



**Rochford District
Council**

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1990

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1990

October (Part 2)

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 16th October 1990. Present Councillors C.I. Black (Chairman), Mrs. V.J. Arnold, P.A. Beckers, B A Crick, T Fawell, D F. Flack, J.A. Gibson, Mrs. H.L.A Glynn, M.J. Handford, Mrs E.M. Hart, Mrs J Helson, S A. Skinner, A. Stephens, Mrs M W. Stevenson, Mrs. L Walker, D A. Weir and D.C. Wood

Apologies Councillors R.A. Pearson and R.E. Vingoe

Visiting Councillors R.H. Boyd, Miss B.G.J. Lovett and P.F.A. Webster.

562 MINUTES

Resolved that the Minutes of the Meeting of 10th July 1990 and Special Meeting of 11th September 1990 be approved as a correct record and signed by the Chairman

563. MONITORING OF PERFORMANCE - MEETINGS OF 15TH FEBRUARY AND 5TH JUNE 1990

The Committee were satisfied that all necessary action had been taken Minutes 741/84(SEC), 324/87(SEC), 94/90(SEC) and 324/90(SEC) were carried forward.

564 NATIONAL RIVERS AUTHORITY (Minutes 361 and 400/90)

NOTE. Councillor T Fawell declared a non-pecuniary interest in this matter by virtue of proximity of residence but remained in the Meeting and took part in the discussion and voting thereon.

The Chairman had earlier welcomed Mr. I Hart the Operations Manager for the National Rivers Authority who had been invited to talk to the Committee about flood defences, together with Mr. A. Cook and Mr. P Anderson, the County Highways representatives, who were involved by virtue of the use of waste materials in sea wall reclamation

Mr Hart advised the Committee that the National Rivers Authority had engaged a firm of consultants who were currently assessing the condition of all sea walls within the region and drawing up proposals for their improvement Referring Members to a displayed plan of the District he said that Rochford had a high level of sub-standard sea walls Leaving aside the Crown-owned areas of Foulness and Potton Islands, there was a total of 55 kilometres of embankment protecting 2,500 hectares (6,000 acres) of land, which contained not only good agricultural land but also housing and riparian installations. There were therefore sound economic reasons including the environmental aspects for improving the District's tidal defences which although rebuilt after the major flood in 1953 had since been eroded. It was anticipated that the consultants' report would be ready by the end of the year, and that of three options which had been under consideration the employment of earth-flood banks would be the most cost-effective.

Turning to the scale of the problem Mr Hart said that 126 kilometres of the sea walls in the County were up to standard, but a total of 190 kilometres needed attention He was hopeful that improvements could commence within the foreseeable future, on the basis that 139 kilometres of the total involved would satisfy the Ministry of Agriculture, Food and

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Development Services

Fisheries criteria and rank for financial assistance, and that the County Council could assist towards the cost of the remaining 51 kilometres. It was pertinent to mention that sufficient funding had to be available to enable a comprehensive flood defence scheme to be undertaken because there was no point in raising one part of the sea wall in isolation. It was estimated that the cost of bringing the County's sea defences up to standard over the next ten years would be of the order of £16 million.

Coming back to the local sea defences Mr. Hart said there were three areas, namely Fleethall, Barling Marsh and Rushley Island where expenditure would be difficult to justify on purely economic grounds and improvements would only come about if other factors such as nature conservation prevailed. However, the four areas of Wallasea Island, Paglesham, Little Wakering and Great Wakering were included within the programme for the next five years and the works involved would qualify for grant aid from the Ministry of Agriculture, Food and Fisheries. A further two areas at Sutton Bridge and Stambridge Mill would be funded by the County Council. Summarising Mr. Hart said that the prospects for the future now looked more promising and that the works within the District to which he had referred were scheduled to commence in 1993/94.

Mr. Hart and Mr. Anderson then answered questions from Members regarding -

the standards employed in designing sea defences

the need to have regard to the 'greenhouse' effect

the risk of flooding in the interim period

the ability to use waste materials in sea walls

the need for protection at Hullbridge, noting that Brandy Hole was designated as a Site of Special Scientific Interest

the three sources of funding and the possibility of grant aid from the EEC

the stage reached at South Fambridge

At the suggestion of a Member it was

RECOMMENDED That maximum pressure should be exerted in the proper places to obtain the £16 million necessary to make the sea walls in Rochford District reasonably secure from inundation. (204)(HES)

565 DISCHARGE OF TREATED SEWAGE EFFLUENT - STATUTORY CONSULTATION

The Head of Environmental Services reported details of a statutory consultation from the National Rivers Authority under a new procedure introduced by the Water Act 1989 on an application by Grand Metropolitan Estates for consent to discharge treated sewage effluent from the Carpenters Arms Public House, London Road, Rawreth to which a holding objection had been lodged to enable the matter to be considered. The Director of Development advised that planning permission and Building Regulation approval were required for the proposal. Subject thereto and to conditions ensuring that there was no deterioration in the quality of

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Development Services

the final receiving water the Committee had no objection on the basis that the ditch to be used for the discharge was in a remote location and no nuisance was anticipated. Members were concerned that there should be adequate monitoring by the National Rivers Authority to ensure that the necessary quality would be maintained and were assured by Mr Hart that there would be monthly sampling in such cases.

The Committee were mindful that under the new procedures it would be necessary to respond within the deadline and considered it appropriate in the case of applications relating to individual premises, to delegate to the Head of Environmental Services authority to respond on behalf of the Council subject to a subsequent report to Committee on the action taken

The Chairman thanked Mr. Hart for his attendance and the assistance which he had provided to the Committee.

RECOMMENDED (1) That the National Rivers Authority be advised that there are no objections to this proposal, subject to the necessary planning permission and Building Regulation approval being obtained and to conditions being attached to any consent requiring no deterioration in the quality of the final receiving water.

(2) That the Committee confirm the action of the Head of Environmental Services in submitting a holding objection in this case

(3) That authority be delegated to the Head of Environmental Services to respond on behalf of Council in respect of statutory consultations under Schedule 12 of the Water Act 1989 in the case of applications relating to individual premises subject to a subsequent report to the Health & Housing Services Committee on the action taken. (11488)(HES)

NOTE. The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to permit the return of comments by 22nd October 1990

566. SOUTH EAST ESSEX TRAFFIC STUDY (Minute 310/90)

The Committee received the Minutes of the Meeting of the Member Panel held at County Hall on 21st August 1990. The Director of Development reported on the joint Meeting held on 25th September to launch the findings of the Study which had been attended by a Member delegation from Rochford. The Committee noted that six road and two public transport strategies had been presented for consideration but that three of the road schemes including the proposed inner by-pass for Rayleigh, Hockley and Hawkwell had been rejected and removed from further consideration. Additional work would be necessary to enable the remaining options to be evaluated which meant that public consultation on the Study would not commence until the new year.

RECOMMENDED That the Minutes and Recommendations of the Meetings relating to the South East Essex Traffic Study held on 21st August and 25th September 1990 be noted, and that the Director of Development be requested to report back to the Committee when the Alternative Strategies have been finalised (TP.112)(DD)

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Development Services

567. IMPROVEMENT OF THE A130 BETWEEN THE A132 RETTENDON TURNPIKE AND THE A127 SOUTHEND ARTERIAL ROAD (Minute 403/90)

The Director of Development reported on the decision of the County Highways Committee that Option SE be adopted as the preferred route for the above scheme, contrary to the recommendation of the County Surveyor and the views expressed by this Council.

Members had before them plans of the three Options which had been considered and a table setting out the comparative factors involved. The Committee took the view that Option SE was the least desirable choice because unlike the other two routes it involved demolition of four long-established dwellings. That was seen as far more intrusive than the disturbance which it had been claimed would be caused to residents of Shotgate by Options SD or SF, the degree of which appeared in any case to have been overstated. The Committee accepted a suggestion that the first recommendation should be amended by the deletion of the word "still" and it was

RECOMMENDED (1) That the County Council be informed that whilst this Council would prefer Route SD, it would not object to Route SF as recommended by the County Surveyor in his report to County Highways Committee on 20th September 1990.

(2) That this Council strongly objects to Route SE as adopted by the County Council since it involves the demolition of residential properties and passes through a rural settlement neither of which would be necessary with Routes SD or SF.

(3) That the Director of Development and the Secretary to the Council be authorised to take all necessary action to oppose the construction of Route SE including making representations at a Public Inquiry. (TP.41)(DD,SEC)

568 MAJOR ROAD SCHEMES REVIEW

The Committee considered the appended report of the Director of Development regarding a request from the Highway Authority for this Council's views on the priorities which should be adopted in respect of current and possible new major road schemes.

RECOMMENDED That the County Council be informed:-

- (1) That this Council requests that the already proposed Sutton Road Improvements Stage 3 should be added to the list of major road schemes. The Council reiterates its view that Stage 3 should be constructed before Stage 2 in 1995/96 or preferably sooner, in view of the fact that the B.1013 will be relieved of traffic by the construction of the Access to Southend proposal and in view of the poor width, alignment and accident record of the Stage 3 section.

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- (ii) That this Council considers that it would be inappropriate to add any other schemes to the list at this stage in view of the present situation regarding the South East Essex Traffic Study since any additional schemes should relate to the new overall strategy adopted as a result of the Study and not be dealt with on an ad hoc basis. (TP42) (DD)

569. PROPOSED WAITING RESTRICTIONS

The Head of Environmental Services reported on three schemes proposed by County in respect of new waiting restrictions in

- (i) Ashingdon Road, Rochford/Hawkwell/Ashingdon.
- (ii) Highmead, Rayleigh.
- (iii) Rocheway/Stambridge Road/East Street, Rochford.

It was accepted that the County should be asked to extend the proposed waiting restriction at the junction of Wedgwood Way from 15 metres to 30 metres because of its restricted width and the volume of traffic using the junction.

Members noted concern by local residents that the scheme for Highmead would adversely affect adjacent roads and requested that the County be made aware of the possible repercussions and asked to take the necessary action.

RECOMMENDED (1) That the Essex County Council proposals be supported, subject to their being asked to extend the proposed waiting restriction at the junction of Wedgwood Way with the Ashingdon Road from 15 metres to 30 metres

(2) That the County be made aware of the serious knock-on effect on Spring Gardens and Poyntens of the scheme for Highmead, Rayleigh and asked to take the necessary suitable action to afford the same degree of protection. (933)(HES)

570. WHITE HART LANE (UNADOPTED), HAWKELL - PROHIBITION OF USE BY VEHICULAR TRAFFIC (Minute 412/90)

The Secretary to the Council reported on the reasons why the Essex County Council had been asked to consider making an Order prohibiting the use of this street to vehicular traffic. Advice had now been received from the County Council that such a proposal had been investigated about two years ago, when it was found that there was rear access from White Hart Lane to several garages, and the Chief Constable would not support a Prohibition of Driving Order with exceptions for access as it would be difficult to enforce.

At the request of a Member Mr. Cook undertook to investigate the possibility of reinstating the former sign denoting that this length of road was unsuitable for heavy traffic.

RECOMMENDED That the response from the County Council be noted and no further action be taken (8334)(SEC)

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571. FOOTWAY BETWEEN HADDON CLOSE AND LITTLE WHEATLEYS CHASE, RAYLEIGH
(Minute 325/90)

The Secretary to the Council reported on the reasons why Essex County Council had decided not to accede to the request of local residents to remove highway rights from this footpath. Members noted that Essex Police were aware of the associated problems and that the local officers would pay general attention to the area and deal with specific complaints as and when they occurred.

RECOMMENDED That the report be noted (45)(SEC)

572 STATION ROAD, RAYLEIGH - PROPOSED PEDESTRIAN CROSSING (Minute 229/90)

NOTE. Councillor P F A Webster declared a non-pecuniary interest in this item by virtue of proximity of residence but remained in the Meeting and took part in the discussion thereon.

The Head of Environmental Services reported that arising out of their receipt of a petition from local residents against the provision of a pedestrian crossing in Station Road, the County Council had asked whether this Council would wish them to proceed any further on the informal consultations that had been requested. They had also suggested a joint Member Meeting to consider the overall scheme and in accepting that invitation the Committee concurred with the suggestion of the Chairman that the Council's representatives should comprise those Members already nominated in connection with the South East Essex Traffic Study

As regards this Council's associated request for the provision of mini-roundabouts on either side of the railway bridge County had also advised that they were not in favour of such a scheme until the Rayleigh Weir underpass was open and its effect on the traffic flow in Rayleigh had been assessed. They had however prepared a traffic signal scheme as an alternative

The Committee shared the concern of local residents that to prohibit traffic from turning right into Castle Drive would have adverse repercussions on the local road network. Members were anxious however that this aspect should not detract from the need to provide a pedestrian crossing in this vicinity and it was therefore

RECOMMENDED (1) That Essex County Council be advised that in principle this Council supports the provision of a pedestrian crossing at Rayleigh Station but not in the siting proposed under the present scheme because that would necessitate the prohibition of right turns into Castle Drive.

(2) That the suggestion of a joint Member Meeting be welcomed and that this Council be represented by those Members already nominated in respect of the South East Essex Traffic Study. (933)(HES,SEC)

573. HIGHWAYS ACT 1980 - SECTION 119

PROPOSED DIVERSION OF FOOTPATH AT BOLT HALL, UPPER RAYPITS AND PUDSEY HALL FARMS, CANEWDON (Minute 413(11)/90)

The Secretary to the Council reported that in response to the informal consultation on the above proposals, the Ramblers Association had advised that they would enter a formal objection if the Council proceeded to make an Order

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The Committee considered the likely grounds of objection as advised by the Association but felt that the reasons were not of sufficient substance to justify the Council not proceeding to make the Order

RECOMMENDED That arrangements be made for the application to proceed to its next stage. (73689)(SEC)

574. HIGHWAYS ACT 1980 - SECTION 119
PROPOSED DIVERSION OF BRIDLEWAY 17 (PART) FOULNESS (Minute 413(1)/90)

The Secretary to the Council reported that two responses had been received to informal consultations under the first stage of the public path diversion procedure, from Essex County Council as highway authority and from the Essex Bridleways Association, neither of which raised any objection to the proposal. Essex Bridleways Association were however seeking relaxation of the restrictions on access to Foulness Island and that request had been referred to the Ministry of Defence and would be processed through the Horse Riding Working Party.

RECOMMENDED That the letters from Essex County Council and Essex Bridleways Association be noted, and the Secretary to the Council be authorised to proceed with the public advertisement of the proposals (8341)(SEC)

575. PUBLIC RIGHTS OF WAY - UPGRADING OF FOOTPATHS TO BRIDLEWAYS
(Minute 412(1)/90)

Arising out a suggestion of a Member at an earlier Meeting of this Committee the Secretary to the Council reported on the arrangements whereby the Horse Riding Working Party were the appropriate body to consider the potential for upgrading footpaths to bridleways. The Committee noted the progress which had been achieved since its formation and the limitations within which it had to operate.

A Member suggested that the Working Party had largely fulfilled its purpose and that a different forum for consideration of these matters with greater Member involvement would now be appropriate, but the Chairman considered that the present arrangements should continue for the time being but be kept under review.

576. ESTABLISHMENT OF HORSE RIDING TRAIL AT APTON HALL, CANEWDON
(Minute 323/90)

The Secretary to the Council reported on further discussions which had taken place with the landowners concerned as requested by the Committee, but that they were unwilling to proceed with the project on the basis of funding from private resources.

RECOMMENDED That the report be noted, and that no further action be taken. (23652)(SEC)

577. NAMING AND NUMBERING OF STREETS - DEVELOPMENT BETWEEN 29 AND 33 RAWRETH LANE, RAYLEIGH

The Secretary to the Council reported on notice from the developers pursuant to Section 17 of the Public Health Act 1925 that they intended to name the new street serving this development "Farm View".

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RECOMMENDED That the Council raise no objection to this proposal.
(923)(SEC)

NOTE. The Chairman thanked the highway representatives who withdrew at this point for their attendance.

578. REVIEW OF THE CORPORATE PLAN AND BUDGET STRATEGY

Members had before them the appended report of the Chief Officer Group regarding the amendments to the Corporate Plan as proposed by the Liberal Democrat Group which had been annotated by Committee. A list of discretionary activities had also been prepared to cost centres in order of priority. The Committee noted those activities which fell within their jurisdiction and accepted the order of prioritisation. A Member asked that a report be made on the possibility of introducing charges for planning advice.

The Committee considered each of the amendments proposed and concluded as follows.-

- (i) To accept the amendment to Corporate Priority A.12 in relation to minor infrastructure but not to include "schools" which were dealt with in Priority P 3
- (ii) To accept the amendments to Corporate Priorities E.1(c) and (d) and E.8 subject to their being revised so as to "encourage" rather than to "ensure"
- (iii) To delete Corporate Priority G2(a) (Provision of the B1013 relief route - Cherry Orchard Lane link).
- (iv) To accept the amendment to Corporate Priority G 2(b) noting that earlier provision had already been made by County
- (v) Having received clarification of its purpose to accept the amendment to Corporate Priority G 3 which was aimed at extending the Fenchurch Street line into Rochford for freight purposes

The amendments to Corporate Priorities E 1(f), E.4 and G.5. were withdrawn subject to a report being made on the cost of employment generation proposals to be submitted by the Liberal Democrat Group.

P RECOMMENDED (1) That Corporate Priority A.12 be amended to read -

"To seek the provision for new residential development sites of adequate shopping facilities, health care services, transportation, nurseries, playgroups and minor infrastructure (e.g. public telephone kiosks, letter posting boxes etc.) (1990 onwards)."

(2) That Corporate Priority E.1(c) be amended to read -

"To do everything possible to encourage the bringing into use of identified development sites and to seek rectification of any shortfall in the provision of highways, drainage, gas or electricity supplies, or any other factors which create difficulties in this respect "

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- (3) That Corporate Priority E 1(d) be amended to read -

"To encourage the availability of a sufficient supply of industrial/employment generating land".

- (4) That a new Corporate Priority E.8 be introduced as follows.

"To encourage the undergrounding of services in respect of all future planning permissions, and to seek the undergrounding of all existing overhead services within the next ten years (1990 onwards) "

- (5) That Corporate Priority G.2. be amended as follows:-

~~(i) by deleting sub-paragraph (a) and relettering the remaining sub-paragraphs accordingly.~~

~~(ii)~~ by amending existing sub-paragraph (b) by deleting "1992/93" and inserting "1991/92"

*Amended by
Minute 600 of
Policy & Resource
Committee*

(6) That Corporate Priority G.3 be amended by the addition of the words "and to seek to encourage an increase in the use of the railways for freight transport "

(7) That a report be made to a future Meeting on the potential for charging for the discretionary activity of advising on planning applications.

(8) That the officers report on the cost of the employment generation proposals of the Liberal Democrat Group once these are to hand. (2159)(SEC,DD)

579 CORPORATE PLAN - NEW SECTIONS (Minute 313/90)

As requested by the Development Services Committee in June this year Members had before them new sections of the Corporate Plan which had been prepared on the National Rivers Authority and Anglian Water.

RECOMMENDED That the new sections of the Corporate Plan on the National Rivers Authority and Anglian Water be approved (2159)(SEC)

580 EXTENSION TO BACK LANE CAR PARK (Minute 483/90)

Arising out of the recent Special Meeting of the Policy & Resources Committee the Head of Environmental Services reported on the deferred scheme for the resurfacing of the Back Lane Car Park

Members accepted that it would be advantageous to proceed within the current year given also that the extension would ease the problems experienced at peak periods.

RECOMMENDED That approval be given for the scheme for the extension of Back Lane Car Park to be implemented (4321)(HES)

NOTE During discussion of the foregoing item it was

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Resolved that Standing Order 18 be suspended to enable the remaining business to be transacted subject to its conclusion by 10 45p.m.

581 CONVERSION OF FORMER COUNCIL PROPERTIES INTO SELF-CONTAINED FLATS

(i) 29 Stambridge Road, Rochford

The Secretary to the Council reported the basis on which the Chief Executive & Director of Finance had exercised his authority under Standing Order 18 to permit the lifting of a covenant on 29 Stambridge Road, Rochford restricting its use to a private dwellinghouse for occupation by a single family only.

(ii) 27 Middlemead, Rochford

A similar request had been received in respect of 27 Middlemead, Rochford and having satisfied themselves of the purpose of the covenant and that planning permission existed for conversion of the property to three self-contained flats, subject to conditions, the Committee approved that application.

Members accepted that since these matters invariably came before the Planning Services Committee in connection with planning applications, the lifting of such covenants in circumstances giving rise to payment of a full betterment value might more conveniently be dealt with by delegating authority to the Secretary to the Council.

RECOMMENDED (1) That the Secretary to the Council be authorised to negotiate relaxation of the covenant as to building in respect of 27 Middlemead, Rochford subject to imposition of a new covenant restricting further development and subject to the surveyor's valuation to allow conversion of the property to three self-contained flats in accordance with the conditions of the planning permission and to payment of the Council's legal fees and surveyor's fees and on such other terms and conditions as the Secretary deems fit.

(2) That in those cases where a valid planning permission has been granted for the proposed use, authority be delegated to the Secretary to the Council to complete the lifting of restrictive covenants from former Council property at full betterment value (3972/12274)(SEC)

582. MARINAIR - THE PROPOSAL FOR A FOURTH LONDON AIRPORT IN THE THAMES ESTUARY

The Director of Development reported receipt of proposals by the Covell Matthews Partnership International, on behalf of the Thames Estuary Airport Company Limited for the above scheme which was still at a speculative stage. Nevertheless Members considered that it was not too soon for this Council to form a view on the scheme and voiced their opposition to the concept noting that as presented it would impinge upon the District in terms of both access routes and land for employees' housing and support industry and put in further doubt the future of Southend Airport. It was accordingly

RECOMMENDED That this Council declare itself to be totally opposed to the "Marinair" proposal for a fourth London Airport, to be sited in the Thames Estuary and that the Director of Development be instructed to respond with appropriate planning policy reasons for that decision to the County Council (DD)

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583. DISTRICT PLAN WORKING PARTY

(1) Resumed Meeting held on 18th July 1990

The Committee considered the appended Minutes of the above Meeting and noted that the proposed new Policy GB.8 relating to the rebuilding of dwellings in the Green Belt should be amended to incorporate an additional section regarding roof pitch.

NOTE: Two recommendations under Minute 126 (Location and Amount of New Residential Development) and one under Minute 129(ii) (Identification of Additional Public Open Space - West Hawkwell) on which action has already been taken have been omitted.

RECOMMENDED (1) That Policy H6 be amended to read as follows -

UNTIL SUCH TIME AS FOUL AND SURFACE WATER DRAINAGE PROBLEMS HAVE BEEN OVERCOME, APPLICATIONS FOR ADDITIONAL RESIDENTIAL DEVELOPMENT IN THE SETTLEMENT AREA OF SOUTH FAMBRIDGE WILL BE REFUSED EXCEPTIONS TO THIS POLICY WILL BE CONSIDERED WHERE ALTERNATIVE ARRANGEMENTS CAN BE MADE TO DRAIN ANY DEVELOPMENT SITE VIA A PRIVATE TREATMENT WORKS WHICH WOULD HAVE SUFFICIENT CAPACITY TO SERVE ALL EXISTING AND POTENTIAL PROPERTIES WITHIN THE SETTLEMENT AREA OF SOUTH FAMBRIDGE.

(2) That a new Policy H10 be introduced setting out the Council's agreed policy on Private Sheltered Housing schemes

(3) That Policy H12 be renumbered H13 and amended to read as follows:-

PLANNING APPLICATIONS FOR THE DEVELOPMENT OF BACKLAND SITES FOR HOUSING PURPOSES WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS, HAVING DUE REGARD TO POLICY H8 AND THE CHARACTER OF THE SURROUNDING AREA, BUT SUCH DEVELOPMENT PROPOSALS WILL NORMALLY BE REFUSED IF THEY DO NOT COMPLY WITH THE FOLLOWING CRITERIA.-

- (1) PROVIDE AN ADEQUATE AND SATISFACTORY MEANS OF ACCESS ASSESSED AS FOLLOWS.
 - (a) IN THE CASE OF BACKLAND DEVELOPMENT ACCESSED FROM AN ESTATE ROAD - AS SET OUT IN THE ESSEX DESIGN GUIDE FOR RESIDENTIAL AREAS - HIGHWAY STANDARDS,
 - (b) IN THE CASE OF BACKLAND DEVELOPMENT ACCESSED FROM A CLASSIFIED ROAD - AS ADVISED BY THE ESSEX COUNTY HIGHWAYS DEPARTMENT;
 - (c) IN ALL CASES - ANY ACCESS TO A BACKLAND SITE WHICH IS CLOSE IN PROXIMITY TO EXISTING DWELLINGS SHALL NOT AFFECT THE VISUAL AND/OR RESIDENTIAL AMENITY OF THOSE DWELLINGS BY VIRTUE OF NOISE, DUST OR FUMES OR CREATE ROAD SAFETY PROBLEMS
- (11) WILL NOT PRODUCE A "TANDEM" RELATIONSHIP BETWEEN DWELLINGS WITH ONE DWELLING DIRECTLY FACING THE REAR OF ANOTHER;

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- (iii) WILL NOT RESULT IN OVERLOOKING AND PRIVACY PROBLEMS, AND/OR
- (iv) WILL NOT PRODUCE DEVELOPMENT OUT OF SCALE AND UNDULY OBTRUSIVE TO THE OUTLOOK OF SURROUNDING DEVELOPMENT;

(4) That Policy GB2 be amended to read as follows:-

WITHIN THE FOLLOWING RURAL SETTLEMENT AREAS IN THE GREEN BELT.-

- (i) CENTRAL AVENUE/PEVENSEY GARDENS, HULLBRIDGE
- (ii) POOLES LANE, HULLBRIDGE
- (iii) WINDSOR GARDENS, HAWKWELL
- (iv) RECTORY ROAD/HALL ROAD, HAWKWELL
- (v) BARLING ROAD/REBELS LANE, GREAT WAKERING
- (vi) STONEBRIDGE, BARLING
- (vii) HALL ROAD, ROCHFORD
- (viii) HIGH ROAD, HOCKLEY

PLANNING APPLICATIONS FOR EXTENSIONS TO DWELLINGS WITHIN THE TERRITORIAL LIMITS AS DEFINED IN APPENDIX 3 WILL BE TREATED ON THEIR INDIVIDUAL MERITS HAVING DUE REGARD TO:-

- (a) THE CHARACTER OF THE DEVELOPMENT ALREADY EXISTING IN THE SETTLEMENT;
- (b) THE VISUAL AMENITIES OF THE GREEN BELT, AND
- (c) HOUSING DESIGN POLICY H8 (CHAPTER 2)

(5) That Policy GB4 be amended to read as follows.-

PLANNING APPLICATIONS FOR CHANGE OF USE OF REDUNDANT FARM BUILDINGS SITUATED WITHIN THE GREEN BELT AND LISTED AS BEING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WILL BE ASSESSED AGAINST THE RELEVANT POLICIES CONTAINED IN THIS LOCAL PLAN AND IN ADDITION WILL NEED TO SATISFY THE FOLLOWING CRITERIA:-

- (i) EXTENSIONS OR SIGNIFICANT ALTERATIONS ARE NOT NECESSARY TO FACILITATE THE NEW USE;
- (ii) THE HISTORIC/ARCHITECTURAL CHARACTER, ARCHITECTURAL FEATURES AND SETTING OF THE BUILDING WILL REMAIN UNIMPAIRED AFTER SUCH CONVERSIONS,
- (iii) THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE VISUAL AMENITIES OF THE OPEN COUNTRYSIDE AND GREEN BELT AND THE AMENITIES OF LOCAL RESIDENTS NOR CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA IN THIS RESPECT OPEN STORAGE USES WOULD NOT BE ACCEPTABLE;

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- (iv) THE EXISTING BUILDING IS SHOWN TO BE GENUINELY REDUNDANT FOR ITS EXISTING PURPOSE OR ANY OTHER ASSOCIATED AGRICULTURAL USE;
- (v) THE BUILDING IS NOT IN A REMOTE LOCATION AND HAS AN ADEQUATE AND SATISFACTORY ACCESS TO THE EXISTING HIGHWAY NETWORK. PROPOSALS WHICH WOULD RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC MOVEMENTS SUCH AS DISTRIBUTION OR OPEN STORAGE, WILL BE RESISTED.
- (vi) THERE IS ADEQUATE OFF-STREET PARKING IN A LOCATION WHERE THERE WILL BE A MINIMAL IMPACT ON THE VISUAL AMENITIES OF THE AREA;
- (vii) IN APPROPRIATE CASES A LEGAL AGREEMENT AND/OR PLANNING CONDITION WILL BE REQUIRED LIMITING ANY PERMISSION TO THAT OF THE APPLICANT ONLY.
- (viii) ALTERNATIVE USES OF THE BUILDING WILL NORMALLY BE LIMITED TO THOSE USES INCLUDED IN CLASS B1. BUSINESS AND CLASS C3. DWELLINGHOUSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987.

(6) That a new Policy GB5 be introduced as follows.-

PLANNING PERMISSION MAY BE GRANTED FOR THE CHANGE OF USE, OTHER THAN FOR USE AS A DWELLING, OF REDUNDANT BUILDINGS SITUATED WITHIN THE GREEN BELT SUBJECT TO THE FOLLOWING CRITERIA:

- (i) EXTENSIONS OR SIGNIFICANT ALTERATIONS ARE NOT NECESSARY TO FACILITATE THE NEW USE,
- (ii) THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE VISUAL AMENITIES OF THE OPEN COUNTRYSIDE AND GREEN BELT AND THE AMENITIES OF LOCAL RESIDENTS NOR CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA IN THIS RESPECT OPEN STORAGE USES WOULD NOT BE ACCEPTABLE,
- (iii) THE EXISTING BUILDING IS SHOWN TO BE GENUINELY REDUNDANT FOR ITS EXISTING PURPOSE OR ANY OTHER ASSOCIATED AGRICULTURAL USE;
- (iv) THE BUILDING IS NOT IN A REMOTE LOCATION AND HAS AN ADEQUATE AND SATISFACTORY ACCESS TO THE EXISTING HIGHWAY NETWORK. PROPOSALS WHICH WOULD RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC MOVEMENTS SUCH AS DISTRIBUTION OR OPEN STORAGE, WILL BE RESISTED.
- (v) THERE IS ADEQUATE OFF-STREET PARKING IN A LOCATION WHERE THERE WILL BE A MINIMAL IMPACT ON THE VISUAL AMENITIES OF THE AREA;
- (vi) THE BUILDING IS IN A GOOD STATE OF REPAIR, CONSTRUCTED PRIMARILY FROM BRICK AND TIMBER AND IS OF A TYPE WHERE MINIMAL WORKS WOULD REQUIRE TO BE CARRIED OUT TO MAKE IT SUITABLE FOR ITS INTENDED PURPOSE. IN THIS RESPECT A POST BARN WOULD NOT BE CONSIDERED AS AN ACCEPTABLE CANDIDATE FOR CONVERSION:
- (vii) ALTERNATIVE USES OF THE BUILDING WILL NORMALLY BE LIMITED TO THOSE USES INCLUDED IN CLASS B1. BUSINESS OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987.

(7) That existing Policy GB5 be renumbered GB6 and amended to read as follows:-

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IN PERMITTING NEW DWELLINGS WITHIN THE GREEN BELT, INCLUDING THOSE CREATED AS THE RESULT OF A CHANGE OF USE OF EXISTING STRUCTURES SUCH AS REDUNDANT FARM BUILDINGS, THE LOCAL PLANNING AUTHORITY WILL IN APPROPRIATE CASES IMPOSE PLANNING CONDITIONS OR SEEK THE ESTABLISHMENT OF A LEGAL AGREEMENT WITH THE RESPECTIVE OWNER/OCCUPIER RESTRICTING OR WITHDRAWING PERMITTED DEVELOPMENT RIGHTS FROM THE PROPERTY, INCLUDING THE CONVERSION OF ROOF AND GARAGE SPACE INTO HABITABLE ROOMS

(8) That existing Policy GB6 be renumbered GB7 and that Section A of the Policy be amended to read as follows.-

- (A) EXTENSIONS TO DWELLINGS IN THE GREEN BELT OUTSIDE DEFINED RURAL SETTLEMENTS WILL BE RESTRICTED IN SIZE THE TOTAL SIZE OF THE DWELLING AS EXTENDED WILL NOT NORMALLY EXCEED THE ORIGINAL HABITABLE FLOOR SPACE BY MORE THAN 35 SQUARE METRES IN FLOOR AREA

(9) That a new Policy GB8 be introduced as follows -

THE REBUILD OF EXISTING DWELLINGS IN THE METROPOLITAN GREEN BELT WILL, IN PRINCIPLE, BE PERMITTED PROVIDING THAT.

- (1) THE TOTAL SIZE OF THE NEW DWELLING IS NO GREATER THAN EITHER.
- (A) 35 SQUARE METRES IN FLOOR AREA ABOVE THE SIZE OF THE HABITABLE FLOORSPEACE OF THE ORIGINAL DWELLING EXISTING AS AT 1ST JULY 1948, OR
- (B) THE PERMITTED DEVELOPMENT ALLOWANCE PROVIDED FOR BY THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988, OR
- (C) THE SIZE OF THE HABITABLE FLOORSPEACE OF THE ORIGINAL DWELLING LAWFULLY EXISTING AT THE TIME OF THE APPLICATION.
- (ii) THE EXISTING DWELLING IS COMPLETE AND HABITABLE AND REMAINS IN A REASONABLE STATE OF REPAIR. DWELLINGS WHICH HAVE BEEN DEMOLISHED OR HAVE FALLEN INTO DISREPAIR OR WHOSE USE HAS BEEN ABANDONED WILL NOT BE CONSIDERED AS APPROPRIATE CANDIDATES FOR REBUILD
- (iii) THE NEW DWELLING WILL NORMALLY BE EXPECTED TO BE OF A SIMILAR TYPE TO THE ORIGINAL PROPOSED FOR REPLACEMENT, I.E. A BUNGALOW WOULD BE EXPECTED TO BE REPLACED BY A BUNGALOW
- (iv) CONDITIONS OR IN APPROPRIATE CASES A LEGAL AGREEMENT WITHDRAWING PERMITTED DEVELOPMENT RIGHTS, INCLUDING THE CONVERSION OF ROOF AND GARAGE SPACE TO HABITABLE ROOMS, WILL BE IMPOSED IN ACCORDANCE WITH POLICY GB6 IN ORDER TO ENSURE THAT ALTERATIONS CANNOT BE MADE TO THE NEW DWELLING WITHOUT THE CONSENT OF THE LOCAL PLANNING AUTHORITY
- (v) THE ROOF OF THE NEW DWELLING, IN APPROPRIATE CASES, WILL REQUIRE TO BE CONSTRUCTED AT A LOW ANGLE OF PITCH IN ORDER TO PREVENT THE FUTURE CONVERSION OF THE ROOF VOID TO HABITABLE ACCOMMODATION.
- (vi) A DETAILED LANDSCAPING SCHEME IS SUBMITTED AND APPROVED AS PART OF THE APPLICATION TO INCLUDE A SUBSTANTIAL PLANTING ELEMENT OF NEW TREES OF INDIGENOUS SPECIES.

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- (vii) THE REPLACEMENT DWELLING WILL NORMALLY BE EXPECTED TO BE SITED IN THE SAME LOCATION WITHIN THE PLOT AS THE ORIGINAL. THE RESITING OF THE REPLACEMENT DWELLING WILL ONLY BE CONSIDERED WHERE THE RESULT WOULD BE AN IMPROVEMENT IN THE RELATIONSHIP BETWEEN OTHER ADJACENT DWELLINGS AND/OR AN IMPROVEMENT IN THE GENERAL APPEARANCE OF THE PLOT. WHERE AN ALTERNATIVE LOCATION IS AGREED A LEGAL AGREEMENT WILL BE REQUIRED TO ENSURE THE DEMOLITION OF THE ORIGINAL DWELLING.
- (viii) THE DESIGN OF THE REPLACEMENT DWELLING WILL BE ASSESSED AGAINST HOUSING DESIGN POLICY H8 (CHAPTER 2) WITH PARTICULAR ATTENTION BEING GIVEN TO THE DESIGN AND CHOICE OF MATERIALS.

PROPOSALS FOR THE REBUILD OF DWELLINGS SITED WITHIN THE RURAL SETTLEMENT AREAS AS DEFINED IN POLICY GB2 WILL BE CONSIDERED ON THEIR MERITS HAVING DUE REGARD TO SECTIONS (ii) TO (vii) OF THIS POLICY.

(10) That Policy TP2 be amended to read as follows:-

IN ORDER TO ALLEVIATE TRAFFIC CONGESTION AND DELAYS, THE COUNCIL WILL PRESS THE HIGHWAY AUTHORITY TO CONTINUALLY MONITOR THE SITUATION AND IMPLEMENT IMPROVEMENTS AND TRAFFIC MANAGEMENT MEASURES ON ROADS THROUGHOUT THE DISTRICT ON AN ONGOING BASIS WHEREVER PROBLEMS ARE IDENTIFIED.

(11) That Policy LT1 be amended to read as follows:-

PROVISION WILL BE MADE FOR ADDITIONAL AREAS OF PUBLIC OPEN SPACE WITHIN THE PLAN PERIOD:

- (A) THE DISTRICT COUNCIL WILL LAY OUT AND LANDSCAPE WHEREVER POSSIBLE THE FOLLOWING SITES FOR PUBLIC OPEN SPACE WHICH ARE ALREADY WHOLLY OR PARTIALLY WITHIN THE DISTRICT COUNCIL'S OWNERSHIP:-
 - (i) LAND AT DOWNHALL, RAYLEIGH
 - (ii) HAMBRO HILL, RAYLEIGH
 - (iii) LAND SOUTH OF PLUMBEROW MOUNT, HOCKLEY.
 - (iv) LAND BETWEEN THE ESPLANADE AND FERRY ROAD, HULLBRIDGE
 - (v) SPENCERS NURSERIES WEST OF CLEMENTS HALL LEISURE CENTRE, HAWKWELL.
 - (vi) LAND AT LITTLE WHEATLEY FARM, RAYLEIGH.
 - (vii) LAND AT LOWER WYBURNS FARM, DAWES HEATH ROAD, RAYLEIGH
 - (viii) GLENCROFT NURSERIES, HAWKWELL
- (B) THE COUNCIL WILL PURSUE THE ACQUISITION AND THE SUBSEQUENT LAYOUT AND LANDSCAPING OF THE FOLLOWING SITES WHICH ARE ALREADY ALLOCATED IN THE LOCAL PLAN:-
 - (i) LAND OFF MALYONS LANE, HULLBRIDGE.
 - (ii) LAND WEST OF PLUMBEROW AVENUE, HOCKLEY.
 - (iii) EXTENSION TO MAGNOLIA ROAD OPEN SPACE, HAWKWELL.
 - (iv) LAND NORTH OF BRAYS LANE, ROCHFORD.
 - (v) LAND ADJOINING SUTTON FORD BRIDGE, SUTTON ROAD, ROCHFORD.
 - (vi) LAND AND PONDS NORTH OF DOGGETTS CLOSE, ROCHFORD.
 - (vii) LAND AT THE BAILEY, RAYLEIGH
 - (viii) RAWRETH HALL WOOD

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Development Services

(12) That the Officers be authorised to open negotiations for the acquisition of Rawreth Hall Wood and to investigate the potential for open space purposes of other land in public and private ownership in the vicinity.

(13) That Policy LT7 be examined in the light of the approach from the Council for the Protection of Rural Essex with a view to revising the criteria governing applications for golf courses in the District.

(14) That the existing Policy LT11 be deleted.

(15) That a new Policy LT11 be adopted as follows.-

APPLICATIONS FOR NEW OR THE EXPANSION OF EXISTING WATER RECREATION FACILITIES WILL NORMALLY BE REFUSED FAVOURABLE CONSIDERATION MAY HOWEVER EXCEPTIONALLY BE GIVEN TO APPLICATIONS FOR SMALL SCALE FACILITIES WHERE.

- (i) ACCESS ARRANGEMENTS ARE SATISFACTORY
- (ii) INTERESTS OF ACKNOWLEDGED NATURE CONSERVATION IMPORTANCE ARE NOT HARMED.
- (iii) THERE IS NO UNACCEPTABLE CONFLICT WITH OTHER STRUCTURE OR LOCAL PLAN POLICIES

(16) That the following wording be added to the end of Policy LT14:-

UNLESS REQUIRED IN CONJUNCTION WITH DEVELOPMENT PERMITTED UNDER POLICY LT11.

(17) That a new Policy LT18 be introduced setting out the agreed criteria against which planning applications for war games are to be considered.

(18) That a new Policy LT19 be introduced setting out the agreed criteria against which planning applications for clay pigeon shooting are to be considered.

(19) That Policy UC5 be amended to read as follows.-

LISTED BUILDING CONSENT FOR THE DEMOLITION OF ANY LISTED BUILDING OR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF AN UNLISTED BUILDING WITHIN A CONSERVATION AREA WILL NOT NORMALLY BE GIVEN UNLESS A DETAILED SCHEME FOR REDEVELOPMENT OF THE SITE HAS PREVIOUSLY BEEN GRANTED PLANNING PERMISSION AND A CONTRACT FOR THE ERECTION OF A NEW BUILDING ENTERED INTO

(20) That a new Policy UC12 be introduced as follows -

THE LOCAL PLANNING AUTHORITY WILL TAKE ALL OPPORTUNITIES OFFERED BY THE EXISTING LEGISLATION AS CONTAINED IN THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL ACT 1979 TO ENSURE THAT WORKS LIKELY TO CAUSE DAMAGE TO OR LOSS OF AN ANCIENT MONUMENT ARE PREVENTED FROM TAKING PLACE.

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Development Services

IN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT ADJACENT TO AN ANCIENT MONUMENT THE LOCAL PLANNING AUTHORITY WILL REFUSE PERMISSION FOR ANY DEVELOPMENT LIKELY TO CAUSE DIRECT DAMAGE TO THE MONUMENT OR DAMAGE TO THE VISUAL AMENITY OF THE SURROUNDING AREA. IN CASES WHERE PLANNING PERMISSION IS GRANTED THE LOCAL PLANNING AUTHORITY WILL IMPOSE CONDITIONS OR SEEK THE COMPLETION OF A LEGAL AGREEMENT REQUIRING LANDSCAPING AND PLANTING OR OTHER MATTERS WHICH WILL ENHANCE THE APPEARANCE AND/OR SETTING OF THE ANCIENT MONUMENT.

(21) That a new Policy RC7 be introduced as follows:-

THE LOCAL PLANNING AUTHORITY WILL GIVE PRIORITY TO THE PROTECTION OF THE RURAL AND UNDEVELOPED AREAS OF COASTLINE AND INLETS AND ALL FORMS OF DEVELOPMENT OR EXPANSION WILL BE STRONGLY RESISTED

(22) That existing Policies RC7 and RC8 be renumbered in consequence.

(23) That research be undertaken into the level of non-retail uses existing that may be acceptable in the town centres with a view to refining Policy SAT3 and that a further report be made to the Working Party in due course.

(24) That Policy SAT14 be amended to read as follows:-

PLANNING APPLICATIONS, INCLUDING CHANGES OF USE, TO PROVIDE FOR SMALL SCALE BUSINESS USES IN ACCORDANCE WITH CLASS B1. OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 MAY BE PERMITTED IN THE TOWN CENTRES WITHIN THE SHOPPING/COMMERCIAL AREAS AS DEFINED ON TOWN CENTRE INSET MAPS C, D AND E PROVIDED THAT THERE IS NO LOSS OF RETAIL ACCOMMODATION AT GROUND FLOOR LEVEL IN THE PRIME SHOPPING FRONTAGE IN ORDER TO INCREASE THE VITALITY OF THE TOWN CENTRES SCHEMES INCORPORATING A RESIDENTIAL ELEMENT AT FIRST OR SECOND FLOOR LEVEL WILL BE ENCOURAGED.

(25) That Policy SAT15 be amended to read as follows -

PROVISION IS MADE FOR NEW DEVELOPMENT, IN ACCORDANCE WITH CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, ON LAND AT BELLINGHAM LANE/LONDON HILL AND WEBSTERS WAY/BULL LANE, RAYLEIGH AS DEPICTED ON THE PROPOSALS MAP (MAP C - RAYLEIGH TOWN CENTRE INSET MAP) IN ORDER TO INCREASE THE VITALITY OF THE TOWN CENTRE SCHEMES INCORPORATING A RESIDENTIAL ELEMENT AT FIRST OR SECOND FLOOR LEVEL WILL BE ENCOURAGED (Minute 127 Review of the Local Plan)

(26) That Southend Borough Council and Essex County Council be informed that this Council may be prepared to regard approximately 12 hectares of land west of Aviation Way as assisting to meet the employment needs of Southend Borough provided that the Borough Council remove its proposals to designate land at Fossetts Farm east of Sutton Road as an Area of Special Restraint from its Submission Draft Local Plan and that it remains as Green Belt.

(27) That a report be made on the outcome to enable Policy EB3 to be considered (2081)(DD,SEC) (Minute 128 Identification of Additional Land For Employment/Business With Particular Reference to Land West of Aviation Way)

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Development Services

(28) That a 0.5 hectare site be allocated for public open space purposes in the review of the Local Plan on the west side of Fambridge Road, South Fambridge, to include a small visitors' car park and if and when judged appropriate should the demand arise, children's play equipment.

(29) That a new section be added to Policy LT1 to read as follows:-

(C) THE DISTRICT COUNCIL WILL ALLOCATE LAND AT SOUTH FAMBRIDGE AS AN ADDITIONAL SITE FOR PUBLIC OPEN SPACE.

(2081)(DD) (Minute 129(i): Identification of Additional Public Open Spaces - South Fambridge)

(30) That the Council do not agree to the release of any of the sites in Greensward Lane for housing development (2081) (DD, SEC) (Minute 129(ii) Identification of Additional Public Open Spaces - West Hawkwell)

(ii) Meeting held on 13th September 1990

The Committee considered the appended Minutes of the above Meeting containing the following recommendations:-

RECOMMENDED (1) That all of the sites set out in revised Policy H2 be retained for residential development within the current Structure Plan First Alteration plan period and that none of those sites be redesignated for employment purposes.

(2) That revised Policy H2 be amended by the rephrasing of the release of the Downhall 2 site to the post 1995 period (2081)(DD) (Minute 132: Review of the Location, Amount and Phasing of New Residential Development).

(3) That in view of the practical difficulties of finding a suitable nearby replacement public open space for the site formerly allocated at Pulpits Farm and the commitment towards the sites at Glencroft Nurseries, Hawkwell and Spencers Nurseries adjacent to Clements Hall Leisure Centre for public open space it is the view of this Council that there is no need for any further public open space allocation in this area.

(4) That Glencroft Nurseries is seen as an acceptable public open space site to serve the area of West Hawkwell and that the Leisure Services Committee be urged to expedite its development. (2081)(DD, SEC) (Minute 133. Identification of Additional Public Open Space - West Hawkwell)

(5) That as part of the review process reference or clarification of the following matters be included in the lower case text of Chapter 8 of the Rochford District Local Plan:

(i) The international importance of the District's estuaries and coast.

(ii) DoE Circular 27/87 on Nature Conservation.

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Development Services

- (iii) DoE Circular 15/88 on Environmental Assessment for major development proposals
- (iv) The need to have an ongoing programme to identify and designate new local nature reserves and to survey the effects of water-based recreation use.
- (v) The importance of pursuing new powers to control damaging activities, including shellfisheries, bait digging and sporting activities on Paglesham Reach.

(2081)(DD) (Minute 134: Evaluation of Suggestions by the R.S P.B. for Inclusion in the Local Plan)

(6) That sub-paragraph (viii) of revised Policy GB2 be amended so as to read "Bullwood Hall Lane and High Road, Hockley"

(7) That the following addresses be included in Appendix 3 relating to Policy GB2 in the Local Plan concerning extensions to properties in Rural Settlement Areas:

(vii) Hall Road, Rochford

Tilneys, Nicholas House, Talgarth, Avalon, Elm Lodge, Birches, High Trees, Westfield, White Cottage, Green Shutters, Longbridge, Nortonbury, Rookwood, Knaresboro, Glade House, Greenways

(viii) Bullwood Hall Lane and High Road, Hockley

Bullwood Hall Lane.

Fremfins, St Nicholas, Windrush, Maryon House

High Road, Hockley

Odd Numbers: 57 (Greensleeves), 63 (Towerside), 67 (Northlands Farm), 69, 71, 71A, 73, 73A (High Ridge Lodge), 75 (Hillcrest), 75A (Casa Mia), 77 (North Lodge), Whitbreds.

Even Numbers: 48 (Hockley House), 54 (Rookery Lodge), 56 (Rose Cottage), 58 (Cresta), 60, 64, 66, 68 (Foxholes), 70 (Bounty Hunters), 70A (Spinners), 72 (Honey End), 74, 76 (Holly Cottage), 78, 80, 84 (Drovers Hill House), 86. (2081)(DD) (Minute 135: Identification of Properties in Hall Road, Rochford and High Road, Hockley for Inclusion in Policy GB2).

(8) That a report be made on the views of the Essex Planning Officers' Association Golf Courses Working Party when available to enable them to be taken into account in the review of Policy LT7. (2081)(DD) (Minute 136: Golf Courses - Review of Policy LT7).

(9) That no action be taken with regard to the inclusion of a specific policy in the Local Plan for the provision within the Green Belt of additional low cost dwellings adjacent to the rural settlements, but that a further report be prepared to discuss the potential for including a policy requiring the provision of land for low cost dwellings within the large development sites allocated in the Rochford District Local Plan (2081)(DD) (Minute 137: Provision of Low Cost and Social Housing in Urban and Rural Areas).

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Development Services

(10) That Policy GB6 be extended to allow for the removal of permitted development rights for the erection of ancillary buildings within the gardens of Green Belt dwellings and for the removal of permitted development rights, if appropriate, from new dwellings intended for use by agricultural workers.

(11) That a new policy be inserted in Chapter 2 of the Rochford District Local Plan providing that in appropriate cases, for new development within the residential areas or any of the conservation areas, the local planning authority will impose conditions or seek a legal agreement restricting or withdrawing permitted development rights including the conversion of garages to habitable rooms, the addition of extensions or the construction of ancillary buildings.

(12) That this Council express its concern to the DoE at the extent of permitted development rights for the erection of ancillary buildings within the gardens of Green Belt properties and at the adverse effect which that can have upon the locality (2081)(DD) (Minute 138. Removal of Permitted Development Rights).

(13) That the zoning of this site as Metropolitan Green Belt be rectified in conjunction with other cartographical amendments (2081)(DD) (Minute 139. New Warehouse, Rankin Flour Mills, Mill Lane, Rochford).

(14) That a further request be made for a Member level Meeting with Southend-on-Sea Borough Council (2081)(SEC) (Minute 140. Master Plan for Southend Airport).

(iii) The Director of Development reported that in consequence of the review of the Local Plan a number of the existing policies had been amended and certain new policies had been approved for inclusion within the draft revised Plan but these changes did not need to await the adoption of the revised Plan before being implemented. For the avoidance of any doubt therefore it was

RECOMMENDED That all new and modified policies emanating from the current review of the Local Plan be put into effect upon their approval by Council. (2081) (DD)

584. ROACH VALLEY CONSERVATION ZONE GROUP OF REPRESENTATIVES

The Committee considered the appended Minutes of the Meeting held on 4th September 1990 containing the following recommendation:-

NOTE: A recommendation under Minute 76 on which action has already been taken has been omitted.

RECOMMENDED That the Planning Services Committee and Essex County Council be informed that the Roach Valley Conservation Zone Group of Representatives are opposed to the proposals now made by L E S.E and that the Group are in accord with the objections voiced by Canewdon Parish Council in their letter dated 27th July 1990 (Minute 76. Proposed Application for Restoration by Landfilling with Domestic, Commercial and Industrial Waste, together with Export of Clay, on the Site at Creeksea Ferry Road, Canewdon)

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Development Services

585. GIPSY SITE PROVISION SEMINAR (Minute 474/90)

The Committee had before them the report of the Head of Environmental Services regarding the above Seminar which was held by the County Council on 25th September 1990 and attended by representatives of this Council and noted the present situation on the provision of a site to serve this District.

RECOMMENDED That the report be noted. (17729)

586. REQUESTED REMOVAL OF HIGHWAY RIGHTS - LAND FRONTING 293-297 LITTLE WAKERING ROAD, LITTLE WAKERING

The Director of Development reported on a request from the County Council for this Council's views on an application from the owners of the above properties for the highway rights on a partially fenced area of land in front of their houses to be removed, access to the adjoining public footpath 13 being unimpaired.

Members were mindful that the land would be affected by the external haul road proposed as part of the current planning application to extend Messrs Cory's sand and gravel workings at Barling. More importantly however the Council regarded the provision of a footpath on the west side of Little Waking Road in this vicinity as essential if this road was to continue to be used by lorry traffic to and from the tip and mineral workings. Planning permission would also be required before the land could be incorporated into front gardens, were highway rights to be removed.

RECOMMENDED That the County Council be informed that this Council strongly objects to the request to remove highway rights from land fronting 293-297 Little Waking Road pending the satisfactory resolution of the lorry access route to Barling Sand and Gravel Works and the need to reserve land for the possible provision of a footpath on the west side of Little Waking Road in this vicinity. (933)(DD)

587 PLANNING ENFORCEMENT ACTION PERFORMANCE MONITOR

The Secretary to the Council reported that periodic reports had previously been made to the Audit Panel on this matter but following restructuring would now be made to this Committee.

Members noted that considerable progress had been made in the resolution of those cases which were pending prior to the introduction of the new enforcement procedures, only five of the original 50 cases remaining unresolved. As regards the 58 cases authorised since the introduction of the new enforcement initiative, 32 had been resolved, 19 were the subject of pending Court or appeal proceedings and only 6 remained to be actioned, which in the main related to matters recently authorised by the Council

RECOMMENDED That the report be noted (478)

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ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 16TH OCTOBER 1990

REPORT OF THE DIRECTOR OF DEVELOPMENT

MAJOR ROAD SCHEMES REVIEW

Introduction

- 1 The Director of Development reports receipt of a letter from the County Council requesting suggestions from Districts for a Schedule of Schemes for Classified Roads costing over £1 million which they would like to see constructed, listed in order of priority
- 2 Such schemes in Rochford which are already in the programme are the B 1013 Access to Southend (1992/93) and the Sutton Road Improvements Stage 2 (1995/96)
- 3 No new schemes were added to the 5 Year Programme in TPPI7 due to financial constraints, but 13 schemes have been identified for possible future inclusion as shown on the attached table 7 from TPPI7, although it will be noted that there are no schemes in Rochford or indeed in South Essex. A notable omission is Stage 3 of the Sutton Road Improvements i.e. between Temple Farm on the Southend boundary and Purdeys Industrial Estate in Rochford. The A.130 improvements are to be progressed separately outside the 5 Year Programme and it is of course hoped that this will become a trunk road with the scheme being financed by Central Government
- 4 The following new schemes not previously considered have already been identified by the County Council for inclusion in the new list:-
 - (i) Schemes arising from the South East Essex Traffic Study
 - (ii) Schemes arising from Harlow Traffic Study (including the A.414 to M.11 link)
 - (iii) Essex County Council's contribution to the widening of the old A.12 in Chelmsford
 - (iv) The A 414 Danbury bypass
 - (v) The A 133 Great Clacton bypass

Comment

5. As referred to in a concurrent report to this Committee (Agenda Item 7) the results of the South East Essex Traffic Study have recently been announced comprise six different road strategies which will now be subject to public consultation, and that exercise is likely to result in major road schemes for the area. The timing of this consultation is therefore considered to be somewhat premature, since all new road schemes should be related to the overall network resulting from the Study. With the exception of Sutton Road Stage 3 therefore which this Council has previously said should precede Stage 2, it is considered that there are no other schemes which this Council would wish to request should be added to the list at this stage.

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RECOMMENDED That the County Council be informed -

- (i) That this Council requests that the already proposed Sutton Road Improvements Stage 3 should be added to the list of major road schemes. The Council reiterates its view that Stage 3 should be constructed before Stage 2 in 1995/96 or preferably sooner, in view of the fact that the B 1013 will be relieved of traffic by the construction of the Access to Southend proposal and in view of the poor width, alignment and accident record of the Stage 3 section.
- (ii) That this Council considers that it would be inappropriate to add any other schemes to the list at this stage in view of the present situation regarding the South East Essex Traffic Study since any additional schemes should relate to the new overall strategy adopted as a result of the Study and not be dealt with on an ad hoc basis.
(TP42) (DD)

Background Paper Letter from County Surveyor dated 11th September 1990
(TP42) (DD)

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TABLE 7

REVIEW OF MAJOR COUNTY SCHEMES

SUGGESTED PRIORITY	SCHEME	COST fm @ OCT 87 PRICES (LAND & WORKS)	DESCRIPTION	STANDARD
1	A134 COLCHESTER EASTERN APPROACHES STAGE 2	5 5	Access to port/industry & completion of I R R	WS2
2	A132 RUNWELL BYPASS	5 5	Bypass of suburban community	D2
3	A131 HALSTEAD BYPASS	5 3	Primary route bypass	S2
4	A134 SLIP ROADS TO A12 (COLCHESTER)	0 8	Access to strategic primary route (South facing slip roads only)	-
5	A128 CHIPPING ONGAR BYPASS	3 6	Bypass on principal county distributor	S2
5	A131 GT LEIGHS BYPASS	4 1	Primary route bypass	WS2
7	A131 PENNYPOTS IMPROVEMENT	2 0	Primary route improvement	S2
8	A130 NORTH EASTERN BYPASS OF CHELMSFORD	4 6	Primary route bypass	D2
9	A131 HIGH GARRETT BYPASS	2 6	Primary route bypass	S2
10	A131 BAKERS LANE TO BRAINTREE BYPASS IMPROVEMENT	2 8	Primary route bypass	S2
11	A130 FORD END BYPASS	2 5	Primary route bypass	S2
12	A130 BARNSTON BYPASS	2 1	Primary route bypass	S2
13	A12-A129 LINK VIA WASH ROAD & LOWER ROAD (BRETTWOOD)	4 8	Link between strategic primary route (A12) and industry	S2

S2 - 7.3m wide single carriageway

WS2 - 10m wide single carriageway

D2 - Dual 7.3m wide carriageways

NB 1. Marks Tey Bypass deleted (from TPPI5) because this scheme is on the section of A120 which will become a trunk road

2. Costs are indicative only and are subject to change or more detailed examination

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ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 4TH OCTOBER 1990

LEISURE SERVICES COMMITTEE - 9TH OCTOBER 1990

DEVELOPMENT SERVICES COMMITTEE - 16TH OCTOBER 1990

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

REPORT OF THE CHIEF OFFICERS' GROUP

REVIEW OF THE CORPORATE PLAN AND BUDGET STRATEGY

1. Introduction

At the Special Meeting of the Policy & Resources Committee on 18th September each Spending Committee was asked in this cycle of Meetings to consider a report from the Chief Officers' Group on:-

- (a) the amendments proposed to the Corporate Plan by the Liberal Democrat Group (insofar as those amendments relate to the terms of reference of each Committee) and to make recommendations thereon to the Policy & Resources Committee on 23rd October on the need to change the document. (The Liberal Democrat amendments are recirculated for ease of reference) Members will need to bring their copy of the Corporate Plan with them to the Meeting.
- (b) the views of the Chief Officers' Group on the priority to be given to the discretionary spending on service provision so that the same Meeting of the Policy & Resources Committee could give overall directions on the formulation of the 1991/92 Budget based on each Spending Committee's appraisal of service priorities, including any current activities which might be discontinued.

Members will have already received the Chief Executive & Director of Finance's letter of 21st September explaining the process in greater detail and the Policy & Resources Committee, on 25th September, recommended a further cycle of Meetings in December in order that detailed consideration can be given to the preparation of the draft Budget.

2. Amendments to the Corporate Plan

- (a) The first comment the Chief Officers would wish to make on the amendments proposed is of a general nature.

Members will have seen from Appendix I of the report of the Chief Officers' Group on the Plan to the Special Policy & Resources Committee on 18th September that the document is intended to be a comprehensive mission statement and an agenda for community action and policy development. It is about identifying the key issues (priorities) which will face the authority in the next three years and then matching a plan of action to the resources and skills available. A number of the amendments are concerned with matters of detail, i.e. on how certain priorities should be implemented. It is not that the Chief Officers would necessarily disagree with what is proposed but this changes the style of the document to that of a workshop manual which is not its purpose. This report identifies those amendments which fall into this category.

- (b) A second general comment, but perhaps of more significance to the Council, is that some of the amendments seek to change established Council policy. That, of course, is a matter for the Council to determine or re-determine but it is vital to the integrity of the Plan as a mission statement that it is an accurate reflection of the key issues facing the authority and the Council's response to those issues arrived at after due and proper consideration. It is not enough just to delete certain priorities as this would be to ignore that an issue exists. This report identifies those amendments which change established Council policy. It also identifies the amendments which seek to introduce new Council policy.
- (c) A third general comment is in relation to the purpose of the population projections in the Council's Corporate Planning process. The day to day demand for services is already known to the Council through user contacts, applications levels, sampling, complaints, new legislative requirements, etc. For the long term planning of service provision, however, it is necessary to look at the changes which might be occurring in the age structure of the population, i.e. the peaks and troughs and what might be the effects of these changes on the services provided or needed. These projections only indicate possible trends and identify an issue(s) which might need to be investigated. They are notoriously unreliable because the conclusions are drawn from whatever population model is chosen and different models will produce different results. The really significant factor, however, is the accuracy of the source of information and as it is now nearly a decade since the last census, the Chief Officers' Group would question seriously the value of any more detailed demographic analysis until after the 1991 census results are available.

The section of the Plan on population merely highlights important implications. These are extracted from the detailed population paper prepared by the Forward Planning Section for the biennial review of the Plan. It is no

accident that it shows the whole population at five year rests because the Council actually provides services to the whole population and requires an overall picture of how the structure of the population might be changing.

Members will appreciate too that the Plan already calls for a number of investigations and reviews of service provision in particular areas and that this process will obviously include many of the population factors mentioned by the Liberal Democrat Group. This, however, is a matter of detail.

- (d) In commenting on the various amendments, the Chief Officers' Group were aware that certain of the priorities involved more than one Spending Committee, particularly where District Plan policies are concerned. It was decided to comment only once on each amendment so as to avoid duplications between Committees.
- (e) The Chief Officers' comments on the Liberal Democrat Group's suggested amendments to the Corporate Plan, which are this Committee's concern, are set out in Appendix I. Each of the amendments in the Liberal Democrat list has been annotated with the Committee responsible.

3. Prioritising the Discretionary Activities

The Chief Officers' opinion of the relative priority of discretionary activities within each cost centre is set out in Appendix II.

Recommended (1) That the Committee consider the Corporate Plan amendments proposed by the Liberal Democrat Group in the light of the views expressed by the Chief Officers' Group and make recommendations to the Policy & Resources Committee thereon.

(2) That the Policy & Resources Committee be advised of this Committee's order of priority for spending on discretionary activities and whether any such current activities might be discontinued. (COG)(2159)

DEVELOPMENT SERVICES COMMITTEECOMMENTS OF THE CHIEF OFFICERS' GROUP ON THE LIBERAL DEMOCRAT
AMENDMENTS TO THE CORPORATE PLAN PRIORITIES WITHIN THIS COMMIT-
TEE'S TERMS OF REFERENCEHousing Section

A.12 The inclusion of "schools" duplicates priority P.3 in the Education Section of the Plan which is of broader consequence as it is also concerned with the population projections which suggest falling school rolls and the possibility of school closures. It is not, therefore, thought that this amendment adequately addresses the key issues involved for the District.

The introduction of "minor infrastructure" is really a matter of detail which could be addressed by the Working Parties established to examine individual schemes. The Chief Officers' Group do not see this amendment as a key issue for the Plan but it is for Members to decide.

Physical Environment

E.1 This series of priorities is concerned with the ongoing review of the availability of the District Plan development sites in order to avoid pressure for the release of other land from the Green Belt. The Council cannot ensure that land not in its ownership is available nor can it secure rectification of any shortfall in infrastructure requirements. The existing priority E.1(c) accurately reflects the Council's position and the Chief Officers do not consider any amendment is necessary.

Existing priority E.1(d) refers to the replacement acreage for the Matchbox site and reflects Council policy. It is not clear from the suggested amendment whether it is intended to release more or less land for industrial purposes and again the Council is not able to ensure that such land remains available. The Chief Officers' Group do not support the amendment of priority E.1(d).

E.1(f) Duplicates existing priority E.1(c).

E.4 The amendment would change Council policy which is reflected in the existing priority. The County may well have done some detailed analysis which would assist the Council but the Chief Officers suggest that as substantial resources might be involved - financial contributions and specialist staffing are the only effective measures - the District Plan Working Party should be asked to consider the Council's involvement in more detail to ensure that any new policy is in step with the District Plan. In

this respect, it must be accepted that the amount of land available for commercial activity now and in the Plan period is not likely to make any appreciable difference in the number of persons travelling outside the District to work.

New Priority E.8 It is not clear whether this amendment relates to the overhead cables serving the National Grid or overhead services generally, e.g. local electricity supplies and telephone wires. A District Plan policy already exists and it would certainly be a requirement of any new development. However, the Council has no powers to ensure the undergrounding of services and, whilst the Chief Officers share the views of Members about the unattractiveness of this practice, it must be accepted that the cost alone of undergrounding the Grid system makes any such priority unrealistic except insofar as local services for new developments are concerned.

Transportation, Highways and Car Parks

Delete G.2(a) The amendment is contrary to established Council policy.

G.2(b) The programming is a County responsibility but there is no reason why the District should not pursue its earlier implementation.

G.3 The Chief Officers are unclear as to the meaning of this amendment. Is it directed towards national policy?

If it envisages use of the local stations, then major problems are in prospect. Freight yards, sheds and sidings are now given over to station car parks, community halls or commercial uses. It is likely that lorry traffic in local town centres would actually increase as a consequence.

If it is not intended to apply to local stations, then it is not a matter for inclusion in the Plan as a District Council priority.

G.5 This priority is concerned with street lighting in the non-parished areas in accordance with the recently determined policy. The proposed amendment is inappropriate.

COST CENTRES - SUMMARY OF DISCRETIONARY ACTIVITIES IN ORDER OF PRIORITY.

ENVIRONMENTAL HEALTH COST CENTRE.

1. Planning enforcement investigations.
2. Food hygiene - advice for Bullwood Hall. (a)
3. Pest and vermin control - treatment of land in private ownership.
4. Pest and vermin control - provision for periods of peak demand.
5. Pest and vermin control - press AW for improved sewer treatment. (b)
6. Public Entertainment Licensing - liaison with schools and licensing justices. (b)
7. Health Promotion activities. (c)
8. Water supplies and Swimming Pools - survey of recreational water quality. (d)
9. Atmospheric Pollution - monitoring of radiation levels. (e)
10. Pest and vermin control - expansion of contract services.
11. Noise Pollution - noise from Southend Airport.
12. Heartbeat Award Scheme.

Note

- (a) Crown immunity will be lifted in 1991 making this a statutory duty.
- (b) See proposed Liberal Democrat Group amendment to include British Rail in this activity.
- (c) Omitted from appendices 2 and 3 of Policy and Resources Committee report.
- (d) scheduled for 1993/95.
- (e) scheduled for 1994/95.

BUILDING MAINTENANCE AND IMPROVEMENT COST CENTRE
ARCHITECTURAL SERVICES COST CENTRE.

Not able to prioritise discretionary services as it will depend on priority of work for client department.

ENGINEERING SERVICES COST CENTRE.

1. Highways consultations, liaison and advice.
2. Maintenance of records, surveys and inspections of ditches.
3. Enforcement.
4. Feasibility studies to improve land drainage.
5. Advisory service for land drainage.
6. Identify problem areas - drainage and sewerage.
7. Advisory service for drainage and sewerage.
8. Drain blockage contract services.
9. Public open space development programme.
10. Demarcation of Council owned land.

PERSONNEL AND CORPORATE PLANNING COST CENTRE.

1. Corporate Planning.
2. All of the value for money activities unless continued could involve the Council in financial losses of varying amounts or loss of productivity or quality of service.
3. Blood Transfusion.
4. Disablement Resettlement.
5. Crossroads Care Attendant Scheme.

COMMITTEE OFFICE COST CENTRE.

1. Crossroads Care Attendant Scheme.
2. Allotments Competition.

SOLICITORS COST CENTRE.

Activities will follow priorities of client departments.

DEVELOPMENT CONTROL COST CENTRE.

1. Enforcement.
2. Non-statutory consultations.
3. Pre-submission guidance and discussions.

NB. Planning Appeals and Enforcements are statutory legal or contractual obligations arising from discretionary decisions.

BUILDING CONTROL COST CENTRE.

1. Inspections, advice and guidance.
2. Income collection.
3. Pre-submission advice.

FORWARD PLANNING COST CENTRE.

1. Monitoring and advisory.
 - (i) Local District Plan.
 - (ii) Development Control and advice.
 - (iii) County Structure Plan.
 - (iv) County Highways.
 - (v) Regional planning.
 - (vi) Rural planning control preservation.
 - (vii) Statutory Undertakers.
 - (viii) County Local Plans.
2. Statistical analysis.
3. Drawing graphics and plan printing.
4. Employment promotion and exhibitions.

WOODLANDS COST CENTRE.

1. Development Control, Forward Planning. These advise on trees and shrubs.
2. Open spaces enhancements.
3. Bridleways and permissive horse riding.

NB. Play grounds and trees and woodland management are discretionary with statutory obligations.

*REVENUES SERVICES COST CENTRE.
(major income generation.)

1. Car parking.
Prosecutions - parking offences.
2. Property canvassing.
Promotion of direct debit.
Arrangements for hardship.
Pre-run reconciliation.
Negotiated arrangements.
Liaison with the Bailiff.

2. (contd.)
Agreement of Bailiff Commission.
Promotion of availability of housing benefits.
3. Internal petty cash facilities.
Recommendations for write-off.
Tracing absconding debtors.
4. Statistical analysis - Cashiers.
Statistical analysis - community charge.
Statistical analysis - collection and billing.
Liaison with banks and building societies.
Statistical analysis - Recovery.
Preparation of benefit information leaflets.
Statistical analysis - benefits.
Counselling service - benefits.
5. Selling concessionary travel permits.

*ACCOUNTANCY SERVICES COST CENTRE.

1. Car parking.
2. Monitor progress of mortgage recovery action.
Provision of mortgage references when requested.
Preparation and despatch of first reminders) Income
Preparation and despatch of final reminders) Management.
Verification of accuracy of staff costings.
Provision of advice to working parties.
3. Provision of advice on income management matters.
Provision of advice on salary matters.
Provision of advice to members of staff.
Provision of advice to spending departments.
Maintenance of energy management records.
Provision of advice on creditors to other Departments.
Monitoring of car lease scheme.
Provision of financial advice to other Departments.
Insurance.
4. Grants and subscriptions.
5. Meals on Wheels.
6. Concessionary fares.
7. Issue of Green cards.
Car loan scheme.
Provision of statistical information.
8. Maintenance of accounts for Crossroads Scheme.

* Note

Within these two divisions, certain elements must receive equal priority, as they relate to cash flow, decision making, etc. Equal ranking items are grouped together. Rankings have been scored identically, therefore, the No. 1 item in accountancy should have equal status to the No. 1 item in revenues.

AUDIT AND COMPUTER SERVICES COST CENTRE.

1. Information Technology - advice and consultation.
2. Contract Monitoring.
3. Special Projects.
4. Complaints Monitor.

HOUSING SERVICES COST CENTRE.

1. Rent Arrears Control.
Control of empty property.
2. Provision of Rented Housing.
Estimating Housing Need.

ASSISTANT CHIEF EXECUTIVE'S OFFICE COST CENTRE.

1. Civic Hospitality (limited).
2. Twinning.
3. Public Relations. *
4. Rochford News.

Note* Assumes other depts. would undertake their own public relations.

CENTRAL SERVICES, ELECTIONS AND ELECTORAL REGISTRATION COST CENTRE.

1. Follow up on Electoral Registration.
2. Telephones and Reception.
3. Caretaking.
4. Central Typing.
5. Central Filing.
6. Post and Messenger Services.
7. Printing and Photocopying.
8. Purchasing.
9. Vending. *

Note* Whilst provision of staff vending facilities is

entirely discretionary, it is a local condition of service.

CONTRACT MONITORING AND SUPERVISION COST CENTRE.

1. Refuse Collection.
2. Street Cleansing. *
3. Grounds Maintenance. *
4. Office Cleaning.

*2. Whilst Street Cleansing is discretionary at the present time under the new Environmental Protection Bill the Council will have a legal obligation in this respect with effect from 1st April 1991.

*3. Although provision of Open Space and Grounds Maintenance is a discretionary activity the Council has a contractual obligation with regard to the current maintenance arrangements.

DEPOT SERVICES COST CENTRE.

1. Flooding.
2. Emergency Store.
3. Litter Initiatives. *
4. Dumping and Litter Problems. *
5. Recycling. *
6. Litter Bins. *
7. Wheeled Bins.
8. Salting.
9. Environmental Protection.
10. Abandoned Vehicles.
11. Vehicles and Plant.
12. Street Nameplates.
13. Dog Fouling Notices.
14. No Dumping Signs.
15. Furniture Moving.
16. Monitoring Leases.
17. Parks Security.
18. Residual Depot Services.
19. Public Seats.
20. Small Works.
21. Goods Inwards.
22. Messenger Service.
23. Sports Council.
24. Other Special Events on Council Land.
25. Miscellaneous Meetings.
26. Christmas Lights.
27. Armada Beacon.
28. Special Events (Civic).
29. Relief Chauffeur.

*3, 4 & 6. Whilst these are discretionary activities much of the work undertaken under these headings will be controlled within the Environmental Protection Bill from April 1991.

*5. Similarly on Recycling, under the new Bill the Council will have a duty to adopt a formal recycling policy and plan.

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE -16TH OCTOBER 1990

MINUTES OF THE DISTRICT PLAN WORKING PARTY

At a Resumed Meeting held on-18th July 1990 Present Councillors
C I Black (Chairman), B.A Crick, M J Handford, S A. Skinner,
Mrs L. Walker, D.A Weir and D C. Wood.

Apologies Councillors Mrs. E M Hart, Mrs J. Helson and
Mrs M W Stevenson

126 LOCATION AND AMOUNT OF NEW RESIDENTIAL DEVELOPMENT

The Director of Development reported with the aid of viewfoils on the implications of planning permission ROC/056/90 for residential development on the former Matchbox site together with recent appeal decisions in respect of The Westerings, Hawkwell and the Gas Board land at Klondyke Avenue, Rayleigh and advised Members of a letter sent to the DoE in respect of the latter appeal decision

The Working Party noted that there were 363 units involved in the Matchbox site which in terms of land availability would increase the overall total to 4,211 units to the year 2001 as compared with the outstanding Structure Plan allocation of 3,712. That represented a margin of flexibility of 13.4% and the Inspector had been made aware of that factor during the hearing on the Gas Board land appeal. In his view however the additional 100 housing units involved were not sufficiently important in strategic terms to weigh against policy and he had allowed the appeal. Taking into account also the 15 housing units involved at The Westerings, Hawkwell, the revised total to 2001 was now 4,326 units which represented a flexibility of 16.5%

Continuing the Director of Development said that matters could be left as they were, or the Working Party could consider amending the plan to take account of the current over-provision of housing land. If they preferred that course there were four options available namely:-

- (i) to review the phasing of sites with a view to putting more into the post 1995 period
- (ii) to retain some sites as Areas of Special Restraint up to 2006
- (iii) to consider whether any sites were suitable for redesignation for employment use
- (iv) to return sites to the Green Belt.

Members noted the reasons why the fourth option was not recommended and accepted that it should not be pursued. In considering the remaining three options the Director of Development reminded Members with the aid of viewfoils of the location, background, phasing and planning status of all of the housing sites involved. The Working Party considered that there was some scope to adjust the phasings of certain sites as suggested

under options (i) and (ii) so as to take account of the additional housing land that had since become available. The Chairman accordingly proposed that the Officers should report further on the phasing of all post 1995 housing sites and of any sites falling within the 1991 to 1995 period in respect of which planning permission had not been granted. At the request of a Member it was also agreed that any sites which had not formerly been in the Green Belt should be identified for separate consideration as to the potential for reversion to their earlier notation.

RECOMMENDED That arrangements be made accordingly (2081) (DD, SEC)

127 REVIEW OF THE LOCAL PLAN

The Director of Development reminded Members that arising out of earlier consideration of the need to update the District Plan the Working Party had recommended that a number of existing policies should be amended and certain new policies introduced and reported further on those matters outstanding.

In considering the various policies involved Members accepted that the proposed new Policy GB8 should be amended by deleting reference in the second line to rural settlement areas since they were dealt with separately in the final paragraph of that policy. In response to a question a Member was advised that no further progress had been made on Policy LT8.

RECOMMENDED (1) That Policy H6 be amended to read as follows -

UNTIL SUCH TIME AS FOUL AND SURFACE WATER DRAINAGE PROBLEMS HAVE BEEN OVERCOME, APPLICATIONS FOR ADDITIONAL RESIDENTIAL DEVELOPMENT IN THE SETTLEMENT AREA OF SOUTH FAMBRIDGE WILL BE REFUSED. EXCEPTIONS TO THIS POLICY WILL BE CONSIDERED WHERE ALTERNATIVE ARRANGEMENTS CAN BE MADE TO DRAIN ANY DEVELOPMENT SITE VIA A PRIVATE TREATMENT WORKS.

(2) That a new Policy H10 be introduced setting out the Council's agreed policy on Private Sheltered Housing schemes.

(3) That Policy H12 be renumbered H13 and amended to read as follows:-

PLANNING APPLICATIONS FOR THE DEVELOPMENT OF BACKLAND SITES FOR HOUSING PURPOSES WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS, HAVING DUE REGARD TO POLICY H8 AND THE CHARACTER OF THE SURROUNDING AREA, BUT SUCH DEVELOPMENT PROPOSALS WILL NORMALLY BE REFUSED IF THEY DO NOT COMPLY WITH THE FOLLOWING CRITERIA:-

- (1) PROVIDE AN ADEQUATE AND SATISFACTORY MEANS OF ACCESS ASSESSED AS FOLLOWS:
 - (a) IN THE CASE OF BACKLAND DEVELOPMENT ACCESSED FROM AN ESTATE ROAD - AS SET OUT IN THE ESSEX DESIGN GUIDE FOR RESIDENTIAL AREAS - HIGHWAY STANDARDS;
 - (b) IN THE CASE OF BACKLAND DEVELOPMENT ACCESSED FROM A CLASSIFIED ROAD - AS ADVISED BY THE ESSEX COUNTY HIGHWAYS DEPARTMENT;

(c) IN ALL CASES - ANY ACCESS TO A BACKLAND SITE WHICH IS CLOSE IN PROXIMITY TO EXISTING DWELLINGS SHALL NOT AFFECT THE VISUAL AND/OR RESIDENTIAL AMENITY OF THOSE DWELLINGS BY VIRTUE OF NOISE, DUST OR FUMES OR CREATE ROAD SAFETY PROBLEMS

- (ii) WILL NOT PRODUCE A "TANDEM" RELATIONSHIP BETWEEN DWELLINGS WITH ONE DWELLING DIRECTLY FACING THE REAR OF ANOTHER,
- (iii) WILL NOT RESULT IN OVERLOOKING AND PRIVACY PROBLEMS, AND/OR
- (iv) WILL NOT PRODUCE DEVELOPMENT OUT OF SCALE AND UNDULY OBTRUSIVE TO THE OUTLOOK OF SURROUNDING DEVELOPMENT;

(4) That Policy GB2 be amended to read as follows -

WITHIN THE FOLLOWING RURAL SETTLEMENT AREAS IN THE GREEN BELT -

- (i) CENTRAL AVENUE/PEVENSEY GARDENS, HULLBRIDGE
- (ii) POOLES LANE, HULLBRIDGE
- (iii) WINDSOR GARDENS, HAWKWELL
- (iv) RECTORY ROAD/HALL ROAD, HAWKWELL
- (v) BARLING ROAD/REBELS LANE, GREAT WAKERING
- (vi) STONEBRIDGE, BARLING
- (vii) HALL ROAD, ROCHFORD
- (viii) HIGH ROAD, HOCKLEY

PLANNING APPLICATIONS FOR EXTENSIONS TO DWELLINGS WITHIN THE TERRITORIAL LIMITS AS DEFINED IN APPENDIX 3 WILL BE TREATED ON THEIR INDIVIDUAL MERITS HAVING DUE REGARD TO -

- (a) THE CHARACTER OF THE DEVELOPMENT ALREADY EXISTING IN THE SETTLEMENT;
- (b) THE VISUAL AMENITIES OF THE GREEN BELT; AND
- (c) HOUSING DESIGN POLICY H8 (CHAPTER 2)

(5) That Policy GB4 be amended to read as follows:-

PLANNING APPLICATIONS FOR CHANGE OF USE OF REDUNDANT FARM BUILDINGS SITUATED WITHIN THE GREEN BELT AND LISTED AS BEING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WILL BE ASSESSED AGAINST THE RELEVANT POLICIES CONTAINED IN THIS LOCAL PLAN AND IN ADDITION WILL NEED TO SATISFY THE FOLLOWING CRITERIA:-

- (i) EXTENSIONS OR SIGNIFICANT ALTERATIONS ARE NOT NECESSARY TO FACILITATE THE NEW USE,

- (ii) THE HISTORIC/ARCHITECTURAL CHARACTER, ARCHITECTURAL FEATURES AND SETTING OF THE BUILDING WILL REMAIN UNIMPAIRED AFTER SUCH CONVERSIONS,
- (iii) THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE VISUAL AMENITIES OF THE OPEN COUNTRYSIDE AND GREEN BELT AND THE AMENITIES OF LOCAL RESIDENTS NOR CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA IN THIS RESPECT OPEN STORAGE USES WOULD NOT BE ACCEPTABLE,
- (iv) THE EXISTING BUILDING IS SHOWN TO BE GENUINELY REDUNDANT FOR ITS EXISTING PURPOSE OR ANY OTHER ASSOCIATED AGRICULTURAL USE,
- (v) THE BUILDING IS NOT IN A REMOTE LOCATION AND HAS AN ADEQUATE AND SATISFACTORY ACCESS TO THE EXISTING HIGHWAY NETWORK PROPOSALS WHICH WOULD RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC MOVEMENTS, SUCH AS DISTRIBUTION OR OPEN STORAGE, WILL BE RESISTED
- (vi) THERE IS ADEQUATE OFF-STREET PARKING IN A LOCATION WHERE THERE WILL BE A MINIMAL IMPACT ON THE VISUAL AMENITIES OF THE AREA,
- (vii) IN APPROPRIATE CASES A LEGAL AGREEMENT AND/OR PLANNING CONDITION WILL BE REQUIRED LIMITING ANY PERMISSION TO THAT OF THE APPLICANT ONLY
- (viii) ALTERNATIVE USES OF THE BUILDING WILL NORMALLY BE LIMITED TO THOSE USES INCLUDED IN CLASS B1. BUSINESS AND CLASS C3 DWELLINGHOUSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

(6) That a new Policy GB5 be introduced as follows -

PLANNING PERMISSION MAY BE GRANTED FOR THE CHANGE OF USE, OTHER THAN FOR USE AS A DWELLING, OF REDUNDANT BUILDINGS SITUATED WITHIN THE GREEN BELT SUBJECT TO THE FOLLOWING CRITERIA.

- (1) EXTENSIONS OR SIGNIFICANT ALTERATIONS ARE NOT NECESSARY TO FACILITATE THE NEW USE;
- (ii) THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE VISUAL AMENITIES OF THE OPEN COUNTRYSIDE AND GREEN BELT AND THE AMENITIES OF LOCAL RESIDENTS NOR CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA IN THIS RESPECT OPEN STORAGE USES WOULD NOT BE ACCEPTABLE;
- (iii) THE EXISTING BUILDING IS SHOWN TO BE GENUINELY REDUNDANT FOR ITS EXISTING PURPOSE OR ANY OTHER ASSOCIATED AGRICULTURAL USE,
- (iv) THE BUILDING IS NOT IN A REMOTE LOCATION AND HAS AN ADEQUATE AND SATISFACTORY ACCESS TO THE EXISTING HIGHWAY NETWORK PROPOSALS WHICH WOULD RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC MOVEMENTS, SUCH AS DISTRIBUTION OR OPEN STORAGE, WILL BE RESISTED.
- (v) THERE IS ADEQUATE OFF-STREET PARKING IN A LOCATION WHERE THERE WILL BE A MINIMAL IMPACT ON THE VISUAL AMENITIES OF THE AREA;
- (vi) THE BUILDING IS IN A GOOD STATE OF REPAIR, CONSTRUCTED PRIMARILY FROM BRICK AND TIMBER AND IS OF A TYPE WHERE MINIMAL WORKS WOULD REQUIRE TO BE CARRIED OUT TO MAKE IT SUITABLE FOR ITS INTENDED PURPOSE IN THIS RESPECT A POST BARN WOULD NOT BE CONSIDERED AS AN ACCEPTABLE CANDIDATE FOR CONVERSION

- (vii) ALTERNATIVE USES OF THE BUILDING WILL NORMALLY BE LIMITED TO THOSE USES INCLUDED IN CLASS B1 BUSINESS OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

(7) That existing Policy GB5 be renumbered GB6 and amended to read as follows -

IN PERMITTING NEW DWELLINGS WITHIN THE GREEN BELT, INCLUDING THOSE CREATED AS THE RESULT OF A CHANGE OF USE OF EXISTING STRUCTURES SUCH AS REDUNDANT FARM BUILDINGS, THE LOCAL PLANNING AUTHORITY WILL IN APPROPRIATE CASES IMPOSE PLANNING CONDITIONS OR SEEK THE ESTABLISHMENT OF A LEGAL AGREEMENT WITH THE RESPECTIVE OWNER/OCCUPIER RESTRICTING OR WITHDRAWING PERMITTED DEVELOPMENT RIGHTS FROM THE PROPERTY, INCLUDING THE CONVERSION OF ROOF AND GARAGE SPACE INTO HABITABLE ROOMS

(8) That existing Policy GB6 be renumbered GB7 and that Section A of the Policy be amended to read as follows -

- (A) EXTENSIONS TO DWELLINGS IN THE GREEN BELT OUTSIDE DEFINED RURAL SETTLEMENTS WILL BE RESTRICTED IN SIZE THE TOTAL SIZE OF THE DWELLING AS EXTENDED WILL NOT NORMALLY EXCEED THE ORIGINAL HABITABLE FLOOR SPACE BY MORE THAN 35 SQUARE METRES IN FLOOR AREA

(9) That a new Policy GB8 be introduced as follows -

THE REBUILD OF EXISTING DWELLINGS IN THE METROPOLITAN GREEN BELT WILL, IN PRINCIPLE, BE PERMITTED PROVIDING THAT

- (i) THE TOTAL SIZE OF THE NEW DWELLING IS NO GREATER THAN EITHER
- (A) 35 SQUARE METRES IN FLOOR AREA ABOVE THE SIZE OF THE HABITABLE FLOORSACE OF THE ORIGINAL DWELLING EXISTING AS AT 1ST JULY 1948, OR
 - (B) THE PERMITTED DEVELOPMENT ALLOWANCE PROVIDED FOR BY THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988, OR
 - (C) THE SIZE OF THE HABITABLE FLOORSACE OF THE ORIGINAL DWELLING LAWFULLY EXISTING AT THE TIME OF THE APPLICATION
- (ii) THE EXISTING DWELLING IS COMPLETE AND HABITABLE AND REMAINS IN A REASONABLE STATE OF REPAIR. DWELLINGS WHICH HAVE BEEN DEMOLISHED OR HAVE FALLEN INTO DISREPAIR OR WHOSE USE HAS BEEN ABANDONED WILL NOT BE CONSIDERED AS APPROPRIATE CANDIDATES FOR REBUILD.
- (iii) THE NEW DWELLING WILL NORMALLY BE EXPECTED TO BE OF A SIMILAR TYPE TO THE ORIGINAL PROPOSED FOR REPLACEMENT, I.E. A BUNGALOW WOULD BE EXPECTED TO BE REPLACED BY A BUNGALOW.
- (iv) CONDITIONS OR IN APPROPRIATE CASES A LEGAL AGREEMENT WITHDRAWING PERMITTED DEVELOPMENT RIGHTS, INCLUDING THE CONVERSION OF ROOF AND GARAGE SPACE TO HABITABLE ROOMS, WILL BE IMPOSED IN ACCORDANCE WITH POLICY GB6 IN ORDER TO ENSURE THAT ALTERATIONS CANNOT BE MADE TO THE NEW DWELLING WITHOUT THE CONSENT OF THE LOCAL PLANNING AUTHORITY
- (v) A DETAILED LANDSCAPING SCHEME IS SUBMITTED AND APPROVED AS PART OF THE APPLICATION TO INCLUDE A SUBSTANTIAL PLANTING ELEMENT OF NEW TREES OF INDIGENOUS SPECIES.

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- (vi) THE REPLACEMENT DWELLING WILL NORMALLY BE EXPECTED TO BE SITED IN THE SAME LOCATION WITHIN THE PLOT AS THE ORIGINAL. THE RESITING OF THE REPLACEMENT DWELLING WILL ONLY BE CONSIDERED WHERE THE RESULT WOULD BE AN IMPROVEMENT IN THE RELATIONSHIP BETWEEN OTHER ADJACENT DWELLINGS AND/OR AN IMPROVEMENT IN THE GENERAL APPEARANCE OF THE PLOT. WHERE AN ALTERNATIVE LOCATION IS AGREED A LEGAL AGREEMENT WILL BE REQUIRED TO ENSURE THE DEMOLITION OF THE ORIGINAL DWELLING.
- (vii) THE DESIGN OF THE REPLACEMENT DWELLING WILL BE ASSESSED AGAINST HOUSING DESIGN POLICY H8 (CHAPTER 2) WITH PARTICULAR ATTENTION BEING GIVEN TO THE DESIGN AND CHOICE OF MATERIALS.

PROPOSALS FOR THE REBUILD OF DWELLINGS SITED WITHIN THE RURAL SETTLEMENT AREAS AS DEFINED IN POLICY GB2 WILL BE CONSIDERED ON THEIR MERITS HAVING DUE REGARD TO SECTIONS (ii) TO (vii) OF THIS POLICY.

(10) That Policy TP2 be amended to read as follows -

IN ORDER TO ALLEVIATE TRAFFIC CONGESTION AND DELAYS, THE COUNCIL WILL PRESS THE HIGHWAY AUTHORITY TO CONTINUALLY MONITOR THE SITUATION AND IMPLEMENT IMPROVEMENTS AND TRAFFIC MANAGEMENT MEASURES ON ROADS THROUGHOUT THE DISTRICT ON AN ONGOING BASIS WHEREVER PROBLEMS ARE IDENTIFIED.

(11) That Policy LTL be amended to read as follows:-

PROVISION WILL BE MADE FOR ADDITIONAL AREAS OF PUBLIC OPEN SPACE WITHIN THE PLAN PERIOD.

- (A) THE DISTRICT COUNCIL WILL LAY OUT AND LANDSCAPE WHEREVER POSSIBLE THE FOLLOWING SITES FOR PUBLIC OPEN SPACE WHICH ARE ALREADY WHOLLY OR PARTIALLY WITHIN THE DISTRICT COUNCIL'S OWNERSHIP -

- (i) LAND AT DOWNHALL, RAYLEIGH.
- (ii) HAMBRO HILL, RAYLEIGH
- (iii) LAND SOUTH OF PLUMBEROW MOUNT, HOCKLEY
- (iv) LAND BETWEEN THE ESPLANADE AND FERRY ROAD, HULLBRIDGE
- (v) SPENCERS NURSERIES WEST OF CLEMENTS HALL LEISURE CENTRE, HAWKWELL.
- (vi) LAND AT LITTLE WHEATLEY FARM, RAYLEIGH
- (vii) LAND AT LOWER WYBURNS FARM, DAWS HEATH ROAD, RAYLEIGH
- (viii) GLENCROFT NURSERIES, HAWKWELL

- (B) THE COUNCIL WILL PURSUE THE ACQUISITION AND THE SUBSEQUENT LAYOUT AND LANDSCAPING OF THE FOLLOWING SITES WHICH ARE ALREADY ALLOCATED IN THE LOCAL PLAN:-

- (i) LAND OFF MALYONS LANE, HULLBRIDGE
- (ii) LAND WEST OF PLUMBEROW AVENUE, HOCKLEY.
- (iii) EXTENSION TO MAGNOLIA ROAD OPEN SPACE, HAWKWELL
- (iv) LAND NORTH OF BRAYS LANE, ROCHFORD.
- (v) LAND ADJOINING SUTTON FORD BRIDGE, SUTTON ROAD, ROCHFORD.
- (vi) LAND AND PONDS NORTH OF DOGETTS CLOSE, ROCHFORD
- (vii) LAND AT THE BAILEY, RAYLEIGH.
- (viii) RAWRETH HALL WOOD.

(12) That the Officers be authorised to open negotiations for the acquisition of Rawreth Hall Wood and to investigate the potential for open space purposes of other land in public and private ownership in the vicinity

(13) That Policy LT7 be examined in the light of the approach from the Council for the Protection of Rural Essex with a view to revising the criteria governing applications for golf courses in the District

(14) That the existing Policy LT11 be deleted

(15) That a new Policy LT11 be adopted as follows -

APPLICATIONS FOR NEW OR THE EXPANSION OF EXISTING WATER RECREATION FACILITIES WILL NORMALLY BE REFUSED. FAVOURABLE CONSIDERATION MAY HOWEVER EXCEPTIONALLY BE GIVEN TO APPLICATIONS FOR SMALL SCALE FACILITIES WHERE

- (i) ACCESS ARRANGEMENTS ARE SATISFACTORY
- (ii) INTERESTS OF ACKNOWLEDGED NATURE CONSERVATION IMPORTANCE ARE NOT HARMED
- (iii) THERE IS NO UNACCEPTABLE CONFLICT WITH OTHER STRUCTURE OR LOCAL PLAN POLICIES

(16) That the following wording be added to the end of Policy LT14 -

UNLESS REQUIRED IN CONJUNCTION WITH DEVELOPMENT PERMITTED UNDER POLICY LT11

(17) That a new Policy LT18 be introduced setting out the agreed criteria against which planning applications for war games are to be considered.

(18) That a new Policy LT19 be introduced setting out the agreed criteria against which planning applications for clay pigeon shooting are to be considered.

(19) That Policy UC5 be amended to read as follows -

LISTED BUILDING CONSENT FOR THE DEMOLITION OF ANY LISTED BUILDING OR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF AN UNLISTED BUILDING WITHIN A CONSERVATION AREA WILL NOT NORMALLY BE GIVEN UNLESS A DETAILED SCHEME FOR REDEVELOPMENT OF THE SITE HAS PREVIOUSLY BEEN GRANTED PLANNING PERMISSION AND A CONTRACT FOR THE ERECTION OF A NEW BUILDING ENTERED INTO

(20) That a new Policy UC12 be introduced as follows -

THE LOCAL PLANNING AUTHORITY WILL TAKE ALL OPPORTUNITIES OFFERED BY THE EXISTING LEGISLATION AS CONTAINED IN THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL ACT 1979 TO ENSURE THAT WORKS LIKELY TO CAUSE DAMAGE TO OR LOSS OF AN ANCIENT MONUMENT ARE PREVENTED FROM TAKING PLACE.

IN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT ADJACENT TO AN ANCIENT MONUMENT THE LOCAL PLANNING AUTHORITY WILL REFUSE PERMISSION FOR ANY DEVELOPMENT LIKELY TO CAUSE DIRECT DAMAGE TO THE MONUMENT OR DAMAGE TO THE VISUAL AMENITY OF THE SURROUNDING AREA. IN CASES WHERE PLANNING

PERMISSION IS GRANTED THE LOCAL PLANNING AUTHORITY WILL IMPOSE CONDITIONS OR SEEK THE COMPLETION OF A LEGAL AGREEMENT REQUIRING LANDSCAPING AND PLANTING OR OTHER MATTERS WHICH WILL ENHANCE THE APPEARANCE AND/OR SETTING OF THE ANCIENT MONUMENT

(21) That a new Policy RC7 be introduced as follows -

THE LOCAL PLANNING AUTHORITY WILL GIVE PRIORITY TO THE PROTECTION OF THE RURAL AND UNDEVELOPED AREAS OF COASTLINE AND INLETS AND ALL FORMS OF DEVELOPMENT OR EXPANSION WILL BE STRONGLY RESISTED

(22) That existing Policies RC7 and RC8 be renumbered in consequence

(23) That research be undertaken into the level of non-retail uses existing that may be acceptable in the town centres with a view to refining Policy SAT3 and that a further report be made to the Working Party in due course.

(24) That Policy SAT14 be amended to read as follows -

PLANNING APPLICATIONS, INCLUDING CHANGES OF USE, TO PROVIDE FOR SMALL SCALE BUSINESS USES IN ACCORDANCE WITH CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 MAY BE PERMITTED IN THE TOWN CENTRES WITHIN THE SHOPPING/COMMERCIAL AREAS AS DEFINED ON TOWN CENTRE INSET MAPS C, D AND E PROVIDED THAT THERE IS NO LOSS OF RETAIL ACCOMMODATION AT GROUND FLOOR LEVEL IN THE PRIME SHOPPING FRONTAGE IN ORDER TO INCREASE THE VITALITY OF THE TOWN CENTRES SCHEMES INCORPORATING A RESIDENTIAL ELEMENT AT FIRST OR SECOND FLOOR LEVEL WILL BE ENCOURAGED

(25) That Policy SAT15 be amended to read as follows -

PROVISION IS MADE FOR NEW DEVELOPMENT, IN ACCORDANCE WITH CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, ON LAND AT BELLINGHAM LANE/LONDON HILL AND WEBSTERS WAY/BULL LANE, RAYLEIGH AS DEPICTED ON THE PROPOSALS MAP (MAP C - RAYLEIGH TOWN CENTRE INSET MAP) IN ORDER TO INCREASE THE VITALITY OF THE TOWN CENTRE SCHEMES INCORPORATING A RESIDENTIAL ELEMENT AT FIRST OR SECOND FLOOR LEVEL WILL BE ENCOURAGED

128. IDENTIFICATION OF ADDITIONAL LAND FOR EMPLOYMENT/BUSINESS WITH PARTICULAR REFERENCE TO LAND WEST OF AVIATION WAY

The Director of Development reported on the foreseen requirement to reinstate within the Altered Structure Plan additional employment land requirements which in Rochford's case would amount to 10 hectares, half of which was as replacement for the Matchbox site. Members noted that including Broomhills there was a total of 22.8 hectares potentially available within the District for employment use. In that connection a request had been received from Southend-on-Sea Borough Council, supported by the County Planner, for some of the Borough's requirements to be met within the Rochford District in view of the difficulty of finding suitable sites within the Borough.

Members expressed concern at that approach but were mindful that this Council had participated in the successful appeal against the proposed Stadium development at Fossetts Farm but that it was proposed to include

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a reduced area of 12 hectares at Fossetts Farm within the Draft Southend Local Plan as an Area of Special Restraint unless that amount could be located elsewhere. The Working Party accepted with some reluctance that the Council should be prepared to consider making available approximately 12 hectares of land west of Aviation Way to meet Southend's employment needs provided that would result in the future of Fossetts Farm being safeguarded within the Green Belt. At the suggestion of the Chairman the text of the recommendation was amended to reflect that more cautious approach. The Working Party asked that the remainder of the report relating to an amendment to Policy EB3 be deferred pending the outcome

RECOMMENDED (1) That Southend Borough Council and Essex County Council be informed that this Council may be prepared to regard approximately 12 hectares of land west of Aviation Way as assisting to meet the employment needs of Southend Borough provided that the Borough Council removes its proposal to designate land at Fossetts Farm east of Sutton Road as an Area of Special Restraint from its Submission Draft Local Plan and that it remains as Green Belt.

(2) That a report be made on the outcome to enable Policy EB3 to be considered (2081) (DD, SEC)

129 IDENTIFICATION OF ADDITIONAL PUBLIC OPEN SPACES

The Director of Development reported with the aid of site plans on two areas which had been identified as requiring public open space, as follows

(1) South Fambridge

Local residents had been asked to complete a questionnaire but only a minority had responded and the result was inconclusive as far as the location of a public open space site was concerned. The Working Party accepted the reasons why it was proposed to identify the north east corner of the field on the west side of Fambridge Road for that purpose in preference to the other options available

RECOMMENDED (1) That a 0.5 hectare site be allocated for public open space purposes in the review of the Local Plan on the west side of Fambridge Road, South Fambridge to include a small visitors' car park, and if and when judged appropriate should the demand arise, children's play equipment.

(2) That a new section be added to Policy LT1 to read as follows:-

(C) THE DISTRICT COUNCIL WILL ALLOCATE LAND AT SOUTH FAMBRIDGE AS AN ADDITIONAL SITE FOR PUBLIC OPEN SPACE. (2081) (DD)

(ii) West Hawkwell

Two sites had been previously identified as having potential for public open space. The first had been at Pulpits Farm and whilst that had been in the best location it was no longer available. The introduction of a replacement site north of Malvern Road also had to be abandoned subsequently. Only one other site appeared to be available provided that the Council would agree to development of the remainder but the Working Party did not consider that this offer should be pursued

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In view of the foregoing it was recommended that no further action be taken to provide an open space site in this area but on the representation of the Ward Member the Chairman asked that consideration of that aspect be deferred to enable the Ward Member to pursue the matter further with the Officers prior to the next Meeting. It was understood however that should a suitable site not be identified it would then be for the Working Party to decide whether it would be unrealistic to include a requirement within the Plan that could not be realised.

RECOMMENDED (1) That the Council do not agree to the release of any of the site in Greensward Lane for housing development.

(2) That consideration of the availability of a replacement public open space site for Pulpits Farm be deferred to the next Meeting (2081) (DD, SEC)

130. DISPOSAL OF SURPLUS SCHOOL PLAYING FIELDS

At an earlier Meeting it had been agreed to draw to the attention of the County Council new documents from the NPFA and urge them to have regard to their provisions in considering the disposal of surplus open space in their possession and Members noted the subsequent correspondence in that respect.

ROCHFORD DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF DEVELOPMENT

POLICY GB8 - THE REBUILD OF DWELLINGS IN THE GREEN BELT

At the meeting of the District Plan Working Party on the 18th July 1990 the content of a number of existing policies together with proposals for new policies, including that related to the rebuild of dwellings in the Green belt, were discussed. Minute 127(9) refers.

During the preparation of the new policy pertaining to the rebuild of Green Belt dwellings consideration was given to the potential for the roof void to be converted into living accommodation.

Section (iv) of the new policy allows for the application of conditions or, in appropriate cases, a legal agreement withdrawing permitted development rights, including the conversion of roof space to habitable rooms.

It was felt that this method of controlling roof conversion would be preferable, taking account of design considerations, to the imposition of a requirement that the new roof of a rebuilt dwelling be constructed at a low pitch to physically prevent conversion from taking place in the first place.

One of the primary aims of the application of restrictive Green Belt principles is to limit the number of people living and working in the Green Belt and thereby contain the level of general activity. The reasons for limiting the size of new dwellings as rebuilt are the same as those for limiting the total size of new extensions to Green Belt dwellings.

If planning permission is granted for the replacement of a dwelling, subject to a size limitation it should be possible to ensure that the dwelling cannot be further extended without the Local Planning Authority's consent.

A condition on the planning permission or indeed the use of a legal agreement would certainly ensure that control over future alterations could be maintained but it is felt that an addition to the policy requiring a low pitched roof to be used, in appropriate cases, would serve to strengthen the aims and intentions of the new policy.

RECOMMENDED That Policy GB8 relating to the rebuild of dwellings in the Green belt be amended to incorporate an additional section as follows:

THE ROOF OF THE NEW DWELLING, IN APPROPRIATE CASES, WILL REQUIRE TO BE CONSTRUCTED AT A LOW ANGLE OF PITCH IN ORDER TO PREVENT THE FUTURE CONVERSION OF THE ROOF VOID TO HABITABLE ACCOMMODATION.
(DD)(2081)

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 16TH OCTOBER 1990

MINUTES OF THE DISTRICT PLAN WORKING PARTY

At a Meeting held on 13th September 1990

Present Councillors C I. Black (Chairman), Mrs. V J Arnold, B.A Crick, T Fawell, J.A. Gibson, M J Handford, Mrs. E.M. Hart, Mrs J Helson, S.A. Skinner, Mrs M.W. Stevenson, Mrs L Walker, D.A Weir and D.C. Wood.

Apologies. Councillors P.A Beckers and A J Harvey.

Visiting. Councillor Miss B G J Lovett

131 MINUTES

The Minutes of the Meeting of 2nd July and the resumed Meeting of 18th July 1990 were approved as a correct record

132 REVIEW OF THE LOCATION, AMOUNT AND PHASING OF NEW RESIDENTIAL DEVELOPMENT (Minute 126)

Members had before them the report of the Director of Development which had been prepared to enable them to review in the light of the additional 478 housing units which had resulted from the recent grant on appeal of three applications for residential development, the phasing of all post 1995 housing sites and of any sites falling within the 1991/1995 period in respect of which planning permission had not been granted.

In noting details of the sites concerned Members were mindful that regard needed to be paid not only to the requirements of the Essex Structure Plan but to ensuring that at any one time there was a five year supply of housing land available. On that basis the Director of Development advised that it would not be prudent to retain sites as Areas of Special Restraint or to redesignate them for employment use, and that of the sites currently allocated for release in the post 1990 period only Downhall 2 could realistically be deferred without adversely affecting the land availability figure.

Some Members argued that because the margin of flexibility had increased, certain post 1995 sites should be redesignated as Areas of Special Restraint to be released in the 2001-2006 period but the Working Party considered that it would be prejudicial to undertake a piecemeal exercise of that nature.

RECOMMENDED (1) That all of the sites set out in revised Policy H2 be retained for residential development within the current Structure Plan First Alteration period and that none of those sites be redesignated for employment purposes.

(2) That revised Policy H2 be amended by the rephrasing of the release of the Downhall 2 site to the post 1995 period. (2081)(DD)

133 IDENTIFICATION OF ADDITIONAL PUBLIC OPEN SPACE - WEST HAWKWELL
(Minute 129(ii))

Consideration of the report of the Director of Development had been deferred from the previous Meeting to enable the Ward Member to pursue the matter further with the Officers. Arising out of those discussions it had become apparent that the site allocated at Glencroft Nurseries for public open space purposes could also serve the area of West Hawkwell and it was accepted that the Leisure Services Committee should be urged to expedite the open space development of that site.

A Member referred to Spencers Nurseries also and considered that it would be appropriate in the circumstances for the Council to reiterate its commitment both to that site and Glencroft Nurseries for public open space purposes and that suggestion was accepted noting that open space could be used for playing fields.

RECOMMENDED (1) That in view of the practical difficulties of finding a suitable nearby replacement public open space for the site formerly allocated at Pulpits Farm and the commitment towards the sites at Glencroft Nurseries, Hawkwell and Spencers Nurseries adjacent to Clements Hall Leisure Centre for public open space it is the view of this Council that there is no potential to identify any further public open space allocation in this area.

(2) That Glencroft Nurseries is seen as an acceptable public open space site to serve the area of West Hawkwell and that the Leisure Services Committee be urged to expedite its development. (2081)(DD,SEC)

134. EVALUATION OF SUGGESTIONS BY THE R.S.P.B. FOR INCLUSION IN THE LOCAL PLAN (Minute 123)

Arising out of the presentation by the RSPB to the previous Meeting on the Rochford Estuaries and Coastlines the Director of Development reported on various suggestions which could be included within the District Plan.

RECOMMENDED That as part of the review process reference or clarification of the following matters be included in the lower case text of Chapter 8 of the Rochford District Local Plan:

- (i) The international importance of the District's estuaries and coast
- (ii) DoE Circular 27/87 on Nature Conservation
- (iii) DoE Circular 15/88 on Environmental Assessment for major development proposals.
- (iv) The need to have an ongoing programme to identify and designate new local nature reserves and to survey the effects of water-based recreation use.
- (v) The importance of pursuing new powers to control damaging activities, including shellfisheries, bait digging and sporting activities on Paglesham Reach. (2081)(DD)

135 IDENTIFICATION OF PROPERTIES IN HALL ROAD, ROCHFORD AND HIGH ROAD, HOCKLEY FOR INCLUSION IN POLICY GB2 (Minute 127)

Arising out of the decision to amend Policy GB2 so as to define as Rural Settlement Areas within the Green Belt certain properties in Hall Road, Rochford and High Road, Hockley the Director of Development specified the addresses for inclusion in Appendix 3. Members agreed that certain properties in Bullwood Hall Lane should be included also.

RECOMMENDED (1) That sub-paragraph (viii) of revised Policy GB2 be amended so as to read "High Road, Hockley and Bullwood Hall Lane"

(2) That the following addresses be included in Appendix 3 relating to Policy GB2 in the Local Plan concerning extensions to properties in Rural Settlement Areas:

(vii) Hall Road, Rochford

Tilneys, Nicholas House, Talgarth, Avalon, Elm Lodge, Birches, High Trees, Westfield, White Cottage, Green Shutters, Longbridge, Nortonbury, Rookwood, Knaresboro, Glade House, Greenways

(viii) Bullwood Hall Lane and High Road, Hockley

Bullwood Hall Lane

Fremilins, St. Nicholas, Windrush, Maryon House

High Road, Hockley.

Odd Numbers: 57 (Greensleeves), 63 (Towerside), 67 (Northlands Farm), 69, 71, 71A, 73, 73A (High Ridge Lodge), 75 (Hillcrest), 75A (Casa Mia), 77 (North Lodge), Whitbreds.

Even Numbers: 48 (Hockley House), 54 (Rookery Lodge), 56 (Rose Cottage), 58 (Cresta), 60, 64, 66, 68 (Foxholes), 70 (Bounty Hunters), 70A (Spinners), 72 (Honey End), 74, 76 (Holly Cottage), 78, 80, 84 (Drovers Hill House), 86. (2081)(DD)

136. GOLF COURSES - REVIEW OF POLICY LT7

The Director of Development reported that the examination of Policy LT7 had been overtaken by the formation of a Working Party at County level which would be reporting as a matter of urgency and on that basis it was

RECOMMENDED That a report be made on the views of the Essex Planning Officers' Association Golf Courses Working Party when available to enable them to be taken into account in the review of Policy LT7 (2081)(DD)

137 PROVISION OF LOW COST AND SOCIAL HOUSING IN URBAN AND RURAL AREAS

The Director of Development reported on recent Government encouragement for local authorities to pursue the provision of low cost housing for local needs, on the reasons why it would be inappropriate to make any such provision in respect of the Green Belt adjacent to the rural settlements within the District but that there could be potential to require land within the large development sites allocated in the Plan

to be set aside for that purpose. Some Members expressed concern that building to a low cost would adversely affect standards but that was seen as a matter of judgement for the Planning Services Committee in determining the application.

RECOMMENDED That no action be taken with regard to the inclusion of a specific policy in the Local Plan for the provision within the Green Belt of additional low cost dwellings adjacent to the rural settlements, but that a further report be prepared to discuss the potential for including a policy requiring the provision of land for low cost dwellings within the large development sites allocated in the Rochford District Local Plan. (2081)(DD)

138 REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

The Director of Development reported on the potential for extending the ability within Policy GB6 to remove permitted development rights. Members accepted that there was a need for that policy to embrace the erection of ancillary buildings within the gardens of Green Belt dwellings and to remove permitted development rights from new dwellings intended for use by agricultural workers. It was furthermore seen as appropriate to make provision within Chapter 2 of the Local Plan for a new policy to provide the ability to restrict or withdraw permitted development rights in appropriate cases. A Member expressed concern at the extent of permitted development rights in the gardens of Green Belt dwellings which could have a significant effect upon the locality and the Working Party concurred with the suggestion that representation should be made to the Department of the Environment in that respect.

RECOMMENDED (1) That Policy GB6 be extended to allow for the removal of permitted development rights for the erection of ancillary buildings within the gardens of Green Belt dwellings and for the removal of permitted development rights, if appropriate, from new dwellings intended for use by agricultural workers.

(2) That a new policy be inserted in Chapter 2 of the Rochford District Local Plan providing that in appropriate cases, for new development within the residential areas or any of the conservation areas, the local planning authority will impose conditions or seek a legal agreement restricting or withdrawing permitted development rights including the conversion of garages to habitable rooms, the addition of extensions or the construction of ancillary buildings.

(3) That this Council express its concern to the DoE at the extent of permitted development rights for the erection of ancillary dwellings within the gardens of Green Belt properties and at the adverse effect which that can have upon the locality. (2081)(DD)

139. NEW WAREHOUSE, RANKIN FLOUR MILLS, MILL LANE, ROCHFORD

Members were advised that under Minute 459/90 Para. 10 the Planning Services Committee were asking them to rectify an error whereby the above site had been zoned within the Metropolitan Green Belt and asked that it be dealt with in conjunction with other cartographical amendments.

RECOMMENDED That arrangements be made accordingly (2081)(DD)

140 MASTER PLAN FOR SOUTHEND AIRPORT

Members noted advice that a Master Plan for the Airport was still in course of preparation and asked that a further request be made for a Member level meeting with Southend-on-Sea Borough Council

RECOMMENDED That arrangements be made accordingly. (2081)(SEC)

141. CAR PARKING STUDY

Members were advised that responses were being obtained from the Police and the highway authority about the on-street parking problems identified by Members and that it was hoped to report to the next Meeting on those matters

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 16TH OCTOBER 1990

MINUTES OF THE ROACH VALLEY CONSERVATION ZONE GROUP OF REPRESENTATIVES

At a Meeting Held on 4th September 1990

Present

Council Side Councillors R.S. Allen, Mrs V.J. Arnold, Mrs H L.A Glynn,
D.C. Wood

Representatives: Mr M. Astor - ex RVCZ Working Party
Cllr H P. Briggs - Southend on Sea Borough Council
Mr. H. Drayton-Thomas - Ashingdon Parish Council
Mr. R A Gibson - Great Wakering Parish Council
Mr. B T. Hazlewood - Hockley Parish Council
Mr. G.A. Longbottom - National Farmers Union
Miss J. McConnell - South Essex Natural History
Society
Mrs. G M Plackett - Hawkwell Parish Council
Mr J.M.N. Rankin - Country Landowners' Association
Miss D. Sparrow - Essex Naturalist Trust
Mr H G. Smith - H O R.S.E
Mr. D. Twells - The Ramblers Association
Miss B. Webb - Rochford Hundred Amenities
Society
Mrs M A Weir - Rochford Parish Council
Mr M. Wright - Canewdon Parish Council

Apologies for Absence were received from Mrs. T.A. Briggs, Mr. E Gooch,
Mr. L. Jesson and Mr. J Squier.

74. APPOINTMENT OF CHAIRMAN

Resolved that Councillor D.C Wood be appointed Chairman of the Group
for the remainder of the Municipal Year.

75. MINUTES OF THE MEETING HELD ON 8TH MARCH 1990

It was noted that there were two paragraphs numbered "73". On Minute 72
the Director of Development confirmed that the Roach Strategy report had
not yet been received. It was also noted that Members had not yet been
advised on planning applications within the Zone, and the Director
undertook to look into this omission.

Resolved that subject to the paragraph numbered 73 referring to
planning applications being renumbered "73A" the Minutes of the Meeting
held on 8th March 1990 be approved as a correct record.

PROPOSED APPLICATION FOR RESTORATION BY LAND FILLING WITH DOMESTIC, COMMERCIAL AND INDUSTRIAL WASTE, TOGETHER WITH EXPORT OF CLAY, FROM THE SITE AT CREEKSEA FERRY ROAD, CANEWDON

The Group had before them a letter from Canewdon Parish Council, expressing deep concern at the proposals made in the impending planning application by London Environmental Services (Essex) Limited (LESE) for permission to use land at Creeksea Ferry Road, Canewdon, for disposal of waste and for the winning and export of clay and aggregates. The site was on the east side of Creeksea Ferry Road, north of Loftman's Farm, and extended over approximately 75 acres. The site was at present derelict and contained a number of flooded pits which were used by a local fishing club. The part of the site immediately adjacent to Creeksea Ferry Road had at some time past been used for the disposal of domestic waste. Dependent upon the rate of waste input, it had been estimated that the landfilling operations would continue over a period of approximately seventeen years, after which the site would be restored to permanent pasture with woodland around the perimeter. Waste would originate from Southend-on-Sea, Castle Point and Rochford and be transported by road to the site following a preferred lorry route identified by Essex County Council.

In reply to questions, the Director of Development confirmed that although the application had been lodged with the Council, it had not been accepted due to certain irregularities, which were being remedied by the applicants. The Director also confirmed that in all probability the application would be determined by Essex County Council, and acquainted the Group with the procedures which would need to be followed in determining the application.

The letter from Canewdon Parish Council identified a number of areas of objection to the scheme, which had been arrived at following an Extraordinary Meeting of the Council on 24th July, and which may be summarised as follows:-

- (a) Close proximity of the site to the Coastal Protection Zone and newly designated S.S.S.I
- (b) Risk of chemical seepage, causing irreversible long-term damage to the ecology of the surrounding area.
- (c) Increase in vehicle movements over highways which are considered to be inadequate to carry the heavy vehicles which would be necessary to the landfill operation
- (d) If approved, the scheme will delay the adoption of a long-term strategy for waste disposal which will include modern recycling techniques.
- (e) A general reduction in the quality of life at present enjoyed by the residents of Canewdon and the surrounding area.

Those present at the Meeting were unanimous in their support of the objections voiced by Canewdon Parish Council, and many Members of the Group spoke in support of the Parish Council. Reference was made to the sand and gravel pits at Barling Magna which were considered to be more suitable for disposal purposes than the Canewdon site, and it was also suggested that if the disposal of refuse in sea walls was successful, such method of disposal should be extended. The Chairman made reference to the road traffic question, which could be coupled with the existing heavy traffic problem to and from Baltic Wharf. The increase in heavy lorry

movements over the narrow roads serving the Canewdon area could well be a point in favour of the proposal to build a road from the A 130 in the Battlesbridge area across the northern and eastern parts of the District of Southend. This proposal, whilst being of immense benefit to Southend, could in fact be detrimental to the District as a whole, in that it would create pressure for development in areas through which it passed. With this in mind, it was the Group's opinion that the Council should be advised that the appeal lodged against the Council's refusal to sanction further development at Baltic Wharf should be resisted. It was therefore

Resolved that Canewdon Parish Council be informed that this Group will do all in their power to support them in their resistance to the landfill proposals.

RECOMMENDED (1) That the Planning Services Committee and Essex County Council be informed that the Roach Valley Conservation Zone Group of Representatives are opposed to the proposals now made by LESE and that the Group are in accord with the objections voiced by Canewdon Parish Council in their letter dated 27th July 1990

(2) That the Planning Services Committee be informed that this Group are of the opinion that the appeal lodged against the Council's decision to refuse permission for further development at Baltic Wharf should be resisted.

77 ANY OTHER BUSINESS

The Chairman thanked Members for their attendance and particularly Councillor Briggs of Southend-on-Sea Borough Council as a new Member of the Group. It was also gratifying to see so many members of the public present at the Meeting

Matters noted by the Director of Development for enquiry included storage of cars on land at Flemmings Farm, Eastwood and the number of times during the past year when war games had been conducted at The Lawns. It was also noted that the Fire Brigade were unable to reach a fire at The Scrubs as they did not have a key to the gate across byeway 2

The availability of publications on the Essex County Council Landscape Programme and caring for roadside verges in Essex was also noted.

CHAIRMAN _____

DATE _____

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ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 18th October 1990 Present Councillors T Fawell (Chairman), R S Allen, P A Beckers, C K Bellman, C I Black, R H Boyd, Mrs J A. Christie, Mrs P Cooke, B A Crick, Mrs J Fawell, D.F Flack, J A Gibson, Mrs H L A Glynn, M J Handford, N Harris, Mrs E.M Hart, D R Helson, Mrs J Helson, Mrs M Hunnable, Mrs A R Hutchings, S N Jarvis, Mrs S J Lemon, Miss B G J Lovett, Mrs E Marlow, C.R Morgan, R A Pearson, J M. Roden, S.A Skinner, A. Stephens, Mrs M W Stevenson, R E Vingoe, Mrs L Walker, P F A Webster, D A. Weir and D C Wood

Apologies: Councillor Mrs V J Arnold.

588 MINUTES

Resolved that the Minutes of the Meeting of 27th September 1990 be approved as a correct record and signed by the Chairman, subject to it being noted that Minute 508, Para 5 was cross-referenced with Minute 515 of Council

589. MONITORING OF PERFORMANCE - MEETINGS OF 22ND MARCH, 19TH APRIL AND 5TH JULY 1990

The Committee were satisfied that all necessary action had been taken. Minutes 426/89 Paras 1 and 2 (SEC), 667/89 Para.14 (SEC) and Para 27 (DD), 174/90 Para S16 (SEC), 234/90 Paras D2, D3 and 16 (SEC) and 392/90 Para.13 (SEC) were carried forward

590 UNAUTHORISED DEVELOPMENT AT RAWRETH INDUSTRIAL ESTATE, RAYLEIGH

The Director of Development reported that concrete crushing was taking place on a site within the Industrial Estate where planning permission existed only for car breaking. The operation appeared to be contravening the general condition governing hours of work on the estate and was causing a dust nuisance to local residents

Members considered that whilst a planning application to regularise that activity might receive favourable consideration, the present unauthorised activity lacking suitable controls was unacceptable by virtue of its injurious effect on the amenities of the area.

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (13300)(SEC).

591 UNAUTHORISED SCAFFOLDING BUSINESS AT REEVES TIMBER YARD, 5 WEIR POND ROAD, ROCHFORD, ESSEX

The Director of Development reported that a scaffold hire business was being operated from within the above timber yard, on occasions at unsocial hours in breach of the hours of work condition applying to the premises, and that the activity was intensifying causing noise nuisance to adjoining residents. Having regard to the nature of the activity and

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its significant adverse effect on the amenities of the area, the Committee considered that the unauthorised use was inappropriate to and unacceptable within this area and it was accordingly

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported (14972)(SEC)

592 SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

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

Resolved that decisions be made in accordance with the recommendations in the appended schedule subject to:

Para. R1 - F/0621/90/ROC

Amend Condition 4 by the addition of the following sentence -

Furthermore, the new fencing shall be erected on the inside of such hedging, thus leaving the hedging between it and the highway

Para. 2 - CU/0368/90/ROC

Consideration of this application was deferred to enable completion of consultations and for a full list of appropriate conditions then to be brought back to the Committee

At the suggestion of a Member it was agreed that a report should be made to the next Meeting of the Committee regarding the applicant's compliance with conditions attached to the planning permission for the construction of the two golf courses and also that a meeting be arranged to include the Ward Member, the Chairman of the Planning Services Committee and the Director of Development to discuss the current application

Resolved that arrangements be made accordingly. (DD)

Para. 3 - CU/0582/90/ROC

NOTE: Councillor D C Wood declared a non-pecuniary interest by virtue of being a customer but remained in the Meeting and participated in the discussion and voting thereon

Amend Condition 3 - Tree and shrub planting scheme - by adding the following:

Furthermore such a scheme shall include retention of the remaining part of the hedge between the points A - B marked on the plan along the frontage to Stewards Elm Farm Lane and replacement hedging for that already removed between these points save for where the single vehicle access is to be created



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Amend Condition 9 to read as follows

9 The rear double parking bay, access and turning area shall be used for the applicant's car(s) only and by no other vehicles

Para.4 - CU/0641/90/ROC

Application refused for the following reasons -

1 The local planning authority consider that the proposal is likely to give rise to additional traffic movements and car parking about this local neighbourhood shopping parade and at the junction of The Chase and Grove Road. This is already a busy area suffering at times from indiscriminate parking and congestion which is likely to be compounded if permission were granted for this change of use, to the detriment of the safe and free flow of traffic, highway safety and the amenity enjoyed by local residents

2 The proposal, if permitted, would result in an unacceptable loss of retail use within an acknowledged local neighbourhood shopping parade

Para 5 - AD/0640/90/ROC

Amend the size of the illuminated sign to read 250 mm. high x 2.1 m long.

Para 6 - F/0513/90/ROC

Consideration of this application was deferred to enable a Members' site visit to be arranged.

Para 9 - F/0709/90/ROC

NOTE: Councillor P.A. Beckers declared a pecuniary interest by virtue of employment and left the Meeting whilst the item was discussed

Members did not see any need to convene a separate Panel to discuss this application and asked that the matter should be submitted to the Planning Services Committee in the normal manner.

Para 10 - OL/0637/90/ROC

NOTE: Councillor M.J. Handford declared a non pecuniary interest by virtue of being a Governor of the Park School but remained in the Meeting and participated in the discussion and voting thereon

593. WEEKLY LIST SYSTEM - REFERRALS TO PLANNING SERVICES COMMITTEE

The Committee noted a report of the Director of Development on the proportion of applications within the Weekly List System which had been referred to Planning Services Committee and on the outcome in each case

594. PLANNING APPEALS - ANALYSIS OF DECISIONS REACHED

The Committee noted a report of the Director of Development on statistics relating to the appeal decisions issued in both the second and third quarters of 1990 as between Planning Applications and Enforcement Notices, highlighting certain decisions of concern, two of which relating to the

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Westerings, Hockley and the Gas Board land at Klondyke Avenue, Rayleigh had been the subject of previous reports, but accepted that none of the decisions warranted reappraisal of any policies

595 DEVELOPMENT CONTROL STATISTICS, PLANNING APPLICATIONS (Minute 461/90)

The Director of Development reported on the reasons why the statistics produced by the Department of the Environment for the third quarter of 1990 excluded figures for Rochford and advised the Committee of the performance figures for the four quarters from September 1989 to date. Members were pleased to note that the proportion of applications determined within eight weeks had improved over the period from 37% to 78%.

In answer to a Member's question the Director of Development advised the Committee of the reason why the figures showed a decrease in applications during that period.

596. DETERMINATION OF PLANNING APPLICATIONS - EXTENSION OF TIME LETTERS

The Director of Development reported on the suggestion contained within the VFM Report on the planning function that the Council might wish to reconsider whether applicants should be asked on expiry of the statutory time period for dealing with planning applications to agree an extension of time. The Committee noted that this was not normal working practice amongst planning authorities, and the Department of the Environment Circular 22/88 advised against perfunctory requests for an extension of time. Members were mindful that there had been a significant improvement as reflected in the performance figures noted earlier but that a proportion of applications were incapable of determination within the statutory time-scale and that the extension of time procedure did not affect the right of an applicant to lodge an appeal for non-determination. For those reasons the Committee could not see any practical advantage in adopting the suggestion.

Resolved that the report be noted and the existing practice be maintained. (158)(DD)



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 18TH OCTOBER, 1990

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

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

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

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



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PLANNING SERVICES COMMITTEE 18th OCTOBER, 1990

REFERRED ITEM

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
R.1	F/0621/90/ROC	ERECT 2M HIGH CHAIN LINK FENCE ALONG BOUNDARIES OF RECTORY ROAD AND CLEMENTS HALL WAY. VEGA NUSERY, RECTORY ROAD, HAWKWELL.	MS

SCHEDULE ITEMS

2.	CU/0368/90/ROC	NEW BUILDING FOR USE AS GOLF CLUB HOUSE. CONVERT FARM BUILDING TO PROVIDE ANCILLARY ACCOMMODATION. WALFORDS FARM, HULLBRIDGE ROAD, RAYLEIGH.	GJ
3.	CU/0582/90/ROC	CHANGE USE OF ADJOINING COTTAGES TO PUBLIC HOUSE, ADD SINGLE STOREY SIDE AND REAR EXTENSIONS, REAR DORMERS AND NEW VEHICULAR ACCESS ONTO SIDE ROAD. THE ROYAL OAK PUBLIC HOUSE, STAMBRIDGE ROAD, ROCHFORD.	MW
4.	CU/0641/90/ROC	CHANGE OF USE FROM RETAIL A1 TO LICENCED BETTING SHOP A2 AND ALTERATIONS TO SHOP FRONT. 75, GROVE ROAD, RAYLEIGH.	MDS
5.	AD/0640/90/ROC	ILLUMINATED SIGN. 75, GROVE ROAD, RAYLEIGH.	MDS
6.	F/0513/90/ROC	FIVE DETACHED BUNGALOWS WITH ATTACHED GARAGES AND PRIVATE DRIVE ACCESS OFF HARDWICK CLOSE. REAR OF 107-115, DAWS HEATH ROAD, RAYLEIGH.	GJ
7.	F/0519/90/ROC	NEW DETACHED OFFICE BUILDING. LAND REAR OF 26, SOUTH STREET, ROCHFORD.	JAW
8.	F/0671/90/ROC	SINGLE STOREY FRONT EXTENSION RENOUFS HOTEL, BRADLEY WAY, ROCHFORD.	GJ

9. F/0709/90/ROC CONSTRUCTION OF A 30M. RADIO TOWER JAW
WITH CELLULAR RADIO AERIALS AND AN
ADJACENT RADIO EQUIPMENT BUILDING.
HOCKLEY STATION, STATION APPROACH,
HOCKLEY.
10. OL/0637/90/ROC OUTLINE APPLICATION TO DEMOLISH NACB
EXISTING BUILDINGS AND CONSTRUCT
NEW BUILDINGS FOR BUSINESS (B1) AND
GENERAL INDUSTRIAL (B2) USES.
NORTH OF INDUSTRIAL ESTATE,
RAWRETH LANE, RAYLEIGH.

PLANNING SERVICES COMMITTEE

18TH OCTOBER 1990

REFERRED ITEM

R.1

F/0621/90/ROC

PARISH OF HAWKWELL

Zoning: M.G.B.

VEGA NURSERY RECTORY ROAD HAWKWELL

ERECT 2M HIGH CHAIN LINK FENCE ALONG BOUNDARIES OF RECTORY ROAD AND CLEMENTS HALL WAY

NOTES:

This nursery is now under a crop of Christmas trees. It is intended to fence the perimeter of the site with a two metre high chain link fence. Permission, however, is only required along the site's boundary with Rectory Road and Clements Hall Way.

HAWKWELL PARISH COUNCIL draw attention to the relevance of this application to proposals to install a footway along the site's frontage.

THE COUNTY SURVEYOR requests that the siting of the fence respects the proposed improvement line and Condition 2 applies.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

Notwithstanding the submitted plan, the siting of the fence shall be set clear of the proposed improvement line as shown on Essex County Council Highways Department drawing No. 11AR 1104/H4/3.

03 NON STANDARD CONDITION

Notwithstanding the submitted plan, the fence shall be set clear of the highway boundary to Clements Hall Way and shall also be set clear of the 4.5m. x 80m. visibility splay to the south-west of the junction of Clements Hall Way with Rectory Road.

04 NON STANDARD CONDITION

A hedge shall be planted along both the Rectory Road and Clements Hall Way frontages within the first planting season after the commencement of the erection of the fencing to these frontages, except for where the existing hedgerows to those frontages are able to be retained consistent with the other conditions imposed hereon. The new hedging shall be in a position and of such a size and species in accordance with a scheme to be agreed in writing with the Local Planning Authority. The retained hedgerows shall not be removed or reduced in height. In the event of either the new or existing hedgerows being removed without consent or within a period of five years of the completion of development dying, being severely damaged or becoming seriously diseased, shall be replaced with hedgerows of such size and species as may be agreed in writing with the Local Planning Authority.

05 NON STANDARD CONDITION

Prior to the commencement of development, the precise details of the type of fence and posts it is to be erected upon shall be submitted to and agreed in writing with the Local Planning Authority. Notwithstanding the submission of details, the posts shall not be a concrete type but shall be metal suitably colour finished.

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

2.

CU/0368/90/ROC RAYLEIGH

WALFORDS FARM HULLBRIDGE ROAD RAYLEIGH

NEW BUILDING FOR USE AS GOLF CLUB HOUSE. CONVERT FARM BUILDING TO PROVIDE ANCILLARY ACCOMMODATION.

Applicant: MR T C HARROLD

Zoning: M.G.B.

RECOMMENDATION: Delegate to the Director of Development to determine on completion of consultations.

REPORT:

Site and Surroundings

This irregular shaped site, comprising some 78 hectares of agricultural land, is situated on the east side of Hullbridge Road in a predominantly rural location, within the Metropolitan Green Belt.

There are some adjacent residential properties, particularly to the north of the site.

There is an existing vehicular access to Hullbridge Road.

A number of substantial farm buildings and a farmhouse exist approximately mid-way along the Hullbridge Road frontage and the application relates to this part of the site.

Planning Background

On 30th January, 1990, planning permission was granted, on appeal, for the change of use of land to two golf courses and the conversion and alteration of two farm buildings to a golf clubhouse and pro-shop and maintenance vehicle store with car parking (ROC/458/89).

At the same time an appeal relating to a separate application for a similar proposal but including buildings for leisure and recreational use, was dismissed (ROC/243/89).

A copy of the Inspectors appeal decision letter is attached as an appendix to this report.

Rather than convert one of the existing barns into a clubhouse, the applicant now wishes to erect a new clubhouse building. Consequently, the application now under consideration has been submitted to erect a new building for use as golf clubhouse and carry out alterations to another farm building to provide ancillary accommodation.

A separate application recently submitted for change of use of land to form two golf courses with ancillary car parking, landscaping and alterations to Hullbridge Road to provide a new and improved access (CU/0369/90/ROC) was approved, subject to a number of conditions, on 15th August, 1990.

The applications were submitted separately to enable the formation of the golf courses to proceed independently from the clubhouse proposal now under consideration.

Members will note that the application is in keeping with the principle accepted by the above mentioned appeal decision.

The Proposal

The barn to be demolished to provide for the siting of the proposed new clubhouse has a ground area of some 890 sq.m. (7,424 sq.ft.). The appeal decision approved its conversion into a clubhouse and the existing building has the potential to provide two floors of accommodation totalling approximately 1,380 sq.m. (14,848 sq.ft.) floorspace.

The new building now envisaged will be in a similar location and will be set some 80m. (262 ft.) back from Hullbridge Road. The overall "footprint" will be greater but the amended scheme now under consideration is for a part single/part two storey building of 1,100 sq.m. (11,924 sq.ft.) floorspace, which is smaller than the size of clubhouse won on appeal. In addition, the overall height is similar to that of the existing building.

Furthermore, the current scheme follows negotiations with Officers and has been amended so as to incorporate a more interesting design with the use of traditional materials sympathetic to the rural character of this area.

Although the "footprint" has now been increased from that won on appeal, the use of extensive pitched roofs, the introduction of low eaves and the irregular composition of the building combine to give a pleasing appearance which is considered appropriate for this location. The overall visual impact, in terms of bulk of scale, is considered to be acceptable and the building is more aesthetically pleasing than the substantial square "cube like" building which would result if the appeal decision were to be implemented.

The clubhouse will include facilities appropriate for buildings of this nature and will serve both the proposed golf courses.

With regard to the ancillary building, the proposal is to convert and carry out considerable alterations to the existing rectangular agricultural building which is 36m. (118ft.) long and 14m. (46ft.) wide.

The building is sited mid-way between the proposed clubhouse and Hullbridge Road and will be to the north and east of the car parking area previously approved.

The proposal is to carry out extensive alterations and replace the existing building with a building of slightly less site coverage which will provide 638sq.m. (6,864 sq.ft.) floorspace.

The scheme will include the introduction of new pitched roofs and some small first floor dormer windows. The overall effect will be a building of more pleasing appearance of much smaller volume than that which exists. Furthermore, this will provide a harmonious visual relationship with the design concept of the proposed clubhouse which will be of a similar architectural style.

Again, the current proposal is felt to be an improvement on that which could take place following the above mentioned appeal decision and the scheme results from negotiations with the applicant to achieve an improved design.

An extensive car parking facility has been approved close to the entrance to the site. The existing farmhouse will remain to provide staff living quarters, but most of the existing farm buildings will be demolished. In total some 1,402 sq.m. (15,085 sq.ft.) of existing agricultural buildings are to be removed from the site in the immediate locality of the proposed development. This will result in a less cluttered appearance to the site.

As part of the recently approved scheme for the golf courses, two existing vehicular accesses to Hullbridge Road will be closed and the existing main access will be improved to form the sole vehicular access to the site. These improvements include the widening of Hullbridge Road and the formation of a right turn lane for vehicles north bound travelling along Hullbridge Road.

Planning Considerations

The Essex Structure Plan, which was adopted in 1982, and the Rochford District Local Plan, adopted in 1988, both contain policies which seek generally to resist the introduction of new development into the Green Belt. However, policies in both plans acknowledge, as a possible exception, the introduction of small scale facilities for outdoor participatory sport and recreation.

It is the current policy of the Council (Policy LT7) to encourage proposals for golf courses where parking, access and the general impact is considered acceptable and where the loss of high quality agricultural land is avoided.

The previous appeal decision has accepted the use of this site for two golf courses, together with the provision of clubhouse and ancillary facilities on a scale similar to that now envisaged.

Consultations

Adjoining occupiers and a number of interested parties have been consulted and the application has been advertised by the display of a site notice. The application has been amended as a result of discussions with the applicant in order to achieve a more appropriate design and consultations/notifications have been carried out for the revised proposal.

At the time of writing the report, the consultations concerning the revised scheme are still outstanding and any responses will be reported verbally at the meeting. With regard to the originally submitted scheme, the responses received include:-



HULLBRIDGE PARISH COUNCIL consider the buildings to be too large, overdevelopment and out of keeping.

RAMBLERS ASSOCIATION - consider the scheme to be unsuitable on the grounds of development out of keeping, increased traffic.

COUNTY PLANNER - recommends refusal considering the development not to be small scale and in conflict with Green Belt policy and

is concerned over the intrusive nature of the development in the open countryside.

One letter of support has been received commenting that the golf courses and the facilities envisaged will provide much needed recreation for the area.

As a result of the publicity given to the application, one letter of objection has been received raising concern mainly with regard to noise and disturbance.

CONCLUSION

In view of the appeal decision and the more recent planning history, no objection, in principle, is seen to this proposal.

The applicant has made significant improvements to the application to improve the design of the proposed buildings.

The new access, highway alterations and the car parking provision previously approved will provide an acceptable vehicular access to the site and sufficient on-site car parking facilities.

At this stage, subject to the response from the consultations still outstanding, it is felt the application may be favourably considered subject to conditions concerning; development to commence within five years, development to be in accordance with the revised plans, use to be limited to ancillary purposes in connection with the proposed golf courses and to be restricted to the purposes shown on the submitted plans, sound insulation, schedule/samples of external materials to be submitted and approved, details of any floodlighting to be agreed, hours of use, floor levels, no additional new windows to be provided, parking, access, landscaping, footpaths and open storage.

In order to enable this matter to be resolved as quickly as possible, it is asked that the decision be delegated to the Director of Development to determine on completion of the consultation period.

3.

CU/0582/90/ROC PARISH OF STAMBRIDGE

THE ROYAL OAK STAMBRIDGE ROAD ROCHFORD

CHANGE USE OF ADJOINING COTTAGES TO PUBLIC HOUSE, ADD SINGLE STOREY SIDE AND REAR EXTENSIONS, REAR DORMERS AND NEW VEHICULAR ACCESS ONTO SIDE ROAD

Applicant: MR & MRS R A HUME

Zoning: Residential.

Frontage: Depth: Floor Area: Density:

APPROVE:

01 COMMENCE IN 5 YEARS

02 ACCESS-TURNING SPACE PROVIDED

03 TREE AND SHRUB PLANTING SCHEME

04 PROVISION OF 1.8M HIGH FENCING

05 LOADING-UNLOADING AREA - 1

06 NON STANDARD CONDITION

The width of the access onto Steward Elms Farm Lane shall be agreed in writing prior to the construction of the two proposed rear parking bays and information shall be provided as drawn detail and include the turning head required as a result of Condition 2 of this permission. The access should be no wider than that for a single vehicle and the provision of sight splays should also be clearly indicated in that detail.

07 MATERIALS PROVISION OF SAMPLES

08 NON STANDARD CONDITION

Kitchen ventilation and filtration arrangements shall be agreed and installed before the use of the extension commences.

09 NON STANDARD CONDITION

The rear double parking bay shall be used for the application and for vehicles servicing the restaurant only and by no others.

10 NON STANDARD CONDITION

All new windows should be of softwood and painted and be either double hung sashes or side hung casements without night vents. All roofs to be covered in handmade clay tiles or natural British slate (not concrete), weatherboarding to be feather edged finished dense black and rendering to be smooth finished with a wood float, brickwork to match the existing colour, pointing and bonding, whilst the new chimney stack to be built in English bond surmounted by a chimney pot.

REPORT:

STAMBRIDGE PARISH COUNCIL approve the proposal provided access is not gained to Steward Elms Farm Lane and that the boundary hedge be left intact.

This site consists of the Royal Oak Public House and a pair of very small and dilapidated cottages attached to the north flank of the Royal Oak. Along their flank run Stewards Elm Farm Lane serving dwellings to the north and which face the application site. The front forecourt of the public house provides 45 parking spaces and it extends across the front of the two cottages just a few feet away. The northern boundary of the site is overgrown with an elderberry hedge and some semi-mature trees. To the rear of the public house lie some outbuildings of poor appearance.

The proposal is to retain the Victorian facade of the cottages and create a restaurant addition to the premises by rebuilding the interior and also erecting a two storey gable roof and side extension 3m. (10ft.) wide and set off a minimum of 1.5m. (5ft.) from the side boundary. No windows are proposed for this flank wall. Part of the first floor will be used as a new bedroom for the landlord. The rest of the first floor of the cottages internally will be removed.

The facade will be repointed, joinery refurbished and the extension finished in materials to match that facade. To the rear of the proposed restaurant will be a two space parking bay for the owner's vehicle and light delivery vans to the restaurant only and accessed onto Steward Elms Farm Lane.

The main issues that fall to be considered are whether the proposal accords with Council standards as regards parking, that the design will be acceptable and whether any adverse effects upon the surrounding area will result, including the loss of residential accommodation.

Parking standards require 40 spaces for the public house and restaurant combined floorspace. Currently, 45 exist giving a comfortable excess capacity and gives rise to no objection on these grounds.

The proposals will result in the refurbishment of, and sympathetically designed extension to, what are currently dilapidated dwellings not capable of providing an adequate standard of amenity given the proximity of the existing car park and the application premises themselves. Under these circumstances, no objections are raised to their loss, particularly in the light of a number of new dwellings of a much higher standard proposed to be built immediately across the road, resulting from already planned residential redevelopment proposals for that part of the village.

As far as representations are concerned, no objections to the principle of the proposal have been received. Some reservations have been raised regarding the access off Steward Elms Farm Lane and those two parking spaces being used as an overflow park, and lack of an on-site turning head for these spaces. Also concerns raised regarding possible adverse view, and existing cooking odours and possible excessive use of the rear two space bay by delivery vehicles.

If the access point is single vehicle width only with sight splays and a grasscrete block or similar 'soft' surfacing material turning head is provided, then no egress from the site in a forward gear is necessary, and visual impact is left to a minimum. If it is also limited in use for the owner's motor car and restaurant light delivery vehicles, no significant loss of amenity will result.

Proper planting along the boundary and with a new fence will ensure a more attractive aspect, whilst existing cooking odours are a matter for resolution under current Environmental Health legislation.

COUNTY SURVEYOR - no objection in principle.

COUNTY PLANNER - confirms buildings are not listable and advises on finishes and also that a pitched roof to the extension at the rear would be preferable.

HEAD OF ENVIRONMENTAL SERVICES - no adverse comments.

FIRE BRIGADE - no objections.

4.

CU/0641/90/ROC RAYLEIGH

75 GROVE ROAD RAYLEIGH

CHANGE OF USE FROM RETAIL A1 TO LICENCED BETTING SHOP A2 AND ALTERATIONS TO SHOP FRONT

Applicant: M FERRARI

Zoning: Local Neighbourhood Shopping Parade (SAT 1 and 4)

Frontage: Depth: Floor Area: 67 sq.m. Density:

APPROVE:

01 COMMENCE IN 5 YEARS

REPORT:

Approx. Floor Area: 67sq.m.

This local neighbourhood shopping parade consists of 11 units with at present ten shops (A1) and a fish and chip shop (A3). This proposal seeks to introduce an A2 use to the locality in place of one of the shops. The Use Classes Order indicates that this type of service such as a betting office is appropriate to provide within a shopping area. This parade of shops is acknowledged in the District Plan where Policies SAT.1 and SAT.4 apply. In this case, SAT.4 is applicable and states that changes of use to non-retail uses described in SAT.3 may be allowed so long as it does not result in a concentration of non-retail uses and that the amenities of residential areas are not adversely affected. As with the Use Class Order, a betting office is considered an appropriate use and, given that the frontage is staggered and given the proportion of existing shops, there would be no concentration of non-retail uses referred to in Policy SAT.4. Although there is local opposition to the proposal given the location amidst a busy local shopping parade with a communal service access and parking area to the front, it would be difficult to sustain a case that the amenities of the residential area are adversely affected. Therefore, the above recommendation is made on balance.

At the time of writing, five written representations from LOCAL RESIDENTS have been received and which summarised cover: traffic problems increasing double parking, congestion adversely affecting service and deliveries; nuisance; security risk; rubbish problem; attraction to undesirable elements in society and bad influence upon children attending nearby school; adequate provision already existing in central Rayleigh.

THE HEAD OF ENVIRONMENTAL SERVICES has no adverse comments.

5.

AD/0640/90/ROC RAYLEIGH

75 GROVE ROAD RAYLEIGH

ILLUMINATED SIGN

Applicant: M FERRARI

Zoning: Local Neighbourhood Shopping Parade (SAT 7,9,10)

Frontage: Depth: Floor Area: Density:

APPROVE:

01 ADVERTS-STANDARD CONDITIONS

02 ADVERTS-MAXIMUM LUMINANCE

REPORT:

This proposal arises from application CU/0641/90/ROC to change the use of the premises to a betting shop. Whilst not normally wishing to encourage illuminated signage in a mainly residential area, the particular sign is modest in size, being only 250m. high x 2.1m. long.

6.

F/0513/90/ROC RAYLEIGH

R/O 107-115 DAWES HEATH ROAD RAYLEIGH

FIVE DETACHED BUNGALOWS WITH ATTACHED GARAGES AND PRIVATE DRIVE ACCESS OFF HARDWICK CLOSE

Applicant: DEARMAN DEVELOPMENTS LTD

Zoning: Residential.

Frontage: 8m. Depth: Floor Area: Density: 12.2 d.p.a.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

Before the development is commenced, the private drive, together with the access to Hardwick Close, shall be fully constructed in accordance with details to be submitted and approved in writing by the Local Planning Authority.

03 PRIVATE DRIVES-SURFACE FINISH

04 ACCESS-TURNING SPACE PROVIDED

05 GARAGES AND HARDSTANDINGS

06 MATERIALS PROVISION OF SAMPLES

07 LANDSCAPING SCHEME - DETAILS

08 TREE AND SHRUB PROTECTION

09 DETAILS OF MEANS OF ENCLOSURE

10 DETAILS OF SCREENING

11 PD RESTRICTIONS PRIVATE DRIVES

12 PD RESTRICTIONS-DORMER WINDOWS

13 PD RESTRICTIONS-DWELLINGS

14 RETENTION OF WINDOW PATTERN

15 OBSCURE GLAZING

REPORT:

Frontage: 8m.

Density: 12.2 d.p.a.

A 0.4 acres site situated at the rear of residential properties fronting Daws Heath Road (Nos. 107-115) and Hardwick Close. There is a limited frontage to Hardwick Close. To the north is the Council owned two storey flat development of Hardwick House and the adjacent Council owned allotments.

The site includes some Council owned land adjacent to Hardwick House to provide vehicular access to the site.

The application is for the erection of five detached two bedroom bungalows, each with a garage and parking space, to be accessed from a proposed private drive.

THE COUNTY SURVEYOR has raised no objections.

THE RAYLEIGH CIVIC SOCIETY object to the proposal on the grounds of unsuitable backland development; overdevelopment; close proximity to Hardwick House and loss of amenity; precedent for further backland development in the area surrounding the allotment site. The Society consider there is scope for only two bungalows on this site.

Following NEIGHBOUR consultation and the display of a site notice, four letters of objection have been received raising concern mainly with regard to; noise/disturbance; precedent for further backland development; poor access; possible future development of allotment site with access from Daws Heath Road; overdevelopment; increased traffic and pollution; parking; traffic danger; loss of landscaping; cramped development out of character and loss of amenity.

In addition, a petition of objection signed by some 54 RESIDENTS of Hardwick House and properties in Hardwick Close has been received. The petition is against any Council land being used to provide access into the site which, it is felt, could lead to further development around Hardwick House and Hardwick Close, resulting in noise, general disturbance and loss of amenity.

The application has been amended to improve the relationship with the adjacent properties and provide a more acceptable access to the site. Reconsultations have been carried out and any representations received will be reported at the Committee.

7.

F/0519/90/ROC PARISH OF ROCHFORD

LAND R/O 26 SOUTH STREET ROCHFORD

NEW DETACHED OFFICE BUILDING

Applicant: KODEN MAINTENANCE CO LTD

Zoning: Offices (within Rochford Conservation Area).

Frontage: Depth: Floor Area: 316sq.m. gross. Density:

Delegate to the Director of Development to approve following the review by the Council of the sewage embargo. Approval to be subject of the conditions listed below and, in the event of the embargo being continued, a Section 106 Legal Agreement of non-occupation until the embargo is lifted.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS FOR EXTERNAL USE

03 DEVELOPMENT AS PER PLAN

04 TREE PROTECTION - CONSTRUCTION

05 LANDSCAPING SCHEME - DETAILS

06 NON STANDARD CONDITION

Notwithstanding the requirements of Condition 5 above, a screen hedge shall be planted along the northern boundary of the site annotated A-B, the surface finish to the car parking/access areas shall be as indicated on the submitted plan 979/10/B to specifications previously submitted and agreed in writing by the Local Planning Authority. Furthermore, the hedge of railings along the southern site boundary shall be retained and/or strengthened/ replaced respectively as may be agreed pursuant to Condition 5.

07 NON STANDARD CONDITION

The areas of the site to be hardsurfaced or paved shall be limited to those areas indicated on the submitted plan 979/10/B unless otherwise agreed in writing by the Local Planning Authority.

08 NON STANDARD CONDITION

The vehicular access to the site shall be provided 5.5m. wide as indicated on the submitted plan.

09 PARKING AREA-PROVIDE & RETAIN

10 NOISE SUBMIT DETAILS OF PLANT

11 ARCHAEOLOGICAL RECORD

REPORT:

The proposal is for a detached two storey office building for Kodan Maintenance Limited who occupy a nearby office building. A letter of explanation outlines the applicant's views :-

" The building itself will house approximately 8 full-time staff and will primarily be a suite of offices for the hierarchy of the Company for the intent of meetings and entertainment of their clientelle. The facilities provided in this detached form cannot be accommodated within the present building."

The site is part of the Locks Hill area to the north of Bradley Way zoned for offices, although this site presently forms part of extensive rear garden of a residential property, 26, South Street. There is mature tree cover on much of the site and its boundaries which is covered by a blanket Tree Preservation Order - No. 5/72, although the centre of the site is predominantly open and this is where the building is to be sited.

The building, its position and the car parking/manoeuvring space as finally produced on the revised plans fit in well with the constraints of the existing trees. Four trees are to be removed but this is in accordance with advice from the COUNTY PLANNERS E.S.B. SPECIALIST who points out that these are either poor or senile trees. Car parking provisions is one space in excess of the standard requirement.

The site "fronts" both the Council's Back Lane Car Park and Locks Hill and it has been designed and orientated to give a pleasing aspect to each.

Overall, the on-site development is considered to be acceptable. However, to issue arise :-

- (1) Access - the site does not have a right of access from either Locks Hill or Back Lane Car Park for such a project. Initial thoughts of Officer were to take access of Locks Hill which is a fairly recent roadway which could readily serve the site. However, the applicants could not come to agreement with the owners of the intervening narrow slither of land. Also, access off Locks Hill would not work so well with the trees cover/land levels. Furthermore, the County Surveyor, whilst he would not oppose access off Locks Hill, favours it from Back Lane. In the circumstances and, on balance, the above recommendation is made with access off Back Lane.

Members should be aware of a letter submitted from the owners of the narrow strip of land along the Locks Hill frontage who express surprise at this circuitous access route and consider the most appropriate access is off Locks Hill, thereby relieving congestion in Back Lane, removing possible disputes with the Doctors Surgery and those using the rear entrances to South Street. The letter also says the lane has been offered to the applicants at a fair market price. **ROCHFORD MASONIC HALL** also object, on grounds of traffic flows, congestion, etc. to the access off Back Lane and consider the Locks Hill alternative far more appropriate.

- (11) Embargo - The site falls within the embargo area and **ANGLIAN WATER** object. However, as the embargo policy has technically lapsed and is to be reviewed by Members in the near future, it is felt appropriate to await the outcome of the review which would dictate which of the two options set out in the recommendation ought to be pursued.

Consultations: (other than specified above)

COUNTY PLANNER both Conservation Area and Preserved Tree advice is satisfied with the revised plans and/or conditions as listed.

THE HEAD OF ENVIRONMENTAL SERVICES and **COUNTY SURVEYOR'S** comments are equally met.

THE FIRE OFFICER and **N.R.A.** do not raise objection.

ROCHFORD PARISH COUNCIL and the **ROCHFORD 100 AMENITIES SOCIETY** comment respectively - no objections subject to Preservation Order on existing trees and no objection in principle although the design is a little uninspired.

8.

F/0671/90/ROC PARISH OF ROCCHFORD

RENOUFS HOTEL BRADLEY WAY ROCCHFORD

SINGLE STOREY FRONT EXTENSION

Applicant: HOTEL RENOUF

Zoning: Hotel.

Frontage: Depth: Floor Area: Density:

Delegate to the Director of Development to determine subject to satisfactory completion of consultations.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS PROVISION OF SAMPLES

03 LANDSCAPING SCHEME - DETAILS

REPORT:

This application is for a single storey side extension at the south-eastern corner of these hotel premises to provide a lounge facility.

The addition is part of a longer term proposal for a substantial expansion of these premises and will form a link between the previously approved addition, yet to be built, for 42 additional bedrooms and associated car parking facilities (ROC/001/90) and the existing building.

The addition is similar to part of the previously approved scheme and will provide a pitched roof addition which can function as a modest first stage of the above mentioned more comprehensive expansion programme.

Additional car parking can be provided in due course in connection with the major extension but this addition, in isolation, does not give rise to any increase in car parking liability.

The development will not adversely affect the character of this part of the Rochford Conservation Area and, in view of the planning history, no objections are seen to this application.

At the time of compiling this report, no objections have been received against the proposal.

The period for consultations will not expire until 22nd October, 1990 and it is therefore recommended that this decision be delegated to the Director of Development to determine on completion of consultations.

9.

F/0709/90/ROC PARISH OF HOCKLEY

HOCKLEY STATION STATION APPROACH HOCKLEY

CONSTRUCTION OF A 30 METRE RADIO TOWER WITH CELLULAR RADIO AERIALS AND AN ADJACENT RADIO EQUIPMENT BUILDING

Applicant: TELECOM SECURICOR CELLULAR RADIO LTD

Zoning: Residential.

Frontage: Depth: Floor Area: Density:

REPORT:

The above application has been received from Telecom Securicor Cellular Radio Limited for a 30m. tower, aerials and associated single storey equipment building on land owned by British Rail just to the west of Hockley Station on north of Hockley Foundary Estate.

The applicants explain that they see this as being in place of the similar 30m. tower and aerials already granted planning permission on the Foundary Industrial Estate and that British Rail's existing 20m. tower would be removed with the equipment thereon installed on this new tower.

The application is brought before the Committee, at this early stage, given the contentious background to this project, for Members to decide whether to convene a Panel to consider the proposal and to report back in due course to the Planning Services Committee.

10.

OL/0637/90/ROC RAYLEIGH

NORTH OF INDUSTRIAL ESTATE RAWRETH LANE RAYLEIGH

OUTLINE APPLICATION TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT NEW BUILDINGS FOR BUSINESS (B1) AND GENERAL INDUSTRIAL (B2) USES

Applicant: CONRAD PHOENIX PROPERTIES LTD

Zoning: Area Primarily for Industrial Use.

Frontage: Depth: Floor Area: Density:

APPROVE:

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 PARKING AND TURNING SPACE PROV

04 LOADING-UNLOADING - 2

05 OIL INTERCEPTION ARRANGEMENTS

06 LANDSCAPING SCHEME - DETAILS

07 NON STANDARD CONDITION

All foul sewage and trade effluent (including vehicle wash water) arising from the activities on the site shall at all times be discharged to the main foul water sewer.

08 NON STANDARD CONDITION

No retail sales shall take place from the site at any time.

09 NON STANDARD CONDITION

There shall be no obstruction to visibility within the area of the visibility curve indicated on Drawing Nos. 8911.24 and 25 and all vehicular access to the site shall be via the new estate road or existing crossovers indicated on the latter dwelling.

REPORT:

Members will recall that outline planning permission for industrial development on the 9.6 acres of land to the north was granted in March of this year (ROC/559/89). This was subject to a Legal Agreement requiring various improvements to the junction of Rawreth Lane and the existing estate service road. This current application simply seeks to extend this industrial development into a narrow strip of land between that site's south-western boundary and existing road.

This land has previously been used for various temporary commercial uses, e.g. storage of building materials, although it appears that the site has been vacant for some time. The agreement referred to above already applies to this area of land as well as that of the original application.

THE HEAD OF ENVIRONMENTAL SERVICES - no adverse comments.

NATIONAL RIVERS AUTHORITY - no objections, but suggests several conditions.

COUNTY SURVEYOR - to be reported.

f



Planning Inspectorate
Department of the Environment

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- 1 FEB

ITEM 2
APPENDIX

Fibbens Fox Associates
Chartered Town Planners
31 The Broadway
Wocaford Green, Essex IG8 0HQ

Your Reference GM/1415/AP1A &
AP2A/FB
Our Reference T/AP9/B1550/A/89/
131844/P5 & 139517/P5

Date 30 JAN 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY: -MR T. HAROLD
APPLICATION NOS: -ROC 243/89 and ROC 458/89

1. As you know I have been appointed by the Secretary of State for the Environment to determine these appeals. These are both against Rochford District Council and concern the same site at Walfords Farm, Hullbridge Road, Rayleigh, Essex. In the first case the appeal is against the failure of the council to determine within the prescribed period, an application to change the use of land to golf course and the conversion, alteration and extension of some farm buildings for leisure and recreational use with car parking area (Appeal reference A/89/131844). The second is against the decision of the council to refuse planning permission for the change of use of the land to 2 golf courses and the conversion and alteration of some farm buildings to a golf club house and to a pro-shop and vehicle plant store with car parking area (Appeal reference A/89/139517). I have considered the written representations made by you, the council and by interested persons. I inspected the site on the 10 January 1990.
2. From these representations and my inspection of the appeal site and surroundings I consider that the main issues in both these appeals are first, whether the appeal proposals are contrary to green belt policy and whether, if they are, there are any exceptional circumstances that would justify permitting them contrary to the general presumption against allowing new development in the green belt. Second, in any case whether the appeal schemes would have any harmful effect in terms of visual impact and traffic generation.
3. The appeal site consists of a farm of about 78 hectares lying between Hullbridge and Rayleigh in the Metropolitan Green Belt. Hullbridge and Rayleigh are separated along the Hullbridge Road by only a short distance and Walfords farm occupies by far the greatest proportion of this rather narrow stretch of green belt land.
4. The Essex Structure Plan, which was adopted in 1982, and the Rochford District plan, adopted in 1987, both contain policies which seek generally to resist the introduction of new development into the green belt. However, policies in both plans acknowledge, as a possible exception the introduction of small scale facilities for outdoor participatory sport and recreation.
5. The introduction of golf links in this area would not, in my view, be contrary to any of the general aims of green belt policy as advised, for example, in circular 14/84 or Planning Policy Guidance note 2(PPG 2). Nor would it be contrary



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to the council's own green belt policies. Bearing in mind the economic pressures on farming at present and the need as advised in PPG 7, to diversify in agriculture, golf courses here would tend to stabilize the situation with regard to this rather vulnerable part of green belt land. It could also, with the introduction of landscaping and tree planting, result in an improvement in the appearance of the local landscape.

6. With regard to the second appeal application, which involved the conversion of an existing dutch barn to clubhouse and the conversion of a larger barn to pro-shop and maintenance plant store, I would regard these as the kind of small scale facilities for outdoor participatory sport envisaged by the Structure and Local plan green belt policies. I am not convinced that the dutch barn, which is a fairly high steel-framed building, would convert easily to a clubhouse. Even if it could not however, and a new one had to be built, if this was suitably designed and of an appropriate small scale then the visual impact need not be very great. Similarly the construction of a car park for club members could have only a minimal visual impact if properly located and screened by trees and other landscaping measures. The removal of some of the existing farm buildings would, in any case, bring about a significant visual improvement to this part of the site.


7. I have considered the traffic implications of this particular scheme but have concluded that there would be little deterioration in traffic conditions on the highway as a result of the use of a clubhouse, pro-shop and the two golf courses. The main road is straight as it passes Walfords Farm itself and visibility in both directions is good. Subject to the road being widened in the way suggested on behalf of the local highways authority I consider that this particular appeal proposal would be acceptable in highway terms.

8. The other appeal proposal included the conversion of three existing barns for use as leisure centre and sports hall in addition to the change of use of the land to a golf course. Specifically, three large steel framed and clad barns would be converted for this purpose. In order to achieve this it would be necessary to extend the existing buildings so that they linked up. This would result in one single building approximately 40m wide, 82m long and 5m high to eaves level. In addition a large car park would have to be provided in fields adjoining the farm buildings in order to cater for the scale of use that could be expected for this kind of facility.

9. There is no doubt in my mind that this particular proposal is contrary to the council's green belt policies and to the general aim of national policy with regard to green belts. The sports hall would not be the kind of low key ancillary building that serves outdoor activities in green belt locations and which is generally acceptable there. It would be large, visually very intrusive and could generate activity of an intensity that would be inappropriate to a green belt location of this kind.

10. The council submitted no evidence with regard to its objection to the second appeal application on drainage grounds and so I have not been able to consider this aspect of the case.

11. I have taken into account all the other matters raised but none of these has been of sufficient weight to override the considerations which have led me to my conclusion. For the reasons I have stated I have decided to dismiss the appeal dealing with the golf course and the leisure/sports hall complex (appeal reference A/89/131844). The appeal proposal for the golf courses and the conversion of the existing buildings to clubhouse and shop/store I have decided to allow subject to conditions requiring details of design of the new buildings, the provision of a car park and landscaping and the widening of the road and formation of vehicular access to the site.



12. I have also considered the question of the public footpath that runs across part of the golf course. The illustrative plans submitted show that several of the links would be across this path. When I walked this path there was evidence that it was quite well used and it probably provides a useful link between Hullbridge Road and another road on the eastern side of the farm. To divert this path to a route around the edge of the appeal site would, in my view, tend to undermine the amenity and recreational value of this part of the green belt to members of the general public. Since however, the diversion or stopping up of footpaths is subject to legislation separate from that of planning I have not sought to apply a planning condition with regard to it. However, details of landscaping to be submitted subsequently, should, in my view, provide for the retention of the path in its present position. I see no reason why this should interfere unduly with the use of the land around it for playing golf.

13. For the above reasons, and in exercise of the powers transferred to me I hereby dismiss the appeal and refuse planning permission for the change of use of land to golf course and the conversion, alteration and extension of some farm buildings for leisure and recreational use with car parking area, at Waldfords Farm Hullbridge Road, Rayleigh (appeal reference A/89/131844).

14. For the above reasons, and in exercise of powers transferred to me, I hereby allow appeal reference A/89/139517 and grant planning permission for the change of use of land to 2 golf courses and the conversion, and alteration of some farm buildings to a golf clubhouse and pro-shop and maintenance vehicle store with car parking area in accordance with the terms of the application (No ROC/458/89) dated 20 May 1989 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. before the development hereby permitted is begun details of the design and external appearance of the proposed conversion and alteration of all existing buildings shall be submitted to and approved by the local planning authority;

3. No development shall take place until a car parking area has been provided within the appeal site in accordance with details to be submitted to and approved by the local planning authority

4. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the whole of the appeal site, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development

5. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation

6. Before the development hereby permitted is begun Hullbridge Road in the vicinity of the appeal site shall be widened and the entrances to the appeal site altered, in accordance with details to be submitted to and approved by the local planning authority

15. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the statutory period.

16. The developers attention is also drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970.

17. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am gentlemen
Your obedient Servant

E.B. Williams

E.B. WILLIAMS DipTP ARICS MRTPI
Inspector

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DELEGATED PLANNING DECISIONS - 18TH OCTOBER 1990

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

- F/0479/90/ROC Seven detached houses and four bungalows at plots 1-11 inclusive land Albert/Clifton Road and Rectory Avenue, Ashingdon - M.B.C. (Estates Ashingdon) Ltd.
- F/0550/90/ROC Demolish existing garage and erect single storey side extension and new double garage at front at Avanti, Leslie Gardens, Rayleigh - Mr D. Carter.
- F/0552/90/ROC Single storey side extension, and internal alterations at Oakford, Montefiore Avenue, Rayleigh - Mr & Mrs Durell.
- F/0559/90/ROC Front and rear dormers at 69, Banyard Way, Rochford - Mr & Mrs A.R. Barrington.
- F/0564/90/ROC Erect pitched roof at first floor level at 80, High Road, Hockley - Mr Bedwell.
- F/0567/90/ROC Single storey rear extension and dormer windows to front, side and rear at 11, Folly Lane, Hockley - W. Masterson.
- F/0572/90/ROC First floor front extension (revised scheme) at 2a, New Road, Great Wakering - Mr & Mrs R. Rae.
- F/0578/90/ROC Extension to front dormer and garage to side at 17, Elm Drive, Rayleigh - Mr K. Fagg.
- F/0585/90/ROC Single storey rear extension at 6, Trinity Close, Rayleigh - Mr & Mrs K. Passingham.
- F/0587/90/ROC First floor front extension and front porch at 27, The Paddocks, Rayleigh - P. Bates.
- AD/0592/90/ROC Erect a non-illuminated welcome sign to wall at Park Sports Centre, Rawreth Lane, Rayleigh - Circa Leisure PLC.
- F/0599/90/ROC First floor front extension at 18, Kilnwood Avenue, Hockley - Mr & Mrs Newson.
- F/0604/90/ROC Install cesspool in front garden at Claremont, London Road, Rawreth - Mr B.J. Sullivan.
- F/0607/90/ROC Single storey side and rear extension at 65, Marylands Avenue, Hockley - Mr & Mrs Wilde.
- F/0616/90/ROC Rear conservatory at Tapley House, Cheltenham Road, Hockley - Mr & Mrs D.J. Jarvis.

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F/0618/90/ROC Conservatory addition (amended plan to ROC/1169/88) retrospective at 68, Great Wheatley Road, Rayleigh - Mr M. J. Jackson.

F/0622/90/ROC Lychgate, gates and fence at 21, Tillingham Way, Rayleigh - B.W. Patient.

F/0626/90/ROC Garage and store room to side at 122, The Chase, Rayleigh - Mr & Mrs J. Porter.

F/0629/90/ROC Two storey side extension incorporating integral garage at 1, Hazelwood, Hawkwell - Mr L. Moss.

F/0630/90/ROC Single storey rear extension at 21, Stanley Road, Ashingdon - M.R. Hawes.

F/0636/90/ROC Add single garage to existing garages and re-roof at Tye Hoppett, Lark Hill Road, Canewdon - Mr K.A. Harris.

F/0638/90/ROC Single storey rear extension at 7, Meadway Rayleigh - Mr & Mrs D.A. Sutton.

F/0652/90/ROC Single storey front and rear extensions, add garage and rooms in roof at 25, Windsor Gardens, Hawkwell - Mr G. Shimm & Ms J. Connell.

F/0653/90/ROC Attached garage and front and rear dormers at 45, Highams Road, Hockley - Mr S. Knight.

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REFUSALS

F/0625/90/ROC

Two storey side and single storey front extension at 8, Leasway, Rayleigh - Mr & Mrs R. Whitehead.

Reasons

1. Would dominate the outlook at front. Flank elevation out of keeping, height of garage is considered excessive.
2. Siting of garage fails to provide 6 metres separation from highway.

F/0581/90/ROC

First floor side extension at 4, Kings Close, Rayleigh - Mr G. Gaba.

Reason

Overbearing impact on neighbouring dwellings, loss of privacy, no off-street parking.



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DELEGATED PLANNING DECISIONS 18th OCTOBER 1990

Weekly List No. 28

APPROVALS

AD/0542/90/ROC	Illuminated fascia sign at 75, High Street, Rayleigh - The Home Entertainment Corp. PLC.
F/0560/90/ROC	One detached dwelling (plot 6) adjacent 128, Daws Heath Road, Rayleigh - Gales Developments Ltd.
F/0596/90/ROC	Add windows to side elevation (west facing) at 18, Totman Crescent, Rayleigh - Universal Cycles PLC.

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DELEGATED PLANNING DECISIONS 18TH OCTOBER 1990

Weekly List No. 29

APPROVALS

- CU/0539/90/ROC Retention of residential caravan at The Mousery, Beeches Road, Rayleigh - A. Tuck & Son Ltd.
- F/0568/90/ROC Extend existing glasshouse for retail use at Morley Nurseries, Southend Road, Great Wakering - B.A. & A.M. Wright.
- CU/0614/90/ROC Use of building as ancillary workshop and store to existing shop premises at 105, High Street, Rayleigh at Rear of 109, High Street, Rayleigh - Hadleigh Bakery Ltd.

REFUSALS

- F/0505/90/ROC Single storey side extension to form granny annexe at The Croft, Apton Hall Road, Canewdon - Mr & Mrs M. Waller.

Reason

Excessive development in the Metropolitan Green Belt.

- F/0562/90/ROC Single storey building for storage use at 32, Eastwood Road, Rayleigh - Mr Awan.

Reason

Overdevelopment of the site, loss of amenity space.

- F/0612/90/ROC Temporary siting of caravan for 3 years to establish goat farm at Trinity Goat Farm, Trinity Wood Road, Hockley - Mr S.G. Scott.

Reason

Excessive development in the Metropolitan Green Belt.



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DELEGATED PLANNING DECISIONS 18TH OCTOBER 1990

Weekly List No. 30

APPROVALS

F/0594/90/ROC Side and rear extensions, rooms in roof and formation of granny annexe at 14, Hillside Road, Hockley - Mr M. Bateman.

AD/0603/90/ROC Erect hanging sign illuminated by spot lights at 91, High Street, Rayleigh - Sansoms Ltd.

REFUSALS

CU/0518/90/ROC Change of use of land from agricultural to residential garden at Adj. 1 Winchester Drive, Rayleigh - Mr. Perry.

Reason

1. Excessive Development in M.G.B.

RM/0605/90/ROC Detached 4-bed house and detached double garage (details) at Brading, Rebels Lane, Great Wakering - Mr & Mrs R.W. Gardiner.

Reason

1. Excessive in size and bulk, would have a dominant and overbearing impact, would be contrary to provisions characterised in Department of Environment decision notice.

2. Will cause overlooking and loss of privacy to neighbouring occupiers.

F/0615/90/ROC Front porch/sun lounge to aged persons care home at 399, Little Wakering Road, Little Wakering - Mrs J. Innell.

Reason

Excessive in size, incongruous feature in street scene. Depth of extension will inhibit access to front of building.

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DELEGATED PLANNING DECISIONS 18TH OCTOBER 1990

Weekly List No. 31

APPROVALS

- F/0551/90/ROC Erect single storey church hall adjacent St. Mary and All Saints Church, Stambridge Road, Rochford - Parochial Church Council.
- F/0598/90/ROC Demolition of existing barn and erection of 4 bay car port at Red Lion, High Street, Great Wakering - Grand Metropolitan Estates.
- CA/0608/90/ROC Demolition of existing barn and erection of 4 bay car port at Red Lion, High Street, Great Wakering - Grand Metropolitan Estates.
- F/0623/90/ROC Extension to existing flour outloading building at Rankin Flour Mills, Mill Lane, Rochford - Allied Mills Ltd.
- F/0624/90/ROC Two storey rear extension and add side dormer at 60, Folly Lane, Hockley - Mr Terry.

REFUSALS

- F/0586/90/ROC Erect 3 detached houses with garages at Rear of 11-14, Birch Close, Canewdon - Robert Leonard Investments Ltd.

Reasons

1. Cramped form, overdevelopment, out of keeping with character of area and detrimental to visual amenities.
2. Loss of amenities to adjacent properties due to overlooking, loss of privacy and light.
3. Does not satisfy policy H9.
4. does not meet standards for off-street parking.

- OL/0658/90/ROC Outline application to erect bungalow with detached garage and private drive at Rear of 27, Rocheway, Rochford - R.D. Grew.

Reasons

1. Unacceptable form of backland development, out of character, detracting from amenities to area, contrary to Policy H2.
2. Would present a single sided development on inner fringe of M.G.B.
3. Would create a precedent on adjoining land.
4. The sewerage system serving site would create further flooding of properties.

001505

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS / ~~REJECTIONS~~

DATE: 18/10/90

PLAN NO.	ADDRESS	DESCRIPTION
B/N 90/612	Woodside, Granville Road.	New Roof.
B/N 90/621	318. Little Wakering Road.	Rebuild brick piers in lounge and remove chimney breast in 2nd bedroom support stack.
B/N 90/622	48, Rosslyn Close. Hockley.	Convert integral garage to dining room.
B/N 90/623	1A. Link Road. Rayleigh.	Cavity wall insulation.
B/N. 90/628	1. Creswick Avenue. Rayleigh.	Loft Conversion.
90/561	48, Lascelles Gardens Rochford.	Single storey rear extension.
90/511	Benson Lund Ltd, Aviation Way, Southen Airport.	Phase 2, extension to existing factory and offices.
90/485A	Adj. 99, Nevern Road. Rayleigh.	Four bedroomed detached House.
90/560	Plot 14, Spindle Beams, off Millview Meadows. Rochford.	One detached house & D/Garage.
90/554	5. Brook Close. Rochford.	Single storey rear extension.
90/581	69, Banyard Way. Rochford.	Loft Conversion.
90/529	The Nook. Hall Road. Rochford.	Alterations and additions.
90/577	125. Main Road. Hawkwell.	Side Extension.
90/585	1. Hazelwood. Hawkwell, Hockley.	Two storey side extension.
90/533A	8. Hambro Avenue. Rayleigh	Convert garage to dining room. pitch roof extension on side & rear elevation
90/538	Sutton Wharf, Sutton Road. Rochford	Erection of new workshop.
90/567	122, The Chase, Rayleigh,	Garage & Store Room.
BN 90/631	21. Hawkwell Park Drive. Hawkwell	Convert existing garage into kitchen. and general alterations to internal layout of rooms.
90/565	65. Marylands Avenue. Hockley	Flat roof ext: on side. & rear extension.
BN 90/650	45. Kimberley Road. Little Wakering	Rear Extension.
BN. 90/651	19. The Bramleys, Rochford.	Dining Room Extension.
BN 90/652	42, Church Road. Rayleigh.	Dorma in Loft.
BN 90/653	116. Conway Avenue. Gt. Wakering.	Convert Garage into childrens playroom.
90/611	The Olives. Cheltenham Rd E/Ley.	Rear Extension.
90/514	20. Eastcheap. Rayleigh.	Extension on existing rooms in roof.
90/327A	1. Central Avenue. Rochford.	New Chalet.
90/578	Tye Hoppit. Lark Hill, Canewdon.	New garage & new tiled roof over existing garages. (Amended Plans)
90/616n	80. High Road. Hockley.	Removal of flat pitched roof over.
90/564	21. West Street. Rochford.	New shop front and split existing shop in two.
90/605	89 High Street. Rayleigh.	Internal Partition.
90/552.	18. Swaview Drive. Gt. Wakering.	frpnt & rear Pitched roof extension.
90/563	18 Richmond Drive. Rayleigh.	Extension.

001506

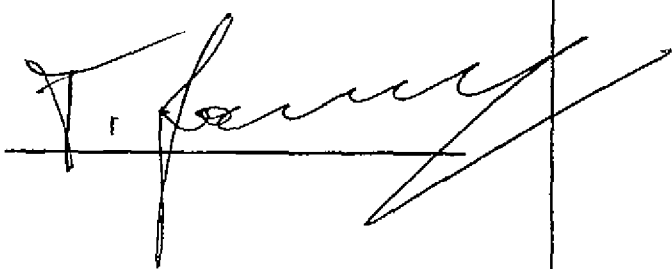
DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 18/10/90

PLAN NO.	ADDRESS	DESCRIPTION
90/510	Tree Tops, Hillview Road. Rayleigh	New Porch & Garage.
90/514	20. Eastcheap, Rayleigh.	Extension of existing rooms in roof.
90/515	Hullbridge Free Church, Lower Rd. Hullbridge.	Extensions & Alterations.
90/520	Unit J1, 3, Totman Crescent, Ray.	Rebuild of Mezzanine.
90/521	The Royal Oak P/H, Stambridge Road. Gt. Stambridge.	Conversion of adjoining cottages to dining room & kitchen extension.
90/525	4. Kings Close, Rayleigh.	First floor extension.
90/527	125. Bull Lane. Rayleigh.	Rear Extension.
90/529	The Nook, Hall Road. Rochford.	Alterations & Additions.
90/530	2. Poplar Road. Rayleigh.	Rooms in Roof.
90/533	8. Hambro Avenue. Rayleigh.	Convert garage to dining room, pitch roof extension on side & rear elevations
90/542	73. Eastwood Road. Rayleigh.	Alterations & Extensions.
90/542	60. Avondale Road. Rayleigh.	Extension to side.
90/556	Plots 20/21 & 28/29. Millview Meadows. Rochford.	4. Semi Detached Dwellings.
90/550	18. Kilnwood Avenue. Hockley.	First Floor Extension.
90/559	18. Totman Crescent. Rayleigh.	Insertion of windows into external wall and door to internal wall.

CHAIRMAN



DATE

15/11/90

001507

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 23rd October 1990 Present Councillors R H Boyd (Chairman), C.K Bellman, C I. Black, B.A. Crick, D F. Flack, J A Gibson, M.J Handford, N. Harris, Mrs E M. Hart, D R. Helson, Mrs S J Lemon, Miss B G J Lovett, C R Morgan, R A. Pearson, S A Skinner, R E. Vingoe, Mrs L. Walker, P F A. Webster, D A Weir and D C Wood

Apologies, Councillors T. Fawell and A J Harvey

597 APPOINTMENT OF VICE-CHAIRMAN

Resolved that Councillor S A Skinner be appointed Vice-Chairman of the Committee for the remainder of the Municipal Year

598. MINUTES

Resolved that the Minutes of the Meeting of 25th September 1990 be approved as a correct record and signed by the Chairman

599 MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 3rd April and 17th & 19th July 1990

(b) Council Meetings of 24th April and 24th July 1990

The Committee were satisfied that all necessary action had been taken Minutes 212(A)/90(HES), 212(D)/90(AGE,T), 212(E)(1)/90(HCSA,SEC), 213/90(CE), 244/90(HCSA), 436/90(CHM) and 449/90(SEC) were carried forward.

600 MINUTES OF COMMITTEES

The Committee received the following Minutes -

<u>Committee</u>	<u>Date</u>	<u>Minute Nos</u>
Health & Housing Services	4th & 8th October 1990	518 - 541

Minute 531 - Housing Strategy

In considering the recommendation to re-introduce the 80/20 Scheme Members had before them the joint report of the Chief Housing Manager and Treasurer advising that as a result of changes in capital controls there could be an adverse effect on the Council's Capital Programme particularly if the scheme were re-introduced in mid-year.

The Committee accordingly accepted the suggestion of the Chairman that the re-introduction of the 80/20 Scheme should be held in abeyance for the time being and that in the meantime elderly owner/occupiers should be eligible to join the housing waiting list and be offered housing in accordance with the points system without any condition being attached requiring the sale of their existing home That would enable the effect of the change in policy, which it was accepted could be detrimental to non-owner/occupiers, to be gauged and the 80/20 Scheme to be considered further when the property market had improved

001508

Policy & Resources Committee

RECOMMENDED (1) That the present arrangements under which housing is offered to elderly owner/occupiers be discontinued and they be eligible to join the housing waiting list and to be offered housing in accordance with their priority under the points system, without any condition being attached to the sale of their existing home

(2) That a report be made to the Health & Housing Services Committee on the effect of that new policy after a full year of its operation to enable further consideration to be given to the re-introduction of the 80/20 Scheme (225)(CHM,T)

Leisure Services	9th October 1990	542 - 561
Development Services	16th October 1990	562 - 587

Minute 569 - Proposed Waiting Restrictions

In answer to a Member the Chairman of the Development Services Committee confirmed that the action requested in respect of the adjacent roads did not prevent the scheme for Highmead, Rayleigh from proceeding (933)

Minute 578. Review of Corporate Plan and Budget Strategy

The Chairman referred Members to Recommendation (5)(i) of this Minute which provided for sub-paragraph (a) of Corporate Priority G.2 regarding the construction of the B1013 Access to Southend to be deleted. That was in conflict with the recommendation under Minute 568: Major Road Schemes Review whereby County would be requested to construct Stage 3 of the proposed Sutton Road Improvement Scheme before Stage 2, because one of the reasons for so doing was that the B1013 would be relieved of traffic by the construction of the Access to Southend proposal. He suggested that the difficulty could be overcome by deleting that reason from the earlier Minute but the Committee considered such a course of action would be premature before the Council's policy on the construction of the Cherry Orchard Lane link had been clarified.

It was moved by Councillor D C. Wood and seconded by Councillor D.A. Weir.

"That Corporate Policy G 2(a) be maintained and Minute 578 be amended accordingly."

In support of that amendment it was recalled that this Council's long established policy had been to support the provision of the Cherry Orchard Lane link. By acting jointly with Southend-on-Sea Borough Council it had proved possible to persuade the County Council of the need for such a relief route. That had been demonstrated by the estimated reduction in vehicle movements between Rochford and Warners Bridge that would be achieved by its provision. Following public consultation the Cherry Orchard Lane link had been selected as the best option out of a number of routes and assigned a priority in the highways capital spending programme. It had taken a considerable amount of time and effort to secure a commitment from the County Council towards road improvements in the District.

The effect of abandoning Corporate Priority G 2(a) would be to jeopardise £8.8m in respect of the Cherry Orchard Lane link without identifying any

Policy & Resources Committee

alternative scheme within the District to which those funds could be re-allocated. Nor could it be argued that the Sutton Road Improvement Scheme would be sufficient because that would not reduce the amount of traffic north of the Anne Boleyn. It was acknowledged that the B1013 relief route would only alleviate the traffic problems in the District without overcoming them but that was not a reason to abandon it.

Other Members argued that the scheme should not be supported because it would ease the problems in the eastern side of the District to the detriment of traffic conditions to the westward of the route not least by attracting Chelmsford-bound traffic from the A127. Had the link been part of a larger scheme to improve the passage of traffic through the District it might have been viewed with more favour but the proposed inner by-pass for Rayleigh, Hockley and Hawkwell had been one of the schemes which following consideration of the South East Essex Traffic Study findings had been rejected and would not be pursued. The construction of the Cherry Orchard Lane link in isolation was therefore regarded as flawed and incapable of resulting in an overall improvement to the road network.

Against that however no account had been taken in this argument of the likely effect of the Rayleigh Weir junction improvement on traffic in the western part of the District. It was further pointed out that the study had demonstrated that 90% of the vehicles currently using the existing B1013 route into Southend originated within the Rochford District.

On a requisition pursuant to Standing Order 14 voting on the amendment was recorded as follows:-

For the amendment (9)

Councillors C K. Bellman, J A Gibson,
Miss B.G.J. Lovett, C R Morgan,
R A Pearson, Mrs L Walker,
P F A Webster, D A Weir and
D C Wood

Against the amendment (8)

Councillors C I Black, R H Boyd,
M J Handford, N Harris, D R. Helson,
Mrs. S J Lemon, S A. Skinner and
R E Vingoe

The amendment was declared CARRIED and the Committee accepted in consequence that Minute 568 should remain unaltered.

RECOMMENDED That Corporate Priority G 2(a) be maintained and Minute 578 be amended accordingly (2159)(SEC)

Planning Services

18th October 1990

588 - 596

601 PANEL MINUTES

The Committee considered the appended Minutes containing the following recommendations -

Panel

Date

(A) Twinning Sub-Committee

19th September 1990

001510

Policy & Resources Committee

RECOMMENDED (1) That each of the Parish Councils be invited to actively participate in Essex Euro Week and that for this purpose a representative from each of the Parishes be asked to attend an early Meeting of the Sub-Committee to identify the availability of opportunities for participation within each area and to formulate a draft programme for the week

(2) That the Assistant Chief Executive make a progress report to that Meeting on the results of investigations into the suggestions referred to above and, if possible, to prepare an overall draft programme of activities for the District (Minute 3 - Essex Euro Week) (ACE)

(B) Personnel Sub-Committee

20th September 1990

RECOMMENDED That the existing Corporate Priority I 4 remain unaltered (Minute 4 Corporate Plan - Priority I.4)

(C) Performance Review Panel

11th October 1990

The Chairman asked the Committee to note that Councillor R E Vingoe had been present at this Meeting.

RECOMMENDED (1) That arrangements be made accordingly (Minute 4 - Central Services).

(2) That the Policy & Resources Committee be advised accordingly and asked to adopt the suggestions in the Minute as guidelines to Chairmen and Members (Minute 5 - Committee Structure)

(D) Group Leaders Panel

15th October 1990

602 REVIEW OF CORPORATE PLAN & BUDGET STRATEGY 1991/92

Members had before them the appended report of the Chief Officer Group regarding those amendments to the Corporate Plan proposed by the Liberal Democrat Group together with a summary by Cost Centres of discretionary activities in order of priority

The Committee considered each of the amendments and concluded

- (i) that the amendment to Corporate Priority I.4 had already been considered under the Minutes of the Personnel Sub-Committee
- (ii) that the amendment to Corporate Priority I.6(b) should be accepted on the basis that with the availability of free newspapers in the District the Rochford News should be discontinued and the Council should consider alternative means of communication,
- (iii) that the amendment to Corporate Priority I.8 should be accepted on the assurance of the Chairman that sub-paragraph (c) remained unaltered
- (iv) that the proposed new Corporate Priority I.10 should be accepted with the proviso that separate Committee authority would be required in the event that independent market research was regarded as necessary

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Policy & Resources Committee

- (v) that the amendment to Corporate Priority J 1 should be accepted notwithstanding advice from the Chief Officer Group supplemented by a verbal report from the Treasurer that deferment of the project date could lead to a substantial financial penalty as the Council might be required to reimburse the sum of £42,000 already paid by the Home Office as grant on account
- (vi) that the amendment to Corporate Priority O 1 be accepted on the understanding that it was intended to enable a review to be carried out if the Council so desired
- (vii) that the proposed new Corporate Priority O 3 be accepted as being intended to apply only to the use of professional advice where that could be freely obtained
- (viii) that the proposed amendment to Corporate Priority P 3 be withdrawn to enable its revision by the Liberal Democrat Group.

The Committee accepted the order of prioritisation of those discretionary activities which fell within their terms of reference subject to the Assistant Chief Executive's Office Cost Centre being amended by the deletion of "Rochford News" and the expansion of "Public Relations" by the addition of the words "and Communications"

RECOMMENDED (1) That sub-paragraph (b) of Corporate Priority I.6 be amended by the deletion of all the words following the phrase "to explain Council policies"

(2) That Corporate Priority I 8 and its first two sub-paragraphs be amended to read:-

"Through its Information Technology Strategy to improve the cost effectiveness of providing information to the public, Members and the Council's administration by

- (a) making the C-View system self-financing,
- (b) investigating whether new technology systems would reduce costs (1990/91)"

but that sub-paragraph (c) remain unaltered

(3) that a new Corporate Priority I 10 be introduced as follows.-

"To consider whether independent market research into service provision needs, public requirements and preferences, customer satisfaction etc., would be of value in assisting future policy formulation and to investigate the likely cost implications of such research (1991/92) "

(4) That Corporate Priority J 1 be amended by substituting (1992/94) for (1990/93) and that the risk of having to repay grant of £42,000 be accepted

(5) That Corporate Priority O 1 be amended to read

"To review the programme of planned maintenance and improvements (1990/91)."

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Policy & Resources Committee

(6) That a new Corporate Priority 0 3 be introduced as follows.

"To call on free professional advice where that is available to identify methods of saving on energy costs in Council-owned buildings, particularly by the use of energy-efficient equipment (1991 onwards)."

*Dealt with under
Minute 611
of Council*

(7) That further consideration be given to the proposed amendment to Corporate Priority P 3 in the light of a revision thereof by the Liberal Democrat Group.

(8) That this Committee's order of priority for spending on discretionary activities be accepted subject to the deletion of "Rochford News" and the addition of the words "and Communications" after "Public Relations". (2159)(COG)

603. APPOINTMENT OF DELEGATES TO ATTEND THE 1991 CIPFA CONFERENCE
(Minute 429/90)

Members were mindful that at the July Meeting when a report had been received from the delegates to the 1990 CIPFA Conference, a decision as to Member attendance at the 1991 Conference was left in abeyance pending consultation between the Group Leaders.

After discussion the Committee agreed that there should be no Member representation

RECOMMENDED - Accordingly (218) (T)

604 DISSOLUTION OF THE ROACH GROUP PARISH COUNCIL

The Assistant Chief Executive reported on a formal request from the Roach Group Parish Council for this Council to exercise its powers under Section 11(4) of the Local Government Act 1972 to dissolve the present grouping arrangement and approve reversion to three individual Parishes namely, Paglesham, Foulness and Barling Magna. Details of all assets had been prepared and it was understood that there were no liabilities. The existing Parish Councillors had indicated a willingness to serve until elections for the new Parish Councils were held in May 1991. Members noted the need to give sufficient notice to enable each of the new Parishes to set their respective precepts for 1991/92 in their own right, and whilst expressing some concern at the possible impact on their Chargepayers agreed that the effective date should be 1st January 1991.

RECOMMENDED That in accordance with Section 11(4) of the Local Government Act 1972 the District Council make an order dissolving the Roach Group Parish Council with effect from 1st January 1991 and creating the Parish Councils of Paglesham, Foulness and Barling Magna (503)(ACE,SEC)

605 CONSERVATION AREA ADVISORY COMMITTEE

The Chairman declined to exercise his authority under Standing Order 26 2 to admit this item of business

Policy & Resources Committee

606. CENTRAL FILING INDEX SYSTEM

The Head of Computer Services & Audit reported in confidence on the reasons why it was necessary to update the existing central filing index, on the advantages of a suitable replacement micro-computer system which had been identified in consultation with the Assistant Chief Executive and on the proposed method of funding the capital and maintenance costs involved.

RECOMMENDED That approval be given to the purchase of a computerised central filing index system (9726)(HCSA,ACE)

607 EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in paragraph 8 of Part I of Schedule 12A of the Act.

608 THE FREIGHT HOUSE, ROCHFORD

The Secretary to the Council reported in confidence on the terms of the existing lease of the above property, the freehold of which was likely to be put up for Auction in the near future except that the Council had been invited by the landlord, British Rail Property Board, to enter into prior negotiations. Members noted an explanation from the Chief Executive & Director of Finance on the basis on which it was intended to proceed and the means by which such purchase could be funded.

RECOMMENDED That the Secretary to the Council be authorised to negotiate the acquisition of the freehold of the Freight House, Rochford with British Rail Property Board including, if necessary, bidding at auction up to a maximum figure agreed in consultation with the Treasurer (435)(SEC,T)

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

MINUTES OF THE TWINNING SUB-COMMITTEE

At a Meeting held on 19th September 1990

Present: Councillors C.K. Bellman, R.H. Boyd, M.J. Handford, D R. Helson and Miss B.G.J. Lovett.

Apologies: Councillors Mrs. A.R. Hutchings, R.A. Pearson and D.C. Wood.

1 APPOINTMENT OF CHAIRMAN

Resolved that Councillor R H Boyd be appointed Chairman of the Twinning Sub-Committee for the remainder of the Municipal Year

2 MINUTES

Resolved that the Minutes of the Meeting of the Sub-Committee held on 12th April 1989 be approved as a correct record.

3 ESSEX EURO WEEK

The Sub-Committee considered a report submitted by the Assistant Chief Executive upon the Essex County Council proposed "Euro Week" to be held from 10th to 18th April 1991

The aim of this event was to interest and focus the imagination of the general public on the concept of a single European Market and to ensure that Essex was prepared for the opportunities this would offer.

The Sub-Committee was advised of the draft timetable of activities proposed by Essex County Council and by other District Authorities within the County. It was envisaged that twinning and civic activities would be the main vehicle to support Euro Week and, in consultation with the Chairman of the Council, it had already been agreed that the Council's Civic Banquet would be held on Friday 12th April 1991, to coincide with the week and would follow a European theme including participation of guests, not only from Haltern, but from other associated countries including Austria, France and East Germany

Initial approaches had already been made to Haltern with a view to seeking participation of local dance and music groups from the town who would be invited to perform in Rochford during Euro Week and, possibly in other parts of the County.

The cost of activities would be contained within the Council's Civic and Twinning Budgets although it was anticipated that some assistance towards funding would be available from either the E.C.C. or the International Association of Local Authorities and this was being pursued on a County wide basis by the County Council.

The Sub-Committee gave detailed consideration to a wide variety of suggestions, embracing almost all sections of the community from schools to Parish Councils to private enterprise

Members felt that it was important that the community itself was involved in the support of Essex Euro Week, and to this end suggested that each the Parish Council should be invited to participate and initiate and co-ordinate activities within its own area. It was suggested that each of the 12 Parishes adopt an E.E.C. member country as its theme and concentrate on that country, with possible assistance through the various Embassies or local associated businesses etc.

The multiplicity of ideas, suggestions, contacts and activities was submitted on the basis that whilst obviously it would not be possible to obtain the support or involvement of all of them, there ought to be sufficient interest and response from which to formulate a creditable programme of activities for the week

The Assistant Chief Executive undertook to investigate further the following proposals and suggestions and report to a future Meeting of the Sub-Committee:-

1. BBC Essex - Folk Programme
2. Involvement of Rochford Arts Council
3. Participation by Royal Engineers Band
4. German Wives Club
5. German "Oompah" Band
6. Orchestral Concert, within the terms of the Leisure Management Agreement for special events
7. Active participation of the Chambers of Trade
8. Involvement of Licensed Victuallers
9. Assistance and possibly, supplies through the German Food Centre in London
10. In addition to National flags, the flag of St. George should also be displayed
11. Participation by Skylane Flying Club (Herr Baumhert, Southend Airport)
12. Tomassi's (Italian connection)
13. Southend Airport
14. Burstin Travel
15. Post Office replacement letterbox for Haltern
16. Sharps Garage (Carpenter's Arms) - Vintage Renault Car display

- 17 RADS association with Holland (Leidshendam)
18. Consult with local farms regarding availability of accommodation for foreign visitors
- 19 Identify suitable trees, representative of each of the member European communities for a joint planting and consult with appropriate Embassies with a view to assistance and possibly provision of suitable plaques or other memorabilia
20. Discuss with CIRCA Leisure any planned activities of the Company during 1991 which might usefully be brought forward to coincide with Euro Week
21. Explore with Rochford Sports Council the possibility of an International Games Day
- 22 Discuss with local voluntary organisations e.g. Rayleigh Lions, Rotary Round Table etc , possible participation
23. In particular consider bringing May Day Fair forward to coincide on this one special occasion
24. Investigate any possible historic anniversaries during 1991 which could be used as a theme within the Euro Week
- 25 Seek support of all of the Parishes and active participation
26. Explore other "planting" possibilities, flowerbeds etc
- 27 Participation by Bambergers, in view of European connections
- 28 Participation of local Travel Agents
29. Street entertainment should be supported, wherever possible, by music; explore all possible sources including Rayleigh Brass and the Hockley Pipe Band
30. Enquire of local coach companies who might be interested in participation as a means of advertising
31. Pursue positively with Essex County Council the availability of the Dutch Swing College Jazz Band
- 32 Investigate the possibility of provision of suitable items for purchase through local traders, in particular umbrellas
33. Provision of rock (similar to Haltern in 1989, possibly for sale by local groups e.g Rayleigh Lions etc.)
34. Invite local dance schools to participate in Town Centre activities, in European traditional costumes
35. Open-air inter-denominational service on Sunday 14th April with Mill Hall as an alternative venue in the event of inclement weather

- 36 Pursue involvement of local groups already participating in twinning activities including local Camera, Radio and philatelic clubs etc.
37. Southern Television
38. Evening Echo and other local media
39. Encourage schools participation either via local Parishes or, in Rayleigh, through co-ordinated activities either within the schools or the Town Centre
- 40 Explore participation of the business community, particularly those with a direct connection with the EEC including -
 1. Renault Motor Agents, Gt. Wakering
 - 2 Canewdon Consultants, Rochford
 - 3 Local Restaurants, Italian etc., Rayleigh
 4. Local Banks
- 41 Armada Beacon - suggest co-ordinated "lighting-up" ceremony throughout the County on the evening of Saturday of the Euro Week
- 42 Confirm arrangements for the Essex County Council's mobile Euro Bus to be sited in Rayleigh on Wednesday 10th April 1991
- 43 Pursue the acquisition of suitable free publicity material in the form of posters, banners, flags, placards etc from County Council sources.

RECOMMENDED (1) That each of the Parish Councils be invited to actively participate in Essex Euro Week and that for this purpose a representative from each of the Parishes be asked to attend an early Meeting of the Sub-Committee to identify the availability of opportunities for participation within each area and to formulate a draft programme for the week.

(2) That the Assistant Chief Executive make a progress report to that Meeting on the results of investigations into the suggestions referred to above and, if possible, to prepare an overall draft programme of activities for the District.

4. TWINNING ACTIVITIES 1990/91

The Assistant Chief Executive reported that Haltern had indicated that, in view of their exceptional commitment to twinning and other activities during 1989, in support of the Town's 750th Anniversary, it was not anticipated that there would be any significant twinning events in Haltern during the current year, although of course individuals and linked organisations were, and would continue arranging exchanges throughout the year.

The Assistant Chief Executive reported that representatives of the Haltern Sports Council had recently met with their counterparts in Rochford, with a view to possible participation in the Rochford Festival of Sport, 1991. Leigh Orpheus Choir would be visiting Haltern in October and, in co-operation with their twin organisation "MGV Frohsinn" would be participating in a series of concerts.

It was anticipated that the Chairman of the Council would be invited to visit Haltern at this time

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

MINUTES OF THE PERSONNEL SUB-COMMITTEE

At a Meeting held on 20th September 1990. Present: Councillors
Mrs H.L.A. Glynn, N. Harris, Mrs. E M. Hart, A.J. Harvey,
Mrs S J. Lemon, Miss B.G.J. Lovett, C.R. Morgan and Mrs. M.W. Stevenson.

Apologies: Councillor Mrs. A R. Hutchings.

1 APPOINTMENT OF CHAIRMAN

Resolved that Councillor N Harris be appointed Chairman of the Sub-Committee for the ensuing Municipal Year.

2. VISITING MEMBER

Pursuant to Standing Order 21.16(A) the Chairman authorised the attendance of Councillor B.A. Crick for the duration of the Meeting.

3 TERMS OF REFERENCE

Members had before them a copy of the Sub-Committee's terms of reference as laid down by the Policy & Resources Committee which they noted.

4 CORPORATE PLAN - PRIORITY I.4

With the consent of the Chairman pursuant to Standing Order 26 2 the Sub-Committee were advised that arising out of the Special Meeting of the Policy & Resources Committee the previous evening on the Budget and Corporate Plan an amendment had been proposed to Corporate Priority I.4 which fell within the purview of the Sub-Committee. As a matter of urgency therefore they were being asked to consider the matter and report back thereon within the cycle. The Chief Executive & Director of Finance advised that the text of the existing priority I.4 was consistent with Council policy and having considered the effect of the amendment it was

RECOMMENDED That the existing Corporate Priority I.4 remain unaltered.
(2159)

5. JOINT DISCUSSIONS WITH THE STAFF SIDE

The Chairman of the Local Branch of Nalgo, Mr O.M. Scoging, and members of the Branch Executive Committee, Mr. F. Laycock, Miss K. Welbourn and Mr. J Whittam then joined the Meeting. The Chairman of the Local Branch referred to the recent review of the Council's Committee structure and the abolition of the Staffing Sub-Committee. He said the Staff Side were keen to ensure that opportunities would continue for joint consultation with the new Personnel Sub-Committee on matters of concern to them. In that connection he mentioned the possible effects on staff of the value for money studies agreed by the Special Policy & Resources Committee Meeting the previous evening in the context of the budget review. He emphasised that Rochford functioned on a team basis and that the level of experience and ability which was present throughout the organisation enabled a high level of performance to be achieved. It was essential therefore to ensure that the introduction of a programme of studies in the pursuit of value for money did not adversely affect the organisation. In response

the Chairman gave an assurance that the Council would wish to maintain the joint consultation arrangements through the new Personnel Sub-Committee. The Council was mindful of the need to have regard to the position of the staff in effecting changes. There was already a commitment to value for money and he hoped that this concept could continue to be applied in a sympathetic manner. Having said that however it would be appreciated that he could not give any guarantees about the outcome of the studies that were to be undertaken. The Chief Executive & Director of Finance said he had already talked to the Chairman of the Branch about the reports to the Special Meeting and that subject to the concurrence of Members it would be his wish to explain to all staff the basis on which the value for money studies were to be undertaken.

The Chairman of the Local Branch advised the Sub-Committee that consideration was currently being given by the Land and Projects Working Party to the relocation of the staff room facilities at the rear of the Council Offices and the first aid room. It was agreed that the Personnel Sub-Committee should be advised in due course of the Working Party's conclusions in this respect.

The former Chairman of the Staffing Sub-Committee took this opportunity to thank the Staff Side for the excellent working relationship that had prevailed throughout the joint meetings of that body and the Chairman of the Personnel Sub-Committee expressed the hope that that would continue within the new forum.

Having been consulted on proposals in respect of Christmas leave the Chairman thanked the Staff Side for their attendance and they withdrew from the Meeting.

6. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in paragraph 11 of Part I of Schedule 12A of the Act

7. CHRISTMAS LEAVE ARRANGEMENTS

Following the Council's usual practice, the Sub-Committee agreed to grant all employees an extra day's holiday over the Christmas period on Monday 24th December 1990 (194) (SEC)

8. JOINT CONSULTATION

Arising out of the discussions with the Staff Side it was

Resolved that the Personnel Sub-Committee should maintain the existing arrangements whereby periodic meetings are held with the Staff Side. (SEC)

9. STAFFING STATISTICS

The Sub-Committee noted the quarterly Manpower Statement and Statistical Reports on sickness levels, variations to establishment and staff turnover.

CHIEF OFFICERS' APPRAISALS AND REVIEW OF TERM CONTRACTS

The Sub-Committee conducted the appraisal of a Chief Officer as programmed and in confirming the assessment of the Chief Executive & Director of Finance they expressed their unanimous pleasure with the performance and achievements of the Officer concerned. Pursuant to their delegated authority the Sub-Committee approved the conditions under which an offer of a term contract was to be made.

The Sub-Committee agreed the dates of the 1st, 5th and 19th November 1990 to conduct the appraisal of Chief Officers and consider further term contracts which were due for renewal.

The Chief Executive & Director of Finance drew attention in his report to the need for guidance from the Sub-Committee regarding the review of those term contracts and other conditions of service adjustments now delegated to him and the Management Team. The Chief Executive & Director of Finance expressed the view that Council policy appeared to suggest that there should be no increase in staffing costs above that imposed by any nationally agreed salary awards and that any improvements to term contract offers or conditions of service should be on a self-financing basis. The Sub-Committee agreed that this was the correct interpretation of Council policy.

11. CHIEF OFFICERS' PAY AWARD

The Sub-Committee considered the report of the Chief Executive & Director of Finance outlining the recent national salary awards for Chief Officers and Chief Executives, and the opportunities the extended scales provided local authorities for review. The Chief Executive & Director of Finance recommended that no action be taken on this at present but asked that as individual Chief Officers' term contracts were reviewed the Sub-Committee might give consideration to salary levels at that time.

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

MINUTES OF THE PERFORMANCE REVIEW PANEL

At a Meeting held on 11th October 1990

Present Councillors R H Boyd (Chairman), C I Black, D F Flack,
D R Helson, C R Morgan, S A Skinner, P.F A Webster and D.C. Wood

Apologies Councillor J A. Gibson

3 MINUTES

Resolved that the Minutes of the Meeting held on 4th July 1990 be approved as a correct record

4 CENTRAL SERVICES

A copy of the Service Level Agreement for Central Services had been circulated to all Members and it was noted that the document also incorporated the function of Elections and Electoral Registration.

At the request of the Chairman of the Panel the Assistant Chief Executive advised Members of the various activities performed by this cost centre as one of several for which he was responsible, the number of staff involved, the amount of work handled and the budget required. The Chief Executive explained that there were twenty-two cost centres within the Council and that a Service Level Agreement had been prepared for each cost centre in the form of an informal contract with the Manager as to the service to be delivered. The format of next year's budget would be amended to reflect that revised approach. Resuming, the Assistant Chief Executive said attention was currently being given to the development of appropriate performance measurement standards for the central services activities

A number of questions from Members were then answered relating to -

- charging out unit costs
- the potential for streamlining the filing system including computerisation of the file index
- suggestions from staff
- monitoring for problems and errors to avoid recurrence
- the control of photocopying and outgoing telephone calls
- the possibility of improving the stacking system for incoming calls
- the discretionary element of electoral registration
- the reasons for the retention of the typing pool
- the need to ensure value for money and how that was satisfied
- the operation of the purchasing function

The Panel noted that although there had been a significant reduction in direct responsibilities as a result of contractorisation of many of the Council's activities, this had been offset to a considerable degree by the impact of Community Charge. Furthermore it had been necessary to introduce contract supervision to ensure that the public continued to receive a satisfactory service. The Chief Executive & Director of Finance said that customer contact sheets had been produced for that purpose and

the Panel might find it useful to consider at a future Meeting how that system operated

The Chief Executive & Director of Finance also advised Members that the Council had established informal liaison with those other Authorities identified by the Audit Commission as being of a comparable nature. The purpose of that exercise was to develop statistical testing of the effectiveness of the Council's systems and costs and to identify best practice. Those arrangements would be in place by the end of the financial year and a report could then be made to the Panel if they so wished.

The Panel accepted those suggestions and considered that it would be useful also for them to continue the process of looking at the work performed by the different Cost Centres, contract monitoring and supervision being identified as the next area to be scrutinised.

RECOMMENDED That arrangements be made accordingly (SEC,ACE)

5 COMMITTEE STRUCTURE

The Chairman referred to a recent Audit Commission Review entitled 'We can't go on meeting like this', a summary of which had been circulated to Members and which contained a number of suggestions on more effective decision making.

At his request the Chief Executive & Director of Finance advised Members of the history of the Committee structure in Rochford by reference to the original arrangements and the review that he had undertaken in 1980 which had given rise to the present structure. As regards the interface with Management Team it had to be appreciated that there was no direct link between departments and Committees. The organisation functioned on a corporate basis and that was reflected by the involvement of all Chief Officers in the Agenda preparation process and the arrangements for attendance at Committee Meetings.

Finally the Chief Executive & Director of Finance reminded Members that there had been a Workshop for Councillors earlier this year at which all Members participating had voiced the opinion that too much time was spent in Committee Meetings. It was already apparent however that there would be a marginal increase in the number of Meetings held this year compared to the previous year which was a continuation of the trend since 1980.

The Chairman suggested that it would be appropriate for the Panel to review the way in which the Council Committee structure functioned having regard to the suggestions made by the Audit Commission. Here, however, the Panel held the view that the Review dealt with the theory rather than the practicality of working within a Committee system. The Panel accepted the suggestion of a Member that they should select a particular Committee in say six months time to examine the manner in which it had operated over the intervening period. Members then considered the various aspects involved in the workings of Committees and arrived at the following consensus:

- (i) that generally they were satisfied with the existing Committee structure.

- (ii) that there was merit in referring complex but not contentious issues to a Sub-Committee or Working Party for consideration although this option should be exercised judiciously as it created additional pressure within the Committee cycle
- (iii) that leaving aside the existing arrangements there should not be any new powers delegated to Sub-Committees or Working Parties which should instead make recommendations to the parent Committee together with adequate supporting information
- (iv) that there was a need for all Members to be free to discharge their representative role and under Standing Order 21 16A non-Members of Sub-Committees could attend any proceedings open to the public The Panel noted that the Chairman had authority to enable non-Members who so wished to remain in confidential session or to have a right to speak, that such discretion had always been forthcoming previously and voiced the wish that this should continue to be the case
- (v) that whilst it was open to the Chairman of a Meeting to vary the order of the printed Agenda such power should be exercised with caution since Members' perception of priorities varied and the extent to which matters would generate debate could not be foreseen with any accuracy
- (vi) that every endeavour should be made to avoid the necessity to suspend Standing Order 1.8, but in that event if a significant weight of business remained to be transacted, the limit of the Meeting should be defined by the Chairman either by reference to a set time or on the conclusion of discussion of a particular item

RECOMMENDED That the Policy and Resources Committee be advised accordingly and asked to adopt the foregoing suggestions as guidelines to Chairmen and Members. (4500)

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ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

MINUTES OF THE GROUP LEADERS PANEL

At a Meeting held on 15th October 1990. Present. Councillors
D F Flack, (Chairman) A J Harvey and S A. Skinner

Apologies Councillor R E Vingoe

(Councillor R H. Boyd who had been invited to attend had indicated another engagement)

5 APPOINTMENT OF CHAIRMAN

Resolved that Councillor D.F. Flack be appointed Chairman to preside over this Meeting only.

6 MINUTES

The Minutes of the Meeting held on 17th September 1990 were approved as a correct record.

7 AGENDA FOR POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

The following points emerged from the Panel's discussion of the above Agenda.-

(i) 80/20 Scheme

The Panel noted that a report would be made to the Committee indicating that the new capital financial regime and the depressed state of the property market did not favour the introduction of the 80/20 Scheme in the current year

(ii) Review of Corporate Plan and Budget Strategy 1991/92

Members agreed that the question of determining priorities for expenditure should be dealt with in the Special Cycle of Meetings identified to address the budget for 1991/92.

(iii) Members Conferences and Seminars

Arising out of discussion of Member representation at the 1991 CIPFA Conference the Chairman suggested that no mechanism existed to enable Members to take advantage of training opportunities and that this might be considered at a future Meeting.

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES COMMITTEE - 4TH OCTOBER 1990

LEISURE SERVICES COMMITTEE - 9TH OCTOBER 1990

DEVELOPMENT SERVICES COMMITTEE - 16TH OCTOBER 1990

POLICY & RESOURCES COMMITTEE - 23RD OCTOBER 1990

REPORT OF THE CHIEF OFFICERS' GROUP

REVIEW OF THE CORPORATE PLAN AND BUDGET STRATEGY

1. Introduction

At the Special Meeting of the Policy & Resources Committee on 18th September each Spending Committee was asked in this cycle of Meetings to consider a report from the Chief Officers' Group on:-

- (a) the amendments proposed to the Corporate Plan by the Liberal Democrat Group (insofar as those amendments relate to the terms of reference of each Committee) and to make recommendations thereon to the Policy & Resources Committee on 23rd October on the need to change the document. (The Liberal Democrat amendments are recirculated for ease of reference) Members will need to bring their copy of the Corporate Plan with them to the Meeting.
- (b) the views of the Chief Officers' Group on the priority to be given to the discretionary spending on service provision so that the same Meeting of the Policy & Resources Committee could give overall directions on the formulation of the 1991/92 Budget based on each Spending Committee's appraisal of service priorities, including any current activities which might be discontinued.

Members will have already received the Chief Executive & Director of Finance's letter of 21st September explaining the process in greater detail and the Policy & Resources Committee, on 25th September, recommended a further cycle of Meetings in December in order that detailed consideration can be given to the preparation of the draft Budget.

2. Amendments to the Corporate Plan

- (a) The first comment the Chief Officers would wish to make on the amendments proposed is of a general nature.

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Members will have seen from Appendix I of the report of the Chief Officers' Group on the Plan to the Special Policy & Resources Committee on 18th September that the document is intended to be a comprehensive mission statement and an agenda for community action and policy development. It is about identifying the key issues (priorities) which will face the authority in the next three years and then matching a plan of action to the resources and skills available. A number of the amendments are concerned with matters of detail, i.e. on how certain priorities should be implemented. It is not that the Chief Officers would necessarily disagree with what is proposed but this changes the style of the document to that of a workshop manual which is not its purpose. This report identifies those amendments which fall into this category.

- (b) A second general comment, but perhaps of more significance to the Council, is that some of the amendments seek to change established Council policy. That, of course, is a matter for the Council to determine or re-determine but it is vital to the integrity of the Plan as a mission statement that it is an accurate reflection of the key issues facing the authority and the Council's response to those issues arrived at after due and proper consideration. It is not enough just to delete certain priorities as this would be to ignore that an issue exists. This report identifies those amendments which change established Council policy. It also identifies the amendments which seek to introduce new Council policy.
- (c) A third general comment is in relation to the purpose of the population projections in the Council's Corporate Planning process. The day to day demand for services is already known to the Council through user contacts, applications levels, sampling, complaints, new legislative requirements, etc. For the long term planning of service provision, however, it is necessary to look at the changes which might be occurring in the age structure of the population, i.e. the peaks and troughs and what might be the effects of these changes on the services provided or needed. These projections only indicate possible trends and identify an issue(s) which might need to be investigated. They are notoriously unreliable because the conclusions are drawn from whatever population model is chosen and different models will produce different results. The really significant factor, however, is the accuracy of the source of information and as it is now nearly a decade since the last census, the Chief Officers' Group would question seriously the value of any more detailed demographic analysis until after the 1991 census results are available.

The section of the Plan on population merely highlights important implications. These are extracted from the detailed population paper prepared by the Forward Planning Section for the biennial review of the Plan. It is no

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accident that it shows the whole population at five year rests because the Council actually provides services to the whole population and requires an overall picture of how the structure of the population might be changing.

Members will appreciate too that the Plan already calls for a number of investigations and reviews of service provision in particular areas and that this process will obviously include many of the population factors mentioned by the Liberal Democrat Group. This, however, is a matter of detail.

- (d) In commenting on the various amendments, the Chief Officers' Group were aware that certain of the priorities involved more than one Spending Committee, particularly where District Plan policies are concerned. It was decided to comment only once on each amendment so as to avoid duplications between Committees.
- (e) The Chief Officers' comments on the Liberal Democrat Group's suggested amendments to the Corporate Plan, which are this Committee's concern, are set out in Appendix I. Each of the amendments in the Liberal Democrat list has been annotated with the Committee responsible.

3. Prioritising the Discretionary Activities

The Chief Officers' opinion of the relative priority of discretionary activities within each cost centre is set out in Appendix II.

Recommended (1) That the Committee consider the Corporate Plan amendments proposed by the Liberal Democrat Group in the light of the views expressed by the Chief Officers' Group and make recommendations to the Policy & Resources Committee thereon.

(2) That the Policy & Resources Committee be advised of this Committee's order of priority for spending on discretionary activities and whether any such current activities might be discontinued. (COG) (2159)

POLICY AND RESOURCES COMMITTEE

COMMENTS OF THE CHIEF OFFICERS' GROUP ON THE LIBERAL DEMOCRAT
AMENDMENTS TO THE CORPORATE PLAN PRIORITIES WITHIN THIS COMMIT-
TEE'S TERMS OF REFERENCE

Corporate Policies

I.4 The existing priority follows the decisions of the Policy & Resources Committee taken after the Members seminar on the changes facing local government. The Personnel Sub-Committee considered the suggested amendment and decided that the existing priority should remain unaltered.

I.6(b) The Council has already resolved to review the Rochford News as a medium for public relations and the existing priority reflects that decision. The amendment would be a change of policy.

I.8 The Chief Officers' Group are unclear as to whether priority I.8(c) has been deleted by the proposed amendment. The existing priority is taken from the Council's approved Information Technology Strategy and the amendment, therefore, involves a change of policy.

New Priority I.10 The Council's corporate policies identified in I.6 and its system of monitoring customer contact will assist in providing for a continuous review of the relevance of Council services and the need for new service provision. It has not identified any requirement for market research as such although specific service priorities do call for detailed analysis which the Chief Officers' Group always envisaged would be undertaken by existing staff, unless the use of consultants has already been approved, e.g. the House Condition Survey. On the foregoing basis, there would not seem to be any need for this new priority.

J.1 Amending the date would weaken the Council's case of retaining grant paid on account if the Home Office authorised the scheme. The Council could stand to lose £42,000 as a consequence and the Chief Officers' Group do not consider the amendment prudent. It would be more appropriate, however, if the priority was expanded by the addition of the words "when grant approval is received from the Home Office".

Real Resources

O.1 The Chief Officers consider that this priority should remain unaltered as far as the statutory duties are concerned. Consultation is necessary to reduce maintenance standards of Council housing and this option was rejected by tenants earlier in the

year. A new priority dealing with "non-statutory" works could be introduced providing for annual review.

New Priority 0.3 The Chief Officers advise that such investigations would involve the use of consultants, which would have budget implications. Some initial work was undertaken several years ago when the critical factor was the "pay back" period of any energy conservation scheme.

Other Agencies

Education

E.3 This amendment omits any reference to the falling school rolls identified through the population structure projections and the Chief Officers' Group do not consider that the Council can afford to ignore this factor as the numbers seem to be sufficient to suggest school closures. The amendment is not considered appropriate although the aim of "best service" is certainly accepted.

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COST CENTRES - SUMMARY OF DISCRETIONARY ACTIVITIES IN ORDER OF PRIORITY.

ENVIRONMENTAL HEALTH COST CENTRE.

1. Planning enforcement investigations.
2. Food hygiene - advice for Bullwood Hall. (a)
3. Pest and vermin control - treatment of land in private ownership.
4. Pest and vermin control - provision for periods of peak demand.
5. Pest and vermin control - press AW for improved sewer treatment. (b)
6. Public Entertainment Licensing - liaison with schools and licensing justices.
7. Health Promotion activities. (c)
8. Water supplies and Swimming Pools - survey of recreational water quality. (d)
9. Atmospheric Pollution - monitoring of radiation levels. (e)
10. Pest and vermin control - expansion of contract services.
11. Noise Pollution - noise from Southend Airport.
12. Heartbeat Award Scheme.

Note

- (a) Crown immunity will be lifted in 1991 making this a statutory duty.
- (b) See proposed Liberal Democrat Group amendment to include British Rail in this activity.
- (c) Omitted from appendices 2 and 3 of Policy and Resources Committee report.
- (d) scheduled for 1993/95.
- (e) scheduled for 1994/95.

BUILDING MAINTENANCE AND IMPROVEMENT COST CENTRE
ARCHITECTURAL SERVICES COST CENTRE.

Not able to prioritise discretionary services as it will depend on priority of work for client department.

ENGINEERING SERVICES COST CENTRE.

1. Highways consultations, liaison and advice.
2. Maintenance of records, surveys and inspections of ditches.
3. Enforcement.
4. Feasibility studies to improve land drainage.
5. Advisory service for land drainage.
6. Identify problem areas - drainage and sewerage.
7. Advisory service for drainage and sewerage.
8. Drain blockage contract services.
9. Public open space development programme.
10. Demarcation of Council owned land.

PERSONNEL AND CORPORATE PLANNING COST CENTRE.

1. Corporate Planning.
2. All of the value for money activities unless continued could involve the Council in financial losses of varying amounts or loss of productivity or quality of service.
3. Blood Transfusion.
4. Disablement Resettlement.
5. Crossroads Care Attendant Scheme.

COMMITTEE OFFICE COST CENTRE.

1. Crossroads Care Attendant Scheme.
2. Allotments Competition.

SOLICITORS COST CENTRE.

Activities will follow priorities of client departments.

DEVELOPMENT CONTROL COST CENTRE.

1. Enforcement.
2. Non-statutory consultations.
3. Pre-submission guidance and discussions.

NB. Planning Appeals and Enforcements are statutory legal or contractual obligations arising from discretionary decisions.

BUILDING CONTROL COST CENTRE.

1. Inspections, advice and guidance.
2. Income collection.
3. Pre-submission advice.

FORWARD PLANNING COST CENTRE.

1. Monitoring and advisory.
 - (i) Local District Plan.
 - (ii) Development Control and advice.
 - (iii) County Structure Plan.
 - (iv) County Highways.
 - (v) Regional planning.
 - (vi) Rural planning control preservation.
 - (vii) Statutory Undertakers.
 - (viii) County Local Plans.
2. Statistical analysis.
3. Drawing graphics and plan printing.
4. Employment promotion and exhibitions.

WOODLANDS COST CENTRE.

1. Development Control, Forward Planning. These advise on trees and shrubs.
2. Open spaces enhancements.
3. Bridleways and permissive horse riding.

NB. Play grounds and trees and woodland management are discretionary with statutory obligations.

*REVENUES SERVICES COST CENTRE.
(major income generation.)

1. Car parking.
Prosecutions - parking offences.
2. Property canvassing.
Promotion of direct debit.
Arrangements for hardship.
Pre-run reconciliation.
Negotiated arrangements.
Liaison with the Bailiff.

2. (contd.)
Agreement of Bailiff Commission.
Promotion of availability of housing benefits.
3. Internal petty cash facilities.
Recommendations for write-off.
Tracing absconding debtors.
4. Statistical analysis - Cashiers.
Statistical analysis - community charge.
Statistical analysis - collection and billing.
Liaison with banks and building societies.
Statistical analysis - Recovery.
Preparation of benefit information leaflets.
Statistical analysis - benefits.
Counselling service - benefits.
5. Selling concessionary travel permits.

*ACCOUNTANCY SERVICES COST CENTRE.

1. Car parking.
2. Monitor progress of mortgage recovery action.
Provision of mortgage references when requested.
Preparation and despatch of first reminders) Income
Preparation and despatch of final reminders) Management.
Verification of accuracy of staff costings.
Provision of advice to working parties.
3. Provision of advice on income management matters.
Provision of advice on salary matters.
Provision of advice to members of staff.
Provision of advice to spending departments.
Maintenance of energy management records.
Provision of advice on creditors to other Departments.
Monitoring of car lease scheme.
Provision of financial advice to other Departments.
Insurance.
4. Grants and subscriptions.
5. Meals on Wheels.
6. Concessionary fares.
7. Issue of Green cards.
Car loan scheme.
Provision of statistical information.
8. Maintenance of accounts for Crossroads Scheme.

* Note

Within these two divisions, certain elements must receive equal priority, as they relate to cash flow, decision making, etc. Equal ranking items are grouped together. Rankings have been scored identically, therefore, the No. 1 item in accountancy should have equal status to the No. 1 item in revenues.

AUDIT AND COMPUTER SERVICES COST CENTRE.

1. Information Technology - advice and consultation.
2. Contract Monitoring.
3. Special Projects.
4. Complaints Monitor.

HOUSING SERVICES COST CENTRE.

1. Rent Arrears Control.
Control of empty property.
2. Provision of Rented Housing.
Estimating Housing Need.

ASSISTANT CHIEF EXECUTIVE'S OFFICE COST CENTRE.

1. Civic Hospitality (limited).
2. Twinning.
3. Public Relations. *
4. Rochford News.

Note* Assumes other depts. would undertake their own public relations.

CENTRAL SERVICES, ELECTIONS AND ELECTORAL REGISTRATION COST CENTRE.

1. Follow up on Electoral Registration.
2. Telephones and Reception.
3. Caretaking.
4. Central Typing.
5. Central Filing.
6. Post and Messenger Services.
7. Printing and Photocopying.
8. Purchasing.
9. Vending. *

Note* Whilst provision of staff vending facilities is

entirely discretionary, it is a local condition of service.

CONTRACT MONITORING AND SUPERVISION COST CENTRE.

1. Refuse Collection.
2. Street Cleansing. *
3. Grounds Maintenance. *
4. Office Cleaning.

*2. Whilst Street Cleansing is discretionary at the present time under the new Environmental Protection Bill the Council will have a legal obligation in this respect with effect from 1st April 1991.

*3. Although provision of Open Space and Grounds Maintenance is a discretionary activity the Council has a contractual obligation with regard to the current maintenance arrangements.

DEPOT SERVICES COST CENTRE.

1. Flooding.
2. Emergency Store.
3. Litter Initiatives. *
4. Dumping and Litter Problems. *
5. Recycling. *
6. Litter Bins. *
7. Wheeled Bins.
8. Salting.
9. Environmental Protection.
10. Abandoned Vehicles.
11. Vehicles and Plant.
12. Street Nameplates.
13. Dog Fouling Notices.
14. No Dumping Signs.
15. Furniture Moving.
16. Monitoring Leases.
17. Parks Security.
18. Residual Depot Services.
19. Public Seats.
20. Small Works.
21. Goods Inwards.
22. Messenger Service.
23. Sports Council.
24. Other Special Events on Council Land.
25. Miscellaneous Meetings.
26. Christmas Lights.
27. Armada Beacon.
28. Special Events (Civic).
29. Relief Chauffeur.

*3, 4 & 6. Whilst these are discretionary activities much of the work undertaken under these headings will be controlled within the Environmental Protection Bill from April 1991.

*5. Similarly on Recycling, under the new Bill the Council will have a duty to adopt a formal recycling policy and plan.

CHAIRMAN



DATE

4.12.90