plans shall be submitted showing the buildings set back relative to the highway control line indicated on the plan.

NOTE: Conditions 3,4,5 and 6 are as directed by the Highways Authority.

This site was previously the subject of a Discontinuance Order confirmed by the Secretary of State, concerning the use of the land for the storage and repairs to vehicles, later amended to cover use of land for plant hire, haulage contractor and civil engineering business and for the removal of the building on the land. The County Council at that time also granted outline planning permission for two dwellings subject to the usual outline reservations.

7. RAYLEIGH

ROC/564/74 - Next to 47, Great Wheatley Road - Mr. Roberts.

Erect one detached chalet.

Frontage of Plot: 14.32m (47'0"), Depth of Plot: 44.5m (146'0"),
Floor Area: 167 m² (1796 sq. ft).

D.T.S. - Grant Permission subject to:-

873

1. Std. Cond. 3 - Commence in 5 years.
2. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
3. Std. Cond. 11 - Submit materials schedule.
4. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
5. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on the block plan returned herewith commensurate with the occupation of the dwelling.

*8. RAYLEIGH

ROC/793/74 - Land adjoining 50, Helena Road - Mr. D.R. Seymour.

Outline application to erect dwelling and garage.

Frontage of Plot: 8.53m (28'0"), Depth of Plot: 50.3m (165'0").

D.T.S. - Refuse Permission for the following reasons:-

1. The frontage of the site is less than the minimum of 30 feet considered necessary by the local planning authority for the erection of a detached dwelling.
2. The proposal would deprive No. 50 Helena Road of individual vehicular access and garaging facilities.

*9. RAYLEIGH

ROC/851/74 - 58, Deepdene Avenue - Mr. F.J. Bernal

Extend lounge at rear.

3.33m (10'11") deep x 6.22m (20'5") wide.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3 - Commence in 5 years.
2. Std. Cond. 12 - Materials to match existing.

10. RAYLEIGH

A/ROC/17/74 - 69, High Street, Mr. E.H. Monks, Department of the Environment.

Erect internally illuminated fascia sign.

(6.096m (20'0") x 0.532m (1'9")).

D.T.S. - Grant Permission.

87

* 11.

HAWKWELL

ROC/251/74 - Land adjoining Hawkwell Village Hall, off Briar Close
- Spencers Nurseries Limited.

Lay estate road and erect 24 2-storey dwellings with garages.
(COUNTY MATTER)

<u>House Types</u>	<u>Frontage of Plots</u>	<u>Depth of Plots</u>	<u>Floor Areas</u>
Terraced	7.31m {24'0"}	28.95m {95' 0"}	86.39 m2 {930 sq.ft}
Semi-detached	7.62m {25'0"}	23.16m {76' 0"}	91.97 m2 {990 sq.ft}
Detached	9.44m {31'0"}	27.43m {90' 0"}	111.48 m2 {1200sq.ft}

D.T.S. - Refuse Permission for the following reason:-

1. Part of the site lies outside any area allocated for residential purposes in the County Development Plan and, furthermore, is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the areas so allocated and that new buildings and uses will only be permitted outside existing settlements in the most exceptional circumstances and when essential for agricultural or allied purposes.
2. Some of the rear gardens are less in area than the standard of 100 square metres considered the minimum acceptable by the local planning authority for general housing purposes.

*12.

HAWKWELL

ROC/852/74 - 1a, Elmwood Avenue - Mr. J. Coker.

Lounge extension to front of property to form dining area.

Projection: 2.7m (9 ft) x 5.9m (19'8") wide.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.

*13.

HULLBRIDGE

ROC/661/74 - 74, Keswick Avenue - Mr. R. Wolsoncroft.

Add first floor extension.

2.44m (8'0") x 7.9m (25'11").

D.T.S. - Refuse Permission for the following reason:-

The proposed extension is considered excessive in relation to the compact form of housing development of which 74, Keswick Avenue forms part. If, allowed, it would unreasonably overshadow the gardens of Nos. 160 and 162 Burnham Road and have an adverse effect on the amenities of the occupiers of those houses.

14. HOCKLEY

ROC/36/74/1 - Rear of 29, Greensward Lane - Mr. E.A. Jay.

Erect detached house (details).

Frontage of Plot: 23.47m (77'0"), Depth of Plot: 42.67m (140'0"),
Floor Area: 165 m2 (1776 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The access road shall be constructed to the satisfaction of the local planning authority before the dwelling is occupied, in accordance with details which shall have been approved by the authority before any development is commenced.
2. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on Drawing No. 1 returned herewith commensurate with the occupation of the dwellings.

15. HOCKLEY

ROC/36/74 - Rear of 29, Greensward Lane - Mr. E.A. Jay.

Erect detached house (details).

Frontage of Plots: 27.43m (90'0"), Depth of Plot: 42.67m (140'0"),
Floor Area: 165 m2 (1776 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The access road shall be constructed to the satisfaction of the local planning authority before the dwelling is occupied, in accordance with details which shall have been approved by the authority before any development is commenced.
2. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured blue on Drawing No. 2 returned herewith commensurate with the occupation of the dwellings.

16. RAYLEIGH

ROC/477/74 - Bellingham Lane - Upper Park (Loughton) Developments Limited.

Redevelopment of site of Regal Cinema for shops, supermarket, offices, storage, showrooms, car parking and unloading facilities.

Frontage of Plot: 29m (95'2"), Depth of Plot: 50m (164'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The development hereby approved shall be carried out in accordance with the following drawings except as may otherwise be required by conditions attached hereto:-

932 - 73 - 85A - Basement Plan.
 932 - 73 - 75A - Ground Floor Plan.
 932 - 73 - 95A - First Floor Plan.
 932 - 73 - 105A - Second Floor Plan.
 932 - 73 - 115A - Elevations.
 932 - 73 - 125A - Elevations and Sections.
 932 - 73 - 135 - Typical Shopfront.

3. Prior to the commencement of development large scale drawings of all external details shall be submitted to and approved by the local planning authority.
4. Std. Cond. 11. - Submit materials schedule.
5. During the next planting season following commencement of the development a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority, shall be carried out on the site to the Local Planning Authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and sizes of all trees and shrubs to be planted and shall include details of surfacing materials and any changes in ground level.

- NOTE: (1) A margin of land at its widest 2 metres, exists between the site boundary on the northern side and the back edge of the footway on the southern side of the access road to the public car park and Mill Hall. Such land appears to be in the ownership of the District Council but its inclusion in the scheme is vital to provide vehicular access and landscaping. I recommend such land be conveyed to the developers on terms to be agreed it being their responsibility to deal with any alterations found necessary to two existing lamp columns, to my satisfaction.
- (2) The site is in the designated Conservation Area for Rayleigh and the schemes has the approval of the County Planner's architectural advisory panel. The application was advertised in July; no representations were received, but prior to the advertisement being published, a letter of objection was received from Mr. Miller, who considers that a small cinema of say 300 seats should be included in any redevelopment scheme and no another supermarket.

The Developers Architect's have said that no cinema was included in their scheme because:-

- (a) it is necessary to provide for car parking on site.
- (b) the site is zoned for shopping purposes in the review development plan.
- (c) there is no general demand for a cinema as was shown by the old cinema on this site closing.

17.

HAWKWELL

ROC/626/74 - 171, Ashington Road - Mr. W.B. Rose.

Erect extension for use as Dental Surgery and convert first floor into self-contained flat.

4.16m x 4.19m deep (13'8" x 13'9" deep).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12.- Materials to match existing.
3. Provision shall be made within the curtilage of the site and at the rear of the building for one garage or garage space in addition to one parking space, these parking spaces to be permanently reserved for the use of the occupants of the first floor flat only. Details of the parking facilities to be submitted and approved by the local planning authority before the development is commenced and constructed before the flat is occupied.

*18.

RAYLEIGH

ROC/729/74 - Southend Arterial Road - Corner Rayleigh Downs Road.
- Mr. G.W. Pudney.

Outline application for dwelling house:

Frontage of Plot: 18.28m (60ft), Depth of Plot: 50.28m (165ft).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The proposal is likely to cause interference with the future safety and free flow of traffic on the trunk road.

NOTE: Ground of refusal No. 2 is as directed by the Regional Controller (Roads and Transportation). The Southend-on-Sea Borough Council who have been consulted on this application consider that the residential development of this site should be resisted.

19.

RAYLEIGH

ROC/733/74 - Land at the junction of Dawas Heath Road with Southend Arterial Road - Mr. B. Jay.

Outline application to erect four stables.

(About 0.75 acres).

D.T.S. - Refuse Permission for the following reason:-

This proposal is likely to cause interference with the future safety and free flow of traffic on the trunk road.

NOTE: The above ground of refusal is as directed by the Regional Controller (Roads and Transportation).

*20. ASHINGDON

ROC/740/74 - Plots 103-106 inclusive at Nelson Road - Mr. R.K. Milner.

Outline application to erect dwelling.

Frontage of Plot: 24.38m (80 ft), Depth of Plot: 39.6m (130 ft).

D.T.S. - Refuse Permission for the following reason:-

Std. Reason A - M.G.B. - A2 - Residential.

*21. HAWKWELL

ROC/809/74 - The Chase, Ashingdon - Mr. G.F. Westthorp.

Outline application to erect detached dwelling and garage.

(COUNTY MATTER)

Frontage of Plot: 18.3m (60 ft), Depth of Plot: 61.0m (201 ft).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The proposal would give rise to additional traffic hazards by reason of vehicles slowing down and turning into and out of a sub-standard junction with Ashingdon Road where visibility is also restricted, thereby causing further danger and obstruction to other road users.

NOTE: Ground of refusal No. 2 is recommended by the Highways Authority.

22. RAYLEIGH

ROC/841/74 - 88, Bull Lane - Mr. J.W. Douglas.

Extend shopping area and provide store within existing building.

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

* 23. HOCKLEY

ROC/864/74 - 10, Fountain Lane - Mr. D.W. Mansfield.

Extension at rear of chalet bungalow to form additional lounge and kitchen/dining room area.

7.1m wide (23'3") x 3.3m deep (10'9½").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.
3. The overall depth of the extension shall not exceed 10 feet from the original rear wall of the dwelling.

* 24. CANEWDON

ROC/662/74 - Newlands, Pudsey Hall Lane - Mr. W. Sier.

Outline application to erect residential dwelling.

Frontage of Plot: 24.38m (80'0"), Depth of Plot: 162m (532'0")
(About 1 acre).

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The local planning authority does not consider that the private agricultural interest involved justifies an exception to the policy described above.

25. CANEWDON

ROC/408/74 - Land at Kolynn Stables, Lark Hill Road - Mr. J. Norris.

Site residential caravan on land.

(About 10 acres).

D.T.S. - Grant Permission subject to:-

1. Temporary permission is hereby granted to expire on the 31st December, 1975.
2. The caravan shall be removed from the site on or before the expiration of the period specified in this permission unless an extension in time has been granted on a subsequent application to the local planning authority.

*26. ROACH GROUP

ROC/752/74 - Plot next to "Little Binders", Barling Road Barling Magna - Messrs. P.B. & P.H. Lamplough.

Outline application to erect 3 bedroom chalet bungalow.

Frontage of Plot: 42.98m (141'0"), Depth of Plot: 18.90m (62'0").
(COUNTY MATTER)

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The proposal would give rise to additional traffic hazards by reason of vehicles slowing and turning on this Class III road and would result in vehicles standing on the highway. Such movements would interfere with the flow of traffic and give rise to hazardous conditions within the highway.

NOTE: Ground of refusal No. 2 is as directed by the Highway Authority.

27. GREAT WAKERING

ROC/665/74 - Oxenham Farm - Mr. F. Threadgold.

Outline application to demolish existing dwelling and erect residential dwelling.

Frontage of Plot: 15.24m (50'0"), Depth of Plot: 51.81m (170'0").

D.T.S. - Grant Permission subject to:-

1. (a) Approval of the details of the siting, design and external appearance of the building and the means of access thereto (hereinafter called "the reserved matters") shall be obtained from the local planning authority.
- (b) Application for approval of the reserved matters shall be made to the local planning authority within three years beginning with the date of this outline permission.
2. Std. Cond. 2 - Commence in 5 years or 2 years.
3. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and County Planning Act 1971, or in forestry (including any dependents of such person residing with him) or a widow or widower of such a person.

ROC/578/74 - About 20 acres of land adjoining Cherry Orchard Lane and Aviation Way - Southend on Sea District Council & Milton Hall (Southend) Brick Company.

Extract brickearth, modify some conditions of planning permission ROC/113/72.

D.T.S. - This is a proposal to take brickearth from an area of 20 acres west of Cherry Orchard Lane and north of New House, Aviation Way. $8\frac{1}{2}$ acres of this area has the benefit of permission ROC/113/72 for the taking of brickearth but the additional acreage has been added to provide a 20 acre site which can subsequently be used as playing fields to satisfy demands for recreational space from the residential population anticipated within the Southend District Council's area at Eastwood. Applications for the taking of minerals fall to be determined by the County Planning Authority and the views of the District Council are required to assist County members in making their decision.

The applicants propose to reduce the level of the area by an average of about seven feet. A minimum of 15 inches of brickearth would be left which when covered by salvaged topsoil would create suitable conditions for grass seeding. The bank along the southern boundary would be graded at 1 in 10, to the western and northern boundaries at 1 in 5 and the eastern boundary would be defined by a new ditch.

I recommend no objection to the proposal, subject to conditions, since the majority of the additional land lays between the consented site and Cherry Orchard Lane, the site adjoins the existing brick making works, the after use is acceptable and access for playing field purposes can be achieved conveniently off Aviation Way. The modification of conditions 9(b) 9(c) and 12 of the earlier approval is also recommended.

The suggested heads of conditions are:-

1. No plant shall be installed on site without the approval of the local planning authority.
2. Any plant installed shall be removed from the site when no longer required in connection with the working or reinstatement.
3. Development shall be begun within 10 years.
4. Work authorised by the permission shall be carried out only between the following times:-

7.00.a.m. to 6.00.p.m. Mon to Fri.

7.00.a.m. to 12.30.p.m. Saturday.

not at all on Sundays or Bank Holidays.

5. Field drainage shall be maintained.
6. A scheme of working shall be agreed before any excavation commences which shall include details of restoration.
7. Removal, storage and replacement of topsoil.
8. No excavation within 10 feet of any highway boundary where angle of excavation shall not exceed angle of repose.
9. Landscaping and planting as part of reinstatement.

A subsequent planning application will be submitted seeking consent to use the land for playing field purposes.

29. ROCHFORD

ROC/472/74 - Purdeys Way/Rochehall Way, Purdeys Industrial Estate - E.P. Allam & Company Limited.

Erect factory for manufacture of electrical generating plant and ancillary equipment.

D.T.S. - Grant Permission subject to:-

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. The site shall be laid out in accordance with the details shown on Drawing RC. 219.03 received by the local planning authority on the 8th November, 1974.
3. The areas shown for vehicular access, parking and turning shall be laid out and surfaced to the satisfaction of the local planning authority before the development now approved is occupied.
4. Apart from the parking of employees and visitors cars and trade vehicles there shall be no storage of goods or materials on open areas of the site.
5. A scheme of landscaping shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
6. A schedule of materials to be used on external finishes shall be submitted to and approved by the local planning prior to the commencement of the development.

7. The building shall be first used by E.P. Allam & Co., Limited for the carrying out of their undertaking as manufacturers of generating sets.
8. Not more than 28,000 square feet of the floor space of the building shall be used for the carrying on of processes for or incidental to the purposes specified in Section 66 (1) (a) of the Town and Country Planning Act, 1971.
9. The carriageway of the proposed estate road along the northern frontage of the site shall be constructed prior to the commencement of the erection of the building now approved and the footpath along the same frontage shall be constructed prior to the occupation of the building, all such access works shall be to the satisfaction of the local planning authority.

30. HAWKWELL

ROC/252/74 - Parish of Hawkwell - Eastern Electricity Board

Erect 11,000 watt overhead line.

D.T.S. - Grant Permission.

NOTE: This proposal supercedes ROC/177/73. The length of the line is 5470 feet made up of 2540 feet underground and 2930 feet overhead. The route is from the transformer station in Hainault Avenue westwards, via Windsor Gardens and Hawkwell Playing Field to Hawkwell Park Drive; the line is wanted to reinforce existing supplies. When the earlier application was considered by the former Rural District Council, members felt that more of the line should be placed underground, especially that length shown to be overhead between Windsor Gardens and the Playing Field. In discussions with the Board's representative, I gather that the land owner involved will not agree to the undergrounding of any of this section thus the Board finds it necessary to submit the new application in unchanged form since the need for the reinforcement is becoming urgent.

31. ROACH GROUP

ROC/452/74 - The Boatyard, Barling Magna - Sutton & Smith Limited.

Use of the barge "St. Ced", for overnight weekend accommodation by Diocese of Chelmsford Youth Service.

D.T.S. - Grant Permission subject to:-

1. Temporary permission is hereby granted to expire on the 31st December, 1977.
2. The use hereby permitted shall cease on or before the expiration of the period specified in this permission unless an extension in time has been granted on a subsequent application to the local planning authority.

268

32. ROCHFORD

ROC/263/74 - Rear of 22-24 Purdeys Way, Purdeys Industrial Estate
- The Post Office.

Erect Post Office Sorting Office.

D.T.S. - Grant Permission subject to:-

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. A schedule of materials to be used on external finishes shall be submitted to and approved by the local planning authority prior to the commencement of the development.
3. No access shall be obtained from Tinkers Lane.
4. Access between the application site and Purdeys Way shall be provided to the satisfaction of the local planning authority before the building now approved is occupied.
5. Open areas of the site shall be laid out and surfaced to the satisfaction of the local planning authority before the building now approved is occupied.
6. A scheme for the planting of trees along the northern boundary of the site shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.

*33. ASHINGDON

ROC/474/74 - Between 609 and 617 Ashington Road - Mr. R.H. Spink.

Outline application to erect a house.

D.T.S. - Refuse Permission for the following reason:-

The site is outside the areas allocated for residential development in the County Development Plan, and, furthermore, is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the area so allocated and that new buildings and uses will only be permitted outside existing settlements in the most exceptional circumstances and when essential for agricultural or allied purposes.

34. ROACH GROUP

ROC/537/74 - 1.16 acres of agricultural land at Waterside Road, Paglesham - J.W. Shuttlewood & Son Limited.

Proposed use for visitors car park and open boat storage.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The existing hedge forming the eastern boundary of the site shall be retained and reinforced where necessary.
3. The northern and western boundaries of the site shall be planted with trees and hedging plants of suitable habit and species details of which shall be submitted to and approved by the local planning authority and such scheme shall be carried out to the satisfaction of the local planning authority prior to the use hereby permitted being brought into use. Any tree or hedging plant dying within 5 years of planting shall be replaced by the applicants or their successors in title.
4. Detailed plans, drawings and particulars showing the areas to be allocated for parking and open boat storage shall be submitted to and approved by the local planning authority before the development is commenced.

35. ROACH GROUP

ROC/669/74 - West side of Waterside Road, Opposite Shop Row, Paglesham - J.W. Shuttlewood & Son Limited.

Widen road.

(Site measurement approx. 100' long x 10' wide).

D.T.S. - Grant Permission subject to:-

The western boundary of the site shall be planted with trees and hedging plants of suitable habit and species, details of which shall be submitted to and approved by the local planning authority and such scheme shall be carried out to the satisfaction of the local planning authority during the first available season following commencement of use. Any tree or hedging plant dying within 5 years of planting shall be replaced by the applicants or their successors in title.

NOTE: The major portion of this work has already been carried out.

36. ROACH GROUP

ROC/678/74 - Shuttlewoods Boatyard, Paglesham - J.W. Shuttlewood & Son Limited.

Extend existing hard by 48 feet into River Roach.

D.T.S. - Grant Permission.

NOTE: This development has already been carried out.

*37. CANEWDON

ROC/549/74 - 2.05 acres being southern part of O.S. 2772 1954 Edition, Pudsey Hall Lane - Mrs. K.B. Benton.

Outline application for one dwelling.

Frontage of Plot: 39.62m (130'0"), Depth of Plot: 193.54m (635'0").
(COUNTY MATTER)

D.T.S. - Refuse Permission for the following reasons:-

1. The site is outside the areas allocated for residential development in the County Development Plan, and, furthermore, is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the areas so allocated and that new buildings and uses will only be permitted outside existing settlements in the most exceptional circumstances and when essential for agricultural or allied purposes.
2. The local planning authority does not consider that the private agricultural interest requires that the planning objections to this proposal set out above should be overruled.

NOTE: A similar proposal - ROC/785/72 was refused and a subsequent appeal dismissed. The applicant claims that there is now justification for a different decision in view of the erection recently of a dwelling at the junction of Pudsey Hall Lane and Lark Hill Road. This new bungalow had outline consent ROC/331/54 in February 1955, details were approved in April 1963. The outline permission was granted before the extensions to the Metropolitan Green Belt were proposed and clearly such an application would now be resisted. I cannot support the contention that circumstances have changed to the extent of setting aside current policy.

38. RAYLEIGH

ROC/582/74 - Burrows Way, rear of 14, Ridgeway - Mr. R. Reed.

Erect 4 bedroomed detached house with detached double garage.

Frontage of Plot: 22.86m (75'0"), Depth of Plot: 25m (82'0"), Floor Area: 105.8 m2 (1138 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. 1.8 metres (6 feet) high close boarded/screen fencing shall be erected along the lines coloured green on Drawing No. 386 returned herewith commensurate with the occupation of the dwelling.

3. There shall be no obstruction to visibility within the area of the sight splay coloured blue on the plan returned herewith.

*39. ROCHFORD

ROC/696/74 - Land off Airport Way, Eastwood adjacent Airport Museum - County Council of Essex.

Outline application to erect warehouses.

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A1 - Commercial.
2. The site comprises 35.995 acres of high quality agricultural land within an area of Grade 1 agricultural land classification.
3. The granting of planning permission in this case could lead to further applications being made to develop adjacent land of similar high agricultural quality.

40. HAWKWELL

ROC/703/74 - 94, Alexandra Road, - Mrs. A.P. Hurrell.

Outline application to demolish existing bungalow and erect one pair detached houses.

Frontage of Plot: 18.29m (60'0"), Depth of Plot: 45.7m (150'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.

41. HAWKWELL

ROC/818/74 - Site of No. 49 Eastbury Avenue, Rochford - Muggleton Building Contractors Limited.


Erect detached chalet with integral garage.

Frontage of Plot: 12.2m (40 feet), Depth of Plot: 50.3m (165 feet), Floor Area: 128.7 m² (1385 sq. feet).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3- Commence in 5 years.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.

8888



*42. RAYLEIGH

ROC/819/74 - Land between Garwood Lodge and Good Companions' Garage,
Chelmsford Road, Rawreth - Mr. D.V. Wilson.

Outline application to erect detached chalet with double garage.
(COUNTY MATTER)

Frontage of Plot: 52.12m (171'0"), Depth of Plot: 106.07m (348'0").

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. The site is substantially affected by the proposed future Battlesbridge By-Pass.

*43. HAWKELL

ROC/737/74 - East of 1, Wymans Cottages, Mount Bovers Lane -
Mr. G.M. Terrell.

Outline application to erect residential dwelling.

Frontage of Plot: 7.62m (25'0"), Depth of Plot: 27.43m (90'0").

D.T.S. - Refuse Permission for the following reason:-

The site is of insufficient frontage to accommodate a detached house. The Local Planning Authority considers that a frontage of 30 feet to be the minimum necessary to achieve development which is not cramped either from environmental standards for the occupiers or visually in the street scene.

44. ROCHFORD

ROC/1135/72A - Adjacent Hospital Staff houses, West Street - Essex
County Council.

Erect block of four precast concrete garages.

10.17m (33'4") x 5.1m (16'8").

D.T.S. - Grant Permission.

* 45. RAYLEIGH

ROC/834/74 - Plot 9, West Little Wheatleys Chase, London Road, Rawreth
- Mr. F.W. Taylor.

Outline application to erect 1 residential dwelling.
(COUNTY MATTER)

Frontage of Plot: 15.24m (50'0"), Depth of Plot: 121.92m (400'10").

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. A dwelling in this situation would give rise to additional slowing, turning and manoeuvring movements of vehicles entering and leaving the highway and vehicles left standing within the carriageway would interfere with the free flow of traffic to the detriment of highway safety.

NOTE: Reason 2 is at the direction of the highway authority.

46. HAWKWELL

ROC/651/74 - Land to rear of British Legion Hall, White Hart Lane - Hockley & District Branch, Royal British Legion.

Provide additional car parking area.

D.T.S. - Grant Permission subject to:-

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Details of the layout, surfacing and drainage of the access way and parking area shall be agreed with the local planning authority before any development is commenced.
3. Before any use is made of the parking area, brick screen walling, two metres high, shall be erected along the northern boundary of the site and access way adjoining No. 6, White Hart Lane, where indicated by green line on the application drawing.

NOTE: Adjoining owners at Nos. 6 and 8 White Hart Lane have commented on the application. The owner of No. 6 which immediately adjoins the proposed parking area objects to its use saying there will be nuisance caused to residential occupiers and there would be a reduction in the value of his property. He concludes his letter by saying that if permission is granted it should be conditional upon a wall 6 feet high being erected on all boundaries of the parking area. The owner at No. 8 also complains about nuisance to residential occupiers and points out that recently complaints had to be made to the Legion Committee about disturbance late at night. Much of the noise to which local residents have been subjected is made by cars of visitors to the British Legion some of the noise is brought about by lack of control over parking; vehicles having to manoeuvre unnecessarily. Thus it would be right to achieve separate entrance and exit facilities with adequate fencing of the site. If either of these standards cannot be met, the application should be refused.

*47. ROACH GROUP

ROC/706/74 - No. 1 Waterside, East End, Paglesham - Mr. D.J. Lyon.

Add kitchen, diningroom and double garage extension with bedroom and bathroom over.

Frontage of Plot: 18.28m (60'0"), Depth of Plot: 30.48m (100'0").

Existing floor area of cottage = 46m² (495 sq.ft).

Proposed additional floor area = 51.66m² (556 sq. ft).

D.T.S. - Refuse permission for the following reason:-

The site lies within the proposed extension of the Metropolitan Green Belt. The Written Statement accompanying the First Review of the County Development Plan indicates a clear presumption against further building development within the Green Belt unless essential for agricultural or allied uses. The Local Planning Authority recognises the need for modest extensions to existing houses having reasonable life expectancy to provide for modern amenities and some additional living space. The proposal is regarded in the light of this policy as being excessive and by its extent would change the appearance of the building thereby creating an obtrusive element in the landscape.

*48. HULLBRIDGE

ROC/666/74 - Land at Hillcrest Avenue - Tydeman & Sons Limited.

Erect 1 pair of semi-detached bungalows and 1 detached bungalow.

	<u>Plot Frontage</u>	<u>Plot Depth</u>	<u>Floor Area</u>
D/Bungalow	7.01m (23ft)	34.14m (112 ft)	55m ² (1592 sq. ft).
SD/Bungalow	15.85m (52ft)	34.14m (112 ft)	56m ² (602 sq. ft).

D = Detached
S/D = Semi-detached

D.T.S. - Refuse Permission for the following reasons:-

1. The Local Planning Authority requires that detached dwellings shall have frontage of not less than 9.144 metres (30 feet) to avoid development of cramped appearance and to maintain reasonable standards of amenity.
2. The dwellings proposed would be substandard in terms of their internal floorspace and layout. They do not achieve the minimum floor space requirement of 56.67 sq. metres (610 sq.ft) plus 4.18 sq. metres (45 sq. ft) of storage space for 3 person units of accommodation.

*49. HULLBRIDGE

ROC/485/74 - 63, Grasmere Avenue - Messrs. Ayres, Williams & Bennett Ltd.

Erect pair of semi-detached houses with integral garages.

Frontage of Plot: 11.10m (38'8½"), Depth of Plot: 40.60m (133'2"),
Floor Area: 77.94 m2 (839 sq.ft).

D.T.S. - Refuse Permission for the following reason:-

The frontage and depth of the land forming the subject of the detailed application for approval of reserved matters is less in measurement than that for which outline planning permission was granted on the 16th August 1973 under ROC/485/73 and since the amount of land involved in the outline permission is less in frontage than would be acceptable to this authority by current standards, any reduction of outline planning permission was granted for the erection of a pair of semi-detached houses on this site under ROC/485/73, which provided for a road frontage of 12.19m (40 feet). The detailed plans now submitted for approval show a reduced site frontage of 11.8m (38'8½") and also a reduced plot depth from the original measurement of 42.06m (138 feet) to 40.60m (133'2").

50. ROCHFORD

ROC/444/74 + LB/ROC/6/74 - 19/27, North Street - Truedome Limited.

Demolish outbuildings, refurbish existing buildings fronting North Street and a single and 2 storey extension to rear comprising a Bank, three Shop Units and lettable office accommodation.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 11. - Submit materials schedule.
3. The open area at the rear of the site shall be surfaced to the satisfaction of the local planning authority before the development now approved is occupied and no permanent structures shall be erected thereon.
4. Provision shall be made to the satisfaction of the local planning authority on the site and elsewhere for the parking of not less than eighteen cars, before the development now approved is occupied.

I recommend too the grant of listed building consent subject to:-

Std. Cond. 11. - Submit materials schedule.

NOTE: The site is within a designated conservation area. The buildings comprising this group are listed as of architectural or historic interest and their retention is regarded as a vital element in the conservation of the character of North Street. To achieve these aims and to provide a viable use for the buildings, having regard to their previous commercial content and the provisions of the review development plan which allocates the area primarily for shopping purposes, the scheme now recommended has been negotiated. It has the approval of the County Planners architectural/conservation advisory group.

In granting this permission it must be accepted that servicing will have to be carried out from North Street until it is found possible to achieve rear access and servicing. Negotiations with the County Council who are now the owners of Roche Close, the chosen point of access, are currently proceeding and further reference will undoubtedly be made to your Committee about the success of these negotiations and about the provision of the access road and service areas. In my view a decision on the current application can no longer be delayed.

The application was advertised in June when comments in support of the scheme were received from the Rochford Hundred Amenities Society who urge that as much as possible of the existing structure fronting North Street be retained and works of repair and replacement be carried out in matching materials.

Criticism of the poor condition and the continuing deterioration of the buildings has been received over the past months. A schedule of works considered necessary for the immediate protection of the buildings has been drawn up and I recommend that concurrent with the issue of the planning permission, the owners be invited to undertake those works within a period of 28 days failing which notice be served under Section 101 (as amended) of the Town and Country Planning Act, 1971 which may provide for the Council to undertake the works and recover expenses.

51. HOCKLEY

ROC/787/74 - Site adjoining side garden, 12 Hamilton Gardens - Mr. F. Rivett.

Outline application to erect two detached houses.

Frontage of Plot: 19.8m (65 ft), Depth of Plot: 45.7m (130 ft).

D.T.S. - Refuse Permission for the following reasons:-

Having regard to the width of the plots and their relationship with adjoining developments, the development of the site in the manner proposed would give a cramped appearance that would be out of keeping with the surrounding development and would be detrimental to the visual amenities of the locality.

+52. ROCHFORD

ROC/691/74 - 234, Ashington Road - Mr. T.R. Wastell.

Amended scheme for 2 storey side extension to provide garage with bedroom over.

3.3m wide (10'10") x 8.56m long (28'0").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 12. - Materials to match existing.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
3. No business use whatsoever shall take place from the garage.

53. HULLBRIDGE

ROC/639/74/A - Site of "The Elms", Windermere Avenue - Mr. T.L. Dean.

Erect a four bedroom detached house with integral garage (details).

Frontage of Plot: 10.06m (33'0"), Depth of Plot: 43.00m (141'0"),
Floor Area: 110.81 m² (1193 sq. ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.

54. HOCKLEY

ROC/473/74 - Rear of 17/19 Main Road - Mr. T.A. Murray.

Use premises for electro-plating of small electronic components at workshop.

D.T.S. - Grant Permission subject to:-

The building shall be used for electro-plating of small electronic components and ancillary purposes and for no other purposes including any other uses in Class VI of the Schedule to the Town and Country Planning Use Classes Order 1972.

NOTE: Further to what was said at Minute 530/1974, I can confirm that the Anglian Water Authority and the Director of Health and Housing raise no objection to this development.

* 55. GREAT WAKERING

ROC/339/74 - Rear of 93-95 New Road, - Thames Plant Hire Co. Limited.

Demolish existing buildings and erect new workshop for the repair of vehicles and plant and resurface access road.

D.T.S. - Refuse Permission for the following reasons:-

1. Std. Reason A - M.G.B. - A1 - Commercial.
2. The proposal represents an undesirable intensification of a non-conforming commercial and industrial use which, if permitted, would be likely to be injurious to the amenities of the adjoining residents by reason of noise, smell and fumes, and by the attraction of commercial traffic.
3. The proposed building is shown at 6.30 metres high and would thus be an unacceptable prominent visual intrusion into the rural scene.

NOTE: A similar proposal ROC/982/72 was refused permission in January 1973 and an appeal against that decision is held in abeyance pending a decision on the current proposal. The applicants claim that there must be an improvement to amenities since they now propose to resurface the yard and access way as well as demolishing existing buildings. Objections to the grant of permission have been received from local residents.

56. ROCHFORD

A/ROC/6/74 - "The Marlborough Head", West Street - Allied Breweries (UK) Limited

Erect externally illuminated advertising sign. (Displayed on Bradley Way).

D.T.S. - Refuse Permission for the following reason:-

The proposed sign would be unduly obtrusive and be an unacceptable visually dominant element in the street scene in Bradley Way on the edge of a designated conservation area.

57. RAYLEIGH

A/ROC/25/74 - 152, High Street - Curry Palace Restaurant Limited.

Add non-illuminated sign to north wall.

Size: 1.8m high (6 ft) x 1.8m wide (6ft).

Height from ground level to top of sign: 4.87m (16 ft).

D.T.S. - Refuse Permission for the following reasons:-

The proposed sign would be unduly obtrusive and create a visually dominant element to the flank wall of the property the side of which is on the fringe of the designated Conservation Area.

58. RAYLEIGH

A/ROC/26/74 - 159, High Street - Curry Palace Restaurant Limited.

Erect internally illuminated double sided projecting box sign.

Size: 0.9m high (3 ft) x 0.9m wide (3ft).

Height from ground level to top of sign: 3.3m (11 ft).

D.T.S. - Refuse Permission for the following reason:-

In conjunction with any internally illuminated fascia sign this projecting sign would serve only to clutter the front elevation of the property and be to the detriment of the street scene for this part of the High Street which is on the fringe of the designated Conservation Area.

59. RAYLEIGH

ROC/862/74

Review Works, Websters Way - H.R. Matthews, Gainsborough Carpets.

Use existing warehouse building for storage of carpets and retail sales. (1265 sq. feet).

D.T.S. - Grant Permission subject to:-

1. The floorspace now approved shall be used for the storage and sales of carpets and floor coverings only and for no other use including any other uses in Classes I and X of the Schedule to the Town and Country Planning Use Classes Order 1972.
2. Space shall be retained within the site for the parking of not less than four motor cars.

NOTE: This use commenced on the 1st November, 1974.

60. RAYLEIGH

ROC/583/74 - Review Works, Websters Way - George Richard Enterprises.

Use part of existing building as a Bingo Hall and Licensed Members' Club.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Provision shall be made on site or elsewhere to the satisfaction of the local planning authority for the parking of cars of not less than 31 cars before the use of the premises now approved is commenced.

NOTE: The proposal has been advertised; no representations have been received.

ROC/17/74 - Associated with Shangri-la Caravan Park, (next Brandy Hole Yacht Station), Kingsmans Farm Road, - Mr. J.W. Crudgington.

Outline application to demolish existing dwellings and erect club house with Caretaker's flat over (drainage to cesspool) and provide boat park.

Frontage of Plot: 48.76m (160'0"), Depth of Plot: 85.34m (280'0"),

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. Details of the siting, layout and surfacing of the boat park shall be submitted to and approved by the local planning authority before the development is commenced.
4. No use shall be made of the club house facilities during the months of November, December, January and February in any year.

NOTE: At ROC/1069/72 an application for similar development was refused permission for the reasons:-

1. The proposal would be contrary to the provisions of the review development plan since the site lies within a holiday camp area.
2. The proposed development would detract from the amenities of the area by reasons of scale, bulk, height, noise and disturbance by attracted traffic.
3. The overloaded condition of the sewage disposal facilities.

The third reason is now of no effect following the improvement of sewage disposal facilities and the lifting of the drainage embargo.

The applicant claims that in regard to reason 1, the use proposed would be ancillary to the Shangri-la Caravan site and as such would be a holiday amenity. In regard to reason 2, the facility would be provided for the users of the caravan park thus any additional traffic attracted to the area as a result of the club house being provided would be minimal. He says he has acquired additional land to the east of the site of the refusal thus there is now no possibility of a dwelling being erected between his site and Brandy Hole Yacht Station, therefore possible loss of amenity in that respect is removed. The rural district council granted him planning permission for a slipway in the River Crouch and its provision continues to be the subject of negotiation with the Ministry of Agriculture and the lessees of the foreshore, the Brandy Hole Yacht Club.

Objections to the proposal have been received from the Brandy Hole Yacht Station who feel that the additional traffic to be attracted to the site would cause congestion in the narrow parts of Pooles Lane and the absence of launching facilities could mean additional congestion in Ferry Road where boats can be launched without restriction. Sufficient facilities exist in Pooles Lane thus there is no demand for this facility. There appears to be no change in planning policy to justify consent being granted.

Resistance in similar terms has been recorded by Mr. A.A. Cullis of Tapps Cottage. He fears the Club House will intrude upon the amenities of the area and says that the three existing Yacht Clubs should be sufficient for the area; there being no reason or demand for more.

62. ROCHFORD

ROC/338/74 - 20, West Street - Wentworth Developments Limited.

Erect new shopfront and fascia.

D.T.S. - Refuse Permission for the following reasons:-

The proposed shopfront would detract from the character of the existing building and the street scene in this part of the Conservation Area because:-

- (a) the scale of openings and the large area of glazing is unrelated to the existing elevation above.
- (b) there is a visual conflict between the vertical emphasis of the door and louvres and the horizontal emphasis of the fascia above.
- (c) the use of plaster shiplap boarding as a fascia covering is unsuitable because of its reflective nature.
- (d) the use of polished mahogany for the shopfront and door is alien to the vernacular tradition of the area which is painted softwood.

63. ROCHFORD

CC/ROC/107/74 - King Edmunds School, Vaughan Close - Essex County Council.

Proposed provision of 5 relocatable classrooms.

D.T.S. - Grant Permission subject to:-

This consent shall expire on the 31st December 1975 or when the declared need for the classrooms no longer exists, whichever is the earlier.

NOTE: These classrooms are required while suspect concrete beams in the school building are tested and until such time as any remedial work is carried out.

64. ROCHFORD

A/ROC/21/74 - 1, Weir Pond Road - Mecca Bookmakers Limited.

Erect neon lighted fascia sign to front.

D.T.S. - Refuse Permission for the following reason:-

The site is prominent at the junction of Weir Pond Road and North Street and an illuminated fascia sign is regarded as visually unacceptable in this position bordering a designated conservation area.

65. ROCHFORD

ROC/612/74 - 1, Weir Pond Road - Mecca Bookmakers Limited.

Alter shop front.

D.T.S. - Refuse Permission for the following reason:-

The site is prominent at the junction of Weir Pond Road and North Street and it borders a designated conservation area. It is considered that a shopfront incorporating improved detailing and appearance should be achieved thus making a more acceptable visual contribution to the conservation area.

66. RAYLEIGH

ROC/899/74 - Plots Nos. 284 to 289 inclusive, Montefiore Avenue - Mr. E.R. Gregory.

Outline application to erect two dwelling houses. (COUNTY MATTER)

Frontage of Plots: 36.57m (120'0"), Depth of Plot: 80.16m (263'0").

D.T.S. - Refuse Permission for the following reason:-

1. Std. Reason A - M.G.B. - A2 - Residential.
2. If permitted this proposal would set a precedent for further development off this unmade road thereby giving rise to an increase in slowing and turning movements of vehicles into and out of this sub standard junction with the Class III County Road and so cause a deterioration in road safety.

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CONDITIONAL APPROVALS

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ROC/153/74	-	Erect car-port at rear of 11, Hamilton Mews, with access to Nelson Road, Rayleigh - Mr. B. Vaughan.
ROC/785/74	-	Erect car-port at 49, Mapledene Avenue, Hullbridge - Miss H. McKenzie.
ROC/735/74	-	Add extension to form shower room, external W.C. and store at The Nest, Goldsmith Drive, Rayleigh - Mr. A.S. Massow.
ROC/799/74	-	Add rear extension to form lounge and dining area at 17, Windsor Gardens, Hawkwell - Mr. E. Wateridge.
ROC/807/74	-	Add room in roof to form 2 bedrooms and toilet facilities at 14, Brocksford Avenue, Rayleigh - Mr. P.E. Earl.
ROC/811/74	-	Add room in roof to form bedroom at 8 Dartmouth Close, Rayleigh - Mr. A.J. Beaumont.

REFUSALS


ROC/615/74	-	Rooms in roof to form additional bedroom and new bathroom at 89, Grasmere Avenue, Hullbridge - Mr. J. Humphries.
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BUILDING REGULATIONS

In accordance with the policy of delegation, I have decided the following applications submitted under the Building Regulations:-

(a) APPROVAL

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|------|--|
| 8196 | Two storey rear extension at 82, Helena Road, Rayleigh - Mr. R. Linge. |
| 8197 | Rooms in roof at Briarfield, Barling Road, Great Wakering - Major J.A. Barrat. |
| 8198 | Detached 2 storey dwelling at rear of 29, Greensward Lane, Hockley - Mr. E.A. Jay. |
| 8199 | Proposed porch, hall and sun lounge at 30, Banyard Way, Hawkwell - Mr. F.J. Enfield. |
| 8200 | Erection of 4 bedroomed detached house at "The Elms", Windermere Avenue, Hullbridge - Mr. T.L. Dean. |
| 8201 | Extend garage to form kitchen area at 158, Burnham Road, Hullbridge - Mr. D. Rolff. |
| 8202 | Install W.C. and Septic Tank drainage at Gardeners Farm House, Gardeners Lane, Canewdon - Mr. R. Cottis, |
| 8203 | Extend porch and alterations at 196 Eastwood Road, Rayleigh - Mr. A.J. Humphries. |
| 8204 | Add a porch at 18, Ravenswood Chase, Rochford - Mr. J. Moss. |
| 8205 | Erection of concrete sectional garage at 67 Southbourne Grove, Hockley - Mr. J.R. Petrie. |
| 8206 | Extend dormer and internal alterations at 19, Newton Hall Gardens, Ashington - Mr. K. Hastings. |
| 8207 | Extend existing garage to form double garage at "Zermatt", Church Road, Hockley - Mr. G.C. White. |
| 8208 | Proposed garage at 20 Mayfield Avenue, Hullbridge - Mr. E. Randolph. |
| 8209 | Connect to main sewer at Lower Barn Farm, London Road, Rayleigh - Mr. P. Corridan. |
| 8210 | Detached garage at 102 Broad Walk, Hockley - Mr. B.D. Knight. |

- 8211 Erection of detached house and garage adjacent 22, Clifton Road, Ashington - Ayres, Williams & Bennett Limited.
- 8212 Construct garage at 58, Sutton Road, Rochford - Mr. Hind.
- 8213 Add bathroom, kitchen and garage at 228 Greensward Lane, Hockley - Mr. R. Humphries.
- 8214 Extend bedroom and add bathroom at 104 Clarence Road, Rayleigh - Mr. J. Brooke-Walder.
- 8215 Add conservatory at 10, Mansted Gardens, Hawkwell - Mr. T. Hill.
- 8216 Erection of 20 flats and 2 semi-detached bungalows at rear of 87, Grove Road, Rayleigh - Messrs. A & J Wedge, Limited.
- 8217 Build a plastic roofed conservatory at 33, Nevern Road, Rayleigh - Mrs. I. Miles.
- 8218 Side extension at 5 Manns Way, Rayleigh - Mr. D.J. Price.
- 8219 Lounge extension at 38 Deepdene Avenue, Rayleigh - Mr. J. Chapman.
- 8220 Extension at rear and new front bay and porch at 25 Daws Heath Road, Rayleigh - Mr. M. Matson.
- 8221 Enlargement of kitchen at 187 Bull Lane, Rayleigh - Mr. J.P. Morby.
- 8222 Renovation and internal alterations at 88, Bull Lane, Rayleigh - Mr. J.W. Douglas.
- 8223 Add conservatory at 7, Brookside Avenue, Great Wakering - Mr. W. Good.
- 8224 Private garage at 23, Uplands Road, Hawkwell - Mr. K.V. Cole.
- 8225 Single storey extension at 1, Whyman's Cottages, Mount Bovers Lane, Hawkwell - Mr. G. Terrell.
- 8226 Re-erect asbestos and steel framed garage at 29 Weir Gardens, Rayleigh - Mr. G. Scott.
- 8228 Erection of a detached house at Plot 4, The Bailey, off Castle Terrace, Crown Hill, Rayleigh - J.Y. Byford & Sons.
- 8229 Change garage to utility room at Tilneys, Hall Road, Rochford - Mr. D. Lintott.
- 8230 Add conservatory at 59, Ashcombe, Holt Farm Estate, Rochford - Mr. J.R. Webster.
- 8231 Add new bathroom at 32, Sutton Court Drive, Rochford - Mr. Humphries.
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- 8253 Erect car port at 68, High Road, Hockley - Mr. J.P. Byford.
- 8254 Erection of detached house at 175 Main Road, Hawkwell - Mr. A. Hammond. (Amended plans).
- 8255 Room in roof at 100 Broad Walk, Hockley - Mr. J. Macmahon.
- 8256 Bathroom addition at 254 High Street, Great Wakering - Mr. C. Webb.

(b) REJECTION

- 8194 Extend chalet dormers to outside walls at 7, Mayfield Avenue, Hullbridge - Mr. J. Munson. (Section 64. Building Regulation A10. Schedule 2 - Insufficient Information).
- 8195 Roof extension - two rooms at 15 Southview Road, Hockley - Mr. K.G. Brown. (Section 64. Building Regulation A10. Schedule 2 - Insufficient Information).
- 8227 Internal alterations at 29 Western Road, Rayleigh - Mr. Hickman. (Section 64 - K.8. (Height of Habitable Rooms)).
- 8233 Erection of proposed 2 storey house in place of existing single storey dwelling at Meadowside West Avenue, Hullbridge - Mr. H. Macleod. (A.9 Schedule 2 - Insufficient Information).
- 8245 Garage, covered way with two bedrooms over at 11, Beech Avenue, Rayleigh - Mr. R. White. (Reject prior to relaxation Decision. Section 64 - Building Regulations. E.5.- External walls. E.7.- Unprotected areas. K.3.- (1) Preservation of zone of open space.)

- 8232 Single storey extension to kitchen and dining room at 22, High Elms Road, Hullbridge - Mr. J. Grey.
- 8234 Lounge extension at 1a Elmwood Avenue, Hawkwell - Mr. J. Coker.
- 8235 Extend garage at "Covertside", Rosilian Drive, Lower Road, Hockley - David Van Houten.
- 8236 Kitchen extension at 2, Pooles Lane, Hullbridge - Mr. D. Flack. (Revised Plans).
- 8237 Rear extension at 2 Turret Cottages, High Road, Hockley - Mr. D.G. Frost.
- 8238 Erect garage at 31 High Mead, Rayleigh - Mr. G.A. Preston.
- 8239 Erect detached garage at 51 Clarence Road, Rayleigh - Mr. D. Snell.
- 8240 Extension to rear of 58 Deepdene Avenue, Rayleigh - Mr. F.V. Bernal.
- 8241 Add room in roof space at 28 Wellington Road, Rayleigh - Mr. B.J. Haskey.
- 8242 Erection of a garage at "The Lavers", adjacent The Courts and The Fitzwilliam School, Hockley Road, Rayleigh - Capeldowns Limited.
- 8243 Add a car port at 34 Elizabeth Close, Hawkwell - Mr. R.W. Claydon.
- 8244 Garage, diningroom with bedrooms over at 9, Ashdene Close, Hullbridge - Mr. J. Balcombe.
- 8246 Rooms in roof at 53, The Bramleys, Rochford - Mr. Clover.
- 8247 Add a carport at 5, Langdon Road, Rayleigh - Mr. R. Harris.
- 8248 Amended extension plans at 56, High Road, Rayleigh - Mr. V. Collard.
- 8249 Dining area extension at 5, Grove Court, Grove Road, Rayleigh - Mr. M.E. Bishop-Laggett.
- 8250 Add dining room extension to rear of 14, Folly Lane, Hockley.
- 8251 Extension to form lounge and kitchen/diner at 10 Fountain Lane, Hockley - Mr. D. Mansfield.
- 8252 Erection of eight maisonettes adjacent to 84, Crouch Avenue, Hullbridge - Mr. R. Bonham-Raynor.

ROCHFORD DISTRICT COUNCIL

Minutes and Report of the Housing Services Committee

At a Meeting held on 28th November 1974. Present: Councillors J.R. Warner (Chairman), R. Blackburn, Miss J.R. Browning, Mrs. F.E. Clayton, L.H. Fudge, N.A. Grove, R. McCamley, D. McKinnell, R.D. Needham, G.C. Oldbury, C. Stephenson, W.J. Tracey and D.C. Wood.

Visiting: Councillors B.A. Crick and D.A. Ives.

MINUTES

1044. Resolved that the Minutes of the Meeting held on 17th October, 1974 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1045. Apologies for absence were received from Councillors Mrs. M.T. Madden, A.R. Mutimer and I.W. Shields.

NON-MEMBERS ATTENDING

1046. The Chairman reported that Councillors B.A. Crick and D.A. Ives were attending.

CAPITAL PROGRAMME 1974-79

1047. The Committee's draft programme of capital expenditure for the years 1974-79 was considered. The Director of Administration drew attention to three additional items, one of which had been approved, and the other two were on the Agenda for that evening.

RECOMMENDED That the Committee's programme of capital expenditure for the years 1974-79 as now amended be approved and adopted.
(5574)

HOUSING RENTS - POLICY

1048. Resolved that a Special Meeting of the Committee be convened for 16th December, 1974 at 2.30 p.m. for the purpose of determining the Council's policy on housing rents, such determination being necessary consequent upon the repeal of the "Fair Rents" legislation. (225)

194 AND 196 HIGH STREET, GREAT WAKERING - HOUSING ACT 1957 - SECTION 16 - UNFIT HOUSES

1049. The Director of Health and Housing submitted a report upon these properties which were considered to be unfit for human habitation.

Resolved that the Council being satisfied that Nos. 194 and 196 High Street, Great Waking are unfit for human habitation and are not capable at reasonable expense of being rendered so fit, serve notice on all persons entitled thereto of the time and place at which the condition of the cottages and any offer with respect to the carrying out of works or the future use thereof may be considered. (4803)

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Housing Services Committee

PUBLIC HEALTH ACT 1936 - SECTION 92

First Floor, 107 Eastwood Road, Rayleigh

1050. The Director of Health and Housing reported that the owner's attention had been drawn to various defects at the above-mentioned premises, but to date the necessary works had not been carried out.

RECOMMENDED That the Director of Health and Housing be authorised to serve an Abatement Notice under Section 93 of the Public Health Act 1936 upon the owner of 107 Eastwood Road, Rayleigh requiring execution of works specified below to remedy the following defects within 28 days, and failing compliance with this Notice that the Director of Administration be authorised to institute legal proceedings against the owner under Section 94 of the Public Health Act 1936:-

1. Front living room - dampness to chimney breast.
 2. Kitchen - dampness and associated defective plaster to the wall.
- (5461)

"White Heather", London Road, Rawreth

1051. The Director of Health and Housing reported as follows:-

"An Abatement Notice under Section 93 of the Public Health Act 1936 was served on the owner of "White Heather", London Road, Rawreth on 25th September 1974, requiring the execution of the undermentioned works within a period of 21 days:

1. Renew defective section of floor to the front room (west) and rear room (east).
2. Renew missing sections of gutter, overhaul remainder, renewing if necessary.
3. Hack off perished rendering to west chimney stack and re-render.
4. Properly repair flashing to each chimney stack to prevent dampness in front room (east).

A recent inspection revealed that no work has been carried out to comply with this Notice."

RECOMMENDED That in accordance with Section 94 of the Public Health Act 1936 the Director of Administration be authorised to institute proceedings against the owner of "White Heather", London Road, Rawreth for failure to comply with the terms of the Notice served upon him under Sections 92 and 93 of the Public Health Act 1936 in relation to his property at "White Heather", London Road, Rawreth. (5664)

HOME LOSS PAYMENTS

Hope Cottage, Beke Hall Chase, Rayleigh
19 Folly Lane, Hockley

1052. The Director of Administration reported as follows:

"These properties have now been vacated in accordance with the Closing Orders made by the Council and the tenants have submitted claims for a home loss payment to which they are entitled. Their claims are eligible for payment."

RECOMMENDED (1) That in response to the submitted claims a home loss payment under Part III of the Land Compensation Act 1973 be made to

Housing Services Committee

Mr. Daniels in the amount of £171 and Mrs. J.M. Hammond in the amount of £330.

(2) That a supplementary estimate of £501 be granted at the expense of revenue to meet this expense. (963/782)

34 Hambro Hill, Rayleigh

1053. The Director of Administration reported as follows:

"This property has been vacated by the tenant in accordance with the Council's requirements and the tenant has submitted claims for a home loss payment to which he is entitled. His claim is eligible for payment."

RECOMMENDED (1) That in response to the submitted claim a home loss payment under Part III of the Land Compensation Act 1973 be made to Mr. J.M. Murphy in the amount of £519.

(2) That a supplementary estimate of £519 be granted at the expense of revenue to meet this expense. (9224)

10 WEIR POND ROAD, ROCHFORD

Application for Grant - Local Authorities
(Historic Buildings) Act 1962

1054. The Director of Administration reported as follows:

"The County Planner reports that this Grade II residential building of medium architectural/historic value is part of a typical early 19th Century group of timber framed cottages with weatherboard cladding and slate roof on the fringe of the Conservation Area and is in a fair condition.

Urgent works to strip the roof, felt and re-slate using original slates to make weathertight are estimated to cost £562 of which £523 is eligible for grant and application of the standard County Council criteria suggests an 18.5% grant. As this is less than £200, the County Council will not be making a contribution.

Determination of this application to assist the lady owner is urgent in view of the imminent winter and the fact that there has been delay thus far on the part of the Council due to pressure of work in the Directorate of Technical Services."

Resolved that, in view of the urgency, a grant of £100 be offered towards the cost on completion of the works. (2198)

Standard Grant

1055. The Director of Health and Housing reported as follows:

"An application for a Standard Grant has been made by the owner of 10 Weir Pond Road, Rochford. The property lacks standard amenities and the applicant proposed to provide a W.C., bath and wash basin in an outbuilding separated from the dwelling by a right of way used to gain access to three adjoining properties.

906

Housing Services Committee

RECOMMENDED That this application in respect of a Standard Grant for 10 Weir Pond Road be refused on the grounds that the proposed work would not result in the property being provided with the standard amenities accessible from within the dwelling or easily accessible from the dwelling. (2198)

DISCRETIONARY IMPROVEMENT GRANTS

2 Pooles Lane, Hullbridge

1056. The Director of Health and Housing reported as follows:

"This property is at present vacant, but is to be occupied by the owner for at least 12 months after completion of the works and certifies that this is a satisfactory property on which to offer grant in accordance with Council policy and that the reasonable costs of the work are:-

<u>Improvements</u>	<u>£</u>	<u>Repairs</u>	<u>£</u>
Provide D.P.C. to walls and floor	175	Repair D.P.C.	75
Form bathroom	150	Replaster interior and exterior	530
Provide bath and wash hand basin	80	Repair cracked brickwork	220
Provide hot and cold water to bath, wash hand basin and sink	190	Overhaul and renew windows, gutters, floors	1085
Provide internal W.C.	100		
Connect to main drainage	60		
Provide artificial lighting to first floor	45		
	<u>£800</u>		<u>£1910</u>

Repairs estimated to cost £800 would be eligible for grant.

The total estimated cost of all the works involved is £5,200. This includes works estimated to cost £2,490 which are non-eligible for grant."

RECOMMENDED That the application for a Discretionary Improvement Grant relating to 2 Pooles Lane, Hullbridge, be approved in respect of an approved expense of £1,600 and a grant of £800 be paid on satisfactory completion of the works. (5162)

36 Hawkwell Park Drive, Hawkwell

1057. The Director of Health and Housing certified that this was a satisfactory owner/occupied property on which to offer grant in accordance with the Council policy and that the reasonable costs of the work were:-

<u>Improvements</u>	<u>£</u>	<u>Repairs</u>	<u>£</u>
Provide roofing felt (first time)	244	Renewing defective valley gutter and fixing new tiles (90%)	80

The total estimated cost of all the works planned was £324.

Housing Services Committee

RECOMMENDED That the application for Discretionary Improvement Grant be approved in respect of an approved expense of £324 and a grant of £162 be paid on satisfactory completion of the works. (5259)

ERECTION OF 138 DWELLINGS, MALTING VILLAS ESTATE -
CONTRACT 495 - CENTRAL HEATING

1058. The Director of Technical Services reported upon the installation of central heating systems in the existing 90 houses on the Malting Villas Estate and the desirability of installing similar systems in the houses and self-contained flats in the re-development scheme.

The Director of Technical Services suggested that with regard to the houses and flats a quotation could be accepted rather than using the usual process of inviting tenders and he had accordingly obtained a quotation in the sum of £74,476.65. It was not proposed to seek a quotation for the installation in the old persons' grouped flatlets scheme, because of the more complex nature of the installation.

The Committee were concerned that a contract of this nature should not be awarded without seeking tenders by public advertisement and it was,

Resolved that, as a matter of urgency, persons be invited by public notice to make application to be placed on a list from which contractors selected by the Director of Technical Services will be invited to submit tenders for the execution of this work. (4489)

RENT INCREASES - PUBLIC SECTOR DWELLINGS

1059. The Directors of Administration and Finance reported as follows:

"Notification has been received that the Secretary of State for the Environment announced on 6th November 1974 that he will make an Order under Section 11 of the Counter-Inflation Act 1973 to extend the present standstill on increases in rents of publicly owned dwellings until 31st March 1975. This is to allow time for the passage of the Housing Rents and Subsidies Bill which will provide for the return of responsibility for rent-fixing, and also to remove the present uncertainties concerning rent increases after 31st December under the existing law.

The loss in rent income is estimated to be £15,400, offset by a reduction of £1,500 in rent rebates. The cost to the General Rate Fund, taking account of subsidies, is expected to be £2,780".

RECOMMENDED That the Finance and Personnel Committee be requested to approve a supplementary estimate at the expense of revenue in the sum of £2,780. (615)

COUNCIL PROPERTIES - RENT ARREARS, REBATES, ETC.

HOUSING FINANCE ACT 1972

Rent Arrears

1060. The Committee noted with concern that arrears of £7,467.63 were outstanding in respect of 705 cases as at 1st November 1974.

111 208

Housing Services Committee

Resolved that these arrears and any alteration in the present method of rent collection be considered at the Special Meeting referred to in Minute No. 1048.

Rent Rebate, Rent Allowances and Rate Rebate Applications

1061. The Committee noted that during the period 1st October to 31st October, 1974 the following applications had been dealt with:-

<u>Rent Rebates</u>	<u>Total No. of Applications</u>	<u>Average Weekly Rebate £</u>
Approved	312	2.51
Not Granted	14	-
<u>Rent Allowances</u>		
Unfurnished Approved	86	2.78
Furnished Approved	4	2.38
<u>Rate Rebates</u>		
Approved	202	0.69
Not Granted	8	-

ROCHFORD GARDEN WAY ESTATE

1062. The Director of Technical Services reported that following a discussion with the Director of Health and Housing it was considered necessary to carry out extensive repairs to the forecourts and garages on the Rochford Garden Way Estate. It is estimated that the cost of dealing with the forecourts will be £2,000 and repairs to the garages £700.

RECOMMENDED That approval be given for the work to be carried out at a total estimated cost of £2,700 and a supplementary estimate be granted for this amount. (225)

GUILDWAY HOUSING - LODGE CLOSE, RAYLEIGH

1063. The Director of Administration reported as follows:

"Provision of a further two houses at Lodge Close, Rayleigh necessitated the acquisition of part of the rear gardens of Council properties - 26 to 30 Church Road, Rayleigh.

Claims for compensation for disturbance have now been received from tenants as follows:-

<u>28 Church Road</u>	£
Loss of fruit trees	12.00
Damage to greenhouse	10.00
	<u>£22.00</u>
<u>30 Church Road</u>	
Loss of fruit trees	<u>£12.00</u>

The Director of Technical Services has investigated these claims and is satisfied that they are reasonable."

Housing Services Committee

RECOMMENDED That payments be made in the sums of £22 and £12 to the tenants of 28 and 30 Church Road, Rayleigh, respectively. (5685)

LAND AT THE JUNCTION OF BROOKLYN DRIVE/DOWNHALL ROAD,
RAYLEIGH

1064. The Director of Administration reported as follows:

"In 1969 Rayleigh Urban District Council purchased land with a frontage of 195 ft. to Brooklyn Drive and a return frontage of 70 ft. to Downhall Road for housing purposes. The land has not so far been developed and the occupant of 127 Downhall Road, who is the son of the owner of the premises, has asked if the Council would be prepared to sell part of the land to him so that he can, in conjunction with part of the land of 127 Downhall Road, build a property thereon for his own occupation. The applicant is on the housing list but feels that there is no prospect of being housed and he cannot see any way of purchasing any land for his own occupation except in the method now put forward in his application."

It was pointed out that if the request was granted it would seriously inhibit the development of the remainder of the site in future by the Council.

RECOMMENDED That the request be not granted and the Council retain ownership of the land for development with Council Houses and this scheme be added to the Capital Programme. (225)

RESIDENTIAL DEVELOPMENT AT STAMBRIDGE FOR ROCHFORD
DISTRICT COUNCIL (See Minutes 864/74 and 900/74)

1065. The Director of Technical Services reported in Minute 864/74 that outline consent for residential development on land fronting Stambridge Road, opposite Cagefield Road, time-expired on 1st April, 1974 and that the County Council were likely now to resist this intrusion into the proposed extension to the Metropolitan Green Belt and suggested deferment until the following year, when it was hoped there would be a clearer picture of future urban growth. There were also objections on highway grounds.

The Committee noted that the former Rochford R.D. Council had not acted upon the original consent because a housing need in that particular area could not be adduced. (599)

SEAVIEW DRIVE HOUSING, GREAT WAKERING (Minute 542/74.)

1066. The Director of Technical Services reported upon the difficulties of providing five houses within the restricted frontage of this site and also upon the costs of making up the unmade section of Seaview Drive.

Resolved that the Officers be authorised to undertake negotiations for the purchase of land adjoining and to the west of the Council's existing land and report to the next meeting but one of the Committee. (596)

ACQUISITION OF HOUSING SITES (Minute 896(2)/74)

1067. RECOMMENDED That this Committee re-affirms the existing policy of

Housing Services Committee

purchasing private individual properties or groups of houses or land which are offered for sale by a developer.

HOUSING SITE - "LAVERS", HOCKLEY ROAD, RAYLEIGH

1068. The Director of Administration reported as follows:

"Messrs. J.T. Byford and Sons Ltd., Building Contractors of Rayleigh, have approached me to ask if the Council would be interested in a scheme for the erection of Old Persons' Units on the site of the "Lavers", Hockley Road, Rayleigh.

The site has a frontage of 210-ft. or thereabouts to Hockley Road and a return frontage to "The Courts" of 270-ft. or thereabouts and a frontage of 410-ft. or thereabouts to the boundary of the Fitzwilliam School.

The proposal suggested is that the property known as the "Lavers", which is a fairly large building, should be demolished and the whole of the site used for a Warden Assisted Old People's Scheme. The number of units that could be accommodated on the site would depend on planning permission. On the assumption that permission would be forthcoming for three storey blocks the Company feel that it would be suitable for the erection of thirty flats plus communal hall and kitchen, together with visitors' accommodation, 8 parking spaces, 7 visitors' parking spaces and a Warden's three or four bedroom chalet. If two storey blocks only were permitted the number of flats would be reduced to twenty. The Company feel that the site is suitable for aged persons by reason of its close proximity to Rayleigh High Street giving access to shops, bus services, places of entertainment, places of public worship, etc.

If the scheme is accepted by the Council the Company would be prepared to either sell the site at an agreed figure on the understanding that the Company would erect the flats or, alternatively, the Council could purchase each flat or block when completed.

The Director of Health and Housing considers that the site would be suitable for an aged persons' scheme or, indeed, for any housing scheme which the Council would wish to approve. The Director of Technical Services has indicated that at least in principle there would be no objection from a planning point of view to the use of the site for residential purposes."

RECOMMENDED That the Director of Administration be authorised to enter into negotiations with J.T. Byford and Sons Ltd., for the acquisition of this site for Council housing on the basis that the site is purchased at an agreed figure and the Council then enter into a contract with J.T. Byford and Sons for the erection of housing to a design specification and housing cost yardstick to be approved by the Council and the scheme be added to the Capital Programme. (5260)

ACQUISITION OF HOUSING SITE - SCHEME 13 -
10 DWELLINGS, MARSHALLS, ROCHFORD (Minute 792/74)

1069. The Committee noted the Director of Administration's report that the Council's Valuer and the Developer had been unable to reach an agreed price for the purchase of these properties and that, as a consequence, the offer to sell had now been withdrawn. (4659)

Housing Services Committee

HOMELESSNESS - CIRCULAR 18/74 (Minute 545/74)

1070. The Committee considered the attached report of the Director of Health and Housing.

RECOMMENDED (1) That the Committee re-affirm the Council's previous decision to accept the full responsibility for homelessness and to proceed with arrangements to ensure full implementation by 1st April 1975.

(2) That the recommendations and Code of Practice of the Working Party on Homelessness (1 and 2) be accepted.

(3) That as from 1st April 1975 the Council meet the balance of the cost of bed and breakfast accommodation in those cases where no other form of temporary shelter can be found for homeless families; that a contingency sum of £10,000 be allowed in the 1975/76 Revenue Estimates for this purpose and the Finance and Personnel Committee be requested to make the necessary provision.

(4) That the Director of Health and Housing be authorised to re-house suitable families resident in the District who have been evicted, or face eviction as a result of Court Orders into permanent accommodation if necessary.

(5) That the officers be authorised to continue to negotiate for the purchase of suitable properties for use in connection with homelessness including individual older houses.

(6) That the Finance and Personnel Committee be asked to approve the payment of the quarterly rental for the existing G.P.O. telephone installation at the home of Mr. O.M. Scoging, Post No. H.16. (2122)

SALE OF PRIVATE HOUSES TO THE COUNCIL

1071. RECOMMENDED That the Chief Executive be authorised to undertake negotiations for the acquisition of the following properties:-

74A Sutton Road, Rochford.

299 Eastwood Road, Rayleigh.

19 Mortimer Road, Rayleigh.

The Limes, Stambridge.

18 Rocheway, Rochford.

HOUSING POINTS SCHEME

1072. At the request of the Chairman of the Council, preliminary consideration was given to the points scheme and it was,

Resolved that the Director of Health and Housing submit to a future meeting of the Committee a comprehensive review of the housing points scheme.

RE-ROOFING OF 26/28 OLIVERS CRESCENT, GREAT WAKERING

1073. The Director of Technical Services reported upon the urgency of re-roofing these two Council houses as a result of which he had

Housing Services Committee

invited three tenders for execution of the work, in accordance with Financial Standing Order 4.4(f). Only two tenders had been received in the sums of £464.50 + V.A.T. and £624 + V.A.T.

Resolved (1) that, as a matter of urgency, the lower tender submitted by A.E. Innocent & Co. Ltd., of Southend in the sum of £464.50 + V.A.T. be accepted for the re-roofing of 26/28 Olivers Crescent, Great Wakering.

(2) that the Finance and Personnel Committee be requested to grant a supplementary estimate in the sum of £465. (3451 + 3453)

SUSPENSION OF STANDING ORDERS

1074. During the consideration of the foregoing item it was,

Resolved that Standing Order 1.8 be suspended to permit transaction of the remaining business.

EXCLUSION OF THE PUBLIC

1075. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the Public be excluded from the remainder of the Meeting for the reason that the matters about to be discussed are the subject of confidential reports.

PROVISION OF HOUSING ACCOMMODATION FOR STAFF GRADED ABOVE AP.5

1076. The Director of Technical Services reported upon the circumstances of two Officers in his Department who had been unable to purchase houses locally and who were experiencing difficulty in disposing of their former houses, both of these Officers being graded above AP.5.

Resolved that the Finance and Personnel Committee be requested to consider the provision of temporary housing accommodation for Officers graded above AP.5. (2297)

ACQUISITION OF HOUSING - BROUGHAM CLOSE, GREAT WAKERING (Minutes 1008 and 1021/74)

1077. The Director of Administration reported that the owners of the three privately occupied properties in this development had now all agreed to sell their properties to the developers, subject to a number of conditions regarding payment of fees and availability of mortgage facilities, etc.

Resolved that the previous authority given to the Director of Administration to negotiate upon the terms of the contract for the purchase of all 16 properties in Brougham Close, Great Wakering, be on the following basis:-

- (a) That the three privately occupied properties are purchased from the present owners by the developer.
- (b) That the developer sell these three properties with vacant possession to the Council at the District Valuer's valuation.
- (c) That the developer be responsible for all costs additional to the District Valuer's valuation, including the Vendor's proper legal costs in redeeming mortgages where appropriate. (4669)

Chairman. [Signature]

Date. 9th January, 1975

HOMELESSNESS (Mins. 268(1), 358(c)(2), 545).

1. Working Party Report.

A further meeting of the Working Party on Homelessness was held at County Hall on 4th November when more detailed arrangements for the implementation of D.O.E. Circular 18/74 by District Councils were discussed.

Each District Council in the County, with the exception of Epping Forest, had by now accepted responsibility for Homelessness as outlined in Circular 18/74. The Working Party therefore recommended that as from 1st April 1975 each District Council (with the exception of Epping Forest)

- (a) accept responsibility for all families occupying temporary accommodation within their District. Properties used by the County Council to be transferred on 1st April 1975 to the District Council in whose area the property is situated.
- (b) accept responsibility, in addition, for all families originating from their District and occupying bed and breakfast accommodation.
- (c) consider sympathetically a request from the families occupying temporary accommodation at 1st April 1975 and wishing to return to the District from which they were received into temporary accommodation, such transfer being carried out as a reciprocal arrangement. However in view of the fact that many of the families will have settled in the area where they have been offered temporary accommodation and to avoid disruption of employment and education, the movement of families from one District to another should be kept to the minimum.

2. Code of Practice.

The following Code of Practice was also agreed:-

(a) Recommendation 1

Investigation and subsequent discussion with the homeless applicant should be based on the acceptance of responsibility for immediate and positive help, whatever final acceptance of responsibility for the provision of services may be.

(b) Recommendation 2

That, when an application for help with regard to homelessness arises less than 14 days from the time the family entered the District, the immediate response should be to offer shelter for the shortest possible period whilst negotiations proceed with the District Council from whose area the family originated. That, subject to a review in 12 months time, no financial adjustments be made between the District Councils within the County in respect of families becoming homeless within the County but that efforts be made to seek the agreement of neighbouring authorities outside the County boundary to accept financial responsibility for families moving into the County area on becoming homeless.

(c) Recommendation 3

That, in the event of a family provided with temporary accommodation refusing to return to the District of origin, reciprocal arrangements to offer housing accommodation be made between the District Councils concerned.

(d) Recommendation 4

That steps be taken to inform the Government Departments concerned, the local authority associations and relevant professional bodies of the Code of Practice recommended by the Working Party, and that they be requested to seek national agreement on a Code of Practice acceptable to all Housing Authorities and Social Services Departments.

(e) Recommendation 5

That each District Council should appoint a liaison officer and keep other District Councils informed of his identity.

(f) Recommendation 6

That, in the event of applications coming from young families who have hitherto resided with parents or relatives, the offer of shelter should be on the basis of a temporary period, in order that easing of the precipitating difficulties may be attempted. This period should be limited to seven days, during which time a further assessment of need should be made.

3. Bed and Breakfast Accommodation.

Clarification has now been obtained about the payment of bed and breakfast costs. The Working Party were informed that District Councils had powers under Section 137 of the Local Government Act 1972 to meet the cost of providing bed and breakfast although there might be competing claims for the funds available under that Section. The Government have not yet made any special arrangements for this expenditure to be charged to the Housing Revenue Account and it must therefore be rate-borne.

If the Council assume full responsibility from the County Council for providing accommodation for homeless families on 1st April, 1975, and no form of temporary shelter or any other means of alleviating the homeless condition can be found, the Council may have to resort, as the Social Services Department have increasingly done in the past, to finding and paying for bed and breakfast accommodation. The cost of this at present for a family of four would be about £55 to £60 per week although the family would be expected to make a contribution, according to a scale, of about £10 or £11 per week.

The Director of Finance points out that the cost of bed and breakfast accommodation is expensive and as such should be used sparingly and for short periods only. Once this type of accommodation is used, the nearest being at Southend, it could in effect be a fairly limitless source of expense and it might be difficult to resist claims for accommodation from those who are not yet in desperate need.

4. Provision of Temporary Accommodation Units.

It is virtually impossible to forecast the need with any certainty since the Circular introduces an entirely new concept to housing. At present, however, the Social Services Department are maintaining five families in bed and breakfast and one family in rented temporary accommodation all of whom will become this Council's responsibility. In addition the waiting list includes

six families who have been evicted and are now living in circumstances which may result in them presenting themselves as homeless. There are a further eleven families facing imminent eviction and twenty-five families known to be under Notice to Quit, some of which may not of course result in possession orders. Having regard to past figures for homelessness it is anticipated that by 1st April 1975 six additional cases may arise.

It is expected that adaptation of the premises approved in Minute 545 will provide nine units of temporary shelter and three more houses in course of acquisition could be used directly or indirectly for homelessness, but present indications suggest that there might be a shortfall of perhaps up to seventeen units which may have to be met partly out of the permanent housing stock to the detriment of those on the waiting list and partly by providing bed and breakfast accommodation.

5. Financial Considerations.

The Director of Finance wishes consideration to be given to the following points:-

Subsidies: The cost of acquiring houses for the homeless, whether by building or by purchasing new or existing dwellings, and the attendant management and repair costs may be charged to the Housing Revenue Account and, under existing legislation, are eligible for subsidy purposes whereas the payment of bed and breakfast costs are not.

Rent Arrears: The threat of eviction is the main guarantee that rent of any type will be paid. For homeless families housed by the Council this final sanction is virtually missing and thus there may be considerable difficulties collecting rents once the tenant gets in arrear.

Extent of Council's Commitment: Circular 18/74 states that "The Government believes that all those who have no roof, or appear likely to lose their shelter within a month, should be helped to secure accommodation by advice, preventative action or, if these are not enough, the provision permanently or temporarily of local authority accommodation." The part underlined shows how wide the Council's liability could become if people began to think that a month's notice to quit is a passport to temporary accommodation and thence to a Council House. Whilst the Council will of course undertake its responsibility there does seem some merit in not providing too high a standard of service. By this is meant that the standard of accommodation and facilities ought to be noticeably inferior to those offered to normal tenants and there should be no automatic progression to a proper Council House.

Costings: It has not been possible at this stage to give a statement of the likely costs of the service. However, the expenditure which might be necessary if the shortfall of seventeen units referred to had to be met by use of bed and breakfast accommodation (at an average cost of say £50 per week net of contributions from the individual) the weekly cost would be £850 or if the situation continued the cost for a full year would be £44,200. These figures being in addition to the cost of the twelve units being acquired shortly. In the light of recent discussions with the County Council a sum of £10,000 will be included in the draft Revenue Estimates as a best estimate of the cost of bed and breakfast accommodation in 1975-76.

6. Conclusions.

- (a) There is likely to be a shortfall in temporary accommodation in this District to meet the needs of the homeless and unless the Council are prepared to allocate some of their normal housing stock for homelessness, for example,

the immediate rehousing of families living in the District who are evicted or under threat of eviction by Court Order, the indications are that the Council may have to meet an increasing and costly demand to accommodate or shelter the homeless by bed and breakfast.

- (b) The extent to which the normal waiting list is prejudiced depends upon the availability of temporary accommodation.
- (c) As a matter of policy the Council should only use bed and breakfast type accommodation for initial reception of the homeless or to meet exceptional demands in excess of the Council's own available accommodation.
- (d) Temporary shelter provided by the Council to meet the immediate needs of homeless families may be of only minimum standard and basic facilities in view of the emergency and temporary nature of such accommodation but the Director of Health and Housing will need the authority of the Council to place, at his discretion, suitable families into vacancies within the normal housing stock, notwithstanding that in some cases the usual waiting period will not have been satisfied.

7. Alternatives.

The Council are again reminded that although the provisions of Circular 18/74 express current Government thinking that there should be a shift of responsibility for housing the homeless to Housing Authorities and away from Social Services, there has as yet been no legislation to compel District Councils to adopt the responsibility.

The Council resolved in July 1974 (Min.545) to accept the recommendations of Circular 18/74 and to arrange for its implementation by 1st April 1975. Responsibility for bed and breakfast charges had not then been clarified.

The alternatives which are open to the Council and which the Management Team recommend should be carefully considered are as follows:-

- (a) to advise the County Council that in the light of anticipated shortfall in Council accommodation the District Council will be unable to accept responsibility for homeless families on 1st April 1975.
- (b) to advise the County Council that in view of the difficulties in the current housing situation and bearing in mind the present economic situation the District Council are unable to accept responsibility for the cost of bed and breakfast accommodation for the homeless which is rate-borne expenditure. While therefore the Council will continue to assist wherever possible in the rehousing of homeless families or those facing eviction, subject to the limited number of units of temporary accommodation being provided, the Council are unable to accept, at this time, the ultimate responsibility for the homeless.
- (c) to reaffirm the Council's previous decision to accept the full responsibility for homelessness and to proceed with arrangements to ensure full implementation by 1st April 1975.

If alternative (c) is adopted the following recommendations are submitted:-

- (i) that the recommendations and Code of Practice of the Working Party on Homelessness (1 and 2) be accepted.

- (ii) that as from 1st April 1975 the Council meet the balance of the cost of bed and breakfast accommodation in those cases where no other form of temporary shelter can be found for homeless families; that a contingency sum of £10,000 be allowed in the 1975/76 Revenue Estimates for this purpose and the Finance and Personnel Committee be requested to make the necessary provision.
- (iii) that the Director of Health and Housing be authorised to rehouse suitable families resident in the District who have been evicted, or face eviction as a result of Court Orders into permanent accommodation if necessary.
- (iv) that the officers be authorised to continue to negotiate for the purchase of suitable properties for use in connection with homelessness including individual older houses.
- (v) the Finance and Personnel Committee be asked to approve the payment of the quarterly rental for the existing G.P.O. telephone installation at the home of Mr. O.M. Scoging, Post No.H.16.

M.A. LARGE
Director of Health and Housing.