



**Rochford District  
Council**

## **INDEX**

**1990**

**January - December**

AID

Local Authority AIDS Education Officer 57,521

Abandoned Vehicles

Disposal of 32

Access to Information

Access to Information in Health Authorities 221,240

Alarm Systems

Dispersed Alarm Systems 272,333,529

Anglian Water Services Limited

Ferry Road Pumping Station, Hullbridge 94  
Anglian Water Matters 198,240,400,453,656

Appeals - Planning

ROC/626/89 - Fairview Homes PLC's Appeal - Matchbox  
Toys Site, Rochford 5  
Planning Appeals - Analysis of Decisions Received  
from January to March 1990 260  
Appeal by British Gas PLC - Land at Klondyke  
Avenue, Rayleigh 418  
Baltic Wharf, Wallasea Island, Rochford -  
Applications ROC/667/89 and ROC/316/89 -  
Variation of Working Hours Condition and  
Realignment of Jetty 480  
Planning Appeals - Analysis of Decisions Reached 594

Area Service Points

Area Service Points 436,686,706

Area Sub-Committees

Area Sub-Committees 257,354,393

Audit

External Auditors' Reports 110(C) (1-3)  
Computer Management Progress 110(C) (4), 212(E) (2)  
Managing Services Efficiently - Performance  
Review 110(C) (5)  
Complaints Procedure 110(C) (7)

cont/d

Audit cont/d

|  |              |
|--|--------------|
| Automatic Teller Machine - Usage   | 110(C) (8)   |
| Audit Commission - Survey of Local Authority<br>Housing Rent Arrears                                       | 163          |
| Review of Audit Commission Publication -<br>"Sport for Whom?"  | 187          |
| Value for Money Study Overview of the Planning and<br>Building Control Functions                           | 212(C) (1-7) |
| The Work of the Audit Commission   | 212(E) (1)   |
| Planning Enforcement Action - Performance<br>Monitor   | 212(E) (3)   |
| Report of the Woodland and Amenities Unit  | 212(E) (4)   |
| Review of Audit Commission Publication "Local<br>Authorities Support for Sport" - A Management<br>Handbook | 296          |

Automatic Teller Machine

|                |     |
|----------------|-----|
| Great Wakering | 339 |
|----------------|-----|

### Bridleways

|   |             |
|---|-------------|
| Highways Act 1980 - Section 25: Proposed Bridleway -<br>Albert Road to Rectory Avenue, Hawkwell | 324,361,412 |
| Proposed Diversion of Bridleway 17 (part)<br>Foulness   | 413(i),574  |

### British Rail

|                      |     |
|----------------------|-----|
| British Rail Liaison | 503 |
|----------------------|-----|

### Budget

|   |                         |
|---|-------------------------|
| 1990/91   | 86                      |
| Budget Review                                       | 425,453                 |
| Budget Review 1990/91 and 1991/92                   | 483,679                 |
| Budget Preparation 1991/92                          | 485                     |
| Review of the Corporate Plan and<br>Budget Strategy | 532,545,578,600,602,611 |
| Budget 1991/92 (Development)                        | 702                     |
| Budget 1991/92 (Leisure)                            | 703                     |
| Budget 1991/92 (Health and Housing)                 | 711                     |
| Budget 1991/92 (Policy and Resources)               | 723                     |

### Building Control

|                                  |        |
|----------------------------------|--------|
| Local Authority Building Control | 25,224 |
|----------------------------------|--------|

### Bye-Laws

|   |     |
|---|-----|
| Enforcement of Bye-Laws Against Dog Fouling | 81  |
| Public Conveniences                         | 274 |
| Pleasure Fairs Bye-Laws - Contravention     | 537 |

## Canewdon Consultants

"Broomhills", Stambridge Road, Rochford -  
Preliminary Proposals by Canewdon Consultants 134

## Capital Programme

1990/91, 1991/92 and 1992/93 13,126,141

## Car Parking

Future Charging Policy and Usage 16,40,219  
Car Parking in the Rochford District 92  
On-street Parking - Outside Town Centres 326  
Car Parking Charges 337  
Extension to Back Lane Car Park 483,580,611  
Monitoring of Income 677

## Car Parking Study

Car Parking  
Study 205(i)(11), 205(ii)(1-12), 205(iii)(1-5), 664(1-3)  
Review of Car Parking Standards 205(i)(12&13), 205(iii)(7)  
Outside Town Centres 414(2)  
Rayleigh Town Centre 414(3-9), 453  
Rayleigh West 664(4-8)  
Market Car Park, Rayleigh 664(9)  
Car Parking Business Survey 664(10)  
Problems Identified by Councillors 664(11-13)  
Summary of Progress 664(14)

## Caravan Sites

Review of Caravan Site Licences 63,161,276  
Spacing of Caravans - Progress Report 68,535  
Caravan Site - Breach of Site Licence Conditions 69,141  
Tower Caravan Site, Pooles Lane, Hullbridge -  
Amendment to Site Layout 277,526  
Access to Crouch Caravan Site via Pooles Lane  
Recreation Ground 386  
Unauthorised Caravans at Canewdon 539

## Cemeteries

Rayleigh and Hall Road Cemeteries - Enhancement 617  
Hall Road Cemetery: Extended Church of England Section  
Roadway 618(i)  
Layout of Graves 618(ii)

cont/d

## Chairman's Announcements

|  |          |
|--|----------|
| Councillor Boyd  | 38       |
| Sunday Times/Royal Mail International Twin Town Award Scheme | 38       |
| Ashingdon Primary School - Mock Edition of the Evening Echo  | 140      |
| Members Standing for Re-election                             | 238      |
| Councillor W.H. Budge  | 238      |
| Councillor C. Stephenson                                     | 238      |
| Civic Banquet: Southend-on-Sea Borough Council               | 360      |
| Twinning Visit: German Minesweepers - "Nixe" and "Ariadne"   | 360      |
| Cycle Races in Rayleigh                                      | 360      |
| Annual General Meeting of "RELATE"                           | 360, 452 |
| Dial-a-Ride: Delivery of Third Vehicle                       | 360      |
| Premier Housing Award from British Gas                       | 360      |
| Hullbridge Regatta   | 452      |
| ADC Conference   | 452      |
| Essex Heritage - Inauguration                                | 452      |
| Essex University - 25th Anniversary                          | 452      |
| Thorpe Hall School - Speech Day and Prize Giving Ceremony    | 452      |
| Rochford Show  | 452      |
| Reception on the Terrace at Mill Hall                        | 452      |
| Rochford Festival of Sport - Finals Day                      | 452      |
| 150th Anniversary of the Police Force                        | 452      |
| Presentation of Certificate to Mrs. J. Attridge              | 452      |
| Presentation of Certificate to Mr. G. Harwood                | 452      |
| Council Staff Team who Cycled to Brighton                    | 452      |
| Councillor R.A. Pearson's Wife                               | 514      |
| Residents of the District Trapped in Baghdad                 | 514      |
| Essex Games  | 514      |
| Judging of Garden Competition                                | 514      |
| Luncheon - Local Rotary Club                                 | 514      |
| Civic Service  | 514      |
| King Edmund School - Booklet on Rochford                     | 514      |
| Peatland Protection Charter                                  | 514      |
| Careers Convention - Park School                             | 610      |
| Maldon District Council - Civic Reception                    | 610      |
| TVS Studios - Luncheon                                       | 610      |
| Haltern  | 610      |
| Special Cycle of Meetings                                    | 705      |
| Performances by the Arts Council                             | 705      |
| Bulb Planting at Ashingdon                                   | 705      |
| Reopening of the Rocheway Clinic                             | 705      |
| Visit to Council's Sheltered Schemes                         | 705      |
| Presentation of Food Hygiene Certificates                    | 705      |
| Festive Lights in Rayleigh                                   | 705      |
| Leigh Orpheus Choir  | 705      |
| 100th Birthday Celebrations - Resident at Eastwood Lodge     | 705      |

## Charges

|                          |    |
|--------------------------|----|
| Scale of Charges 1990/91 | 15 |
|--------------------------|----|

cont/d

### Children's Play Areas

|  |     |
|--|-----|
| Betts Wood Play Area - Hockley   | 75  |
| Use of Land as Public Open Space, Allotment<br>Gardens, the Layout of Children's Play Area<br>and Construction of Car Park and Vehicular<br>Access: Lower Wyburns Farm, Daws Heath Road,<br>Rayleigh | 79  |
| Programme for Children's Playgrounds 1990/91   | 184 |

### Circa Leisure

|                                  |     |
|----------------------------------|-----|
| CIRCA Leisure Scholarship Scheme | 300 |
|----------------------------------|-----|

### Citizen Advice Bureaux

|  |     |
|--|-----|
| Rochford Citizens' Advice Bureau (CAB) Office<br>Accommodation | 428 |
|--|-----|

### Civic Car

|           |     |
|-----------|-----|
| Civic Car | 445 |
|-----------|-----|

### Clements Hall Leisure Centre

|  |            |
|--|------------|
| Replacement of Astro-Turf Sports Pitch             | 84,109,143 |
| Additional Car Parking                             | 292        |
| Capital Investment at Clements Hall Leisure Centre | 710        |

### Committee Meetings

|                           |        |
|---------------------------|--------|
| Cycle of Meetings 1990/91 | 23,119 |
|---------------------------|--------|

### Committee Structure

|  |                         |
|--|-------------------------|
| Election of Chairman of the Council for 1990/91  | 245                     |
| Appointment of Vice-Chairman of the Council for 1990/91  | 246                     |
| Appointment of Chairman of the Policy and Resources<br>Committee/Leader of the Council for 1990/91 | 247                     |
| Appointment of Standing Committees   | 252                     |
| Appointment of Chairmen and Vice-Chairmen of Committees<br>and Panels of Committees                | 253                     |
| Dates of Meetings  | 254,493,515             |
| Appointment of Dependent Sub-Committees and<br>Panels  | 257,267,282,305,328,361 |
| Committees and Dependent Panels  | 330,431                 |
| Council and Committee Agenda   | 344(i),437              |
| Membership of the Policy & Resources Committee   | 348                     |
| Little Wheatleys Panel   | 357,361,394             |
| Pro-rata Representation on Leisure Services<br>Committee   | 517(i)                  |

cont/d

## Committee Structure cont/d

|  |           |
|--|-----------|
| Membership of the Policy and Resources Committee                 | 517(ii)   |
| Appointment of Vice-Chairman - Policy and<br>Resources Committee | 597       |
| Committee Structure  | 601(C)(2) |

## Community Charge

|   |     |
|---|-----|
| Setting the Level of Community Charge 1990/91 | 137 |
| Community Charge Collection Fund              | 142 |
| Community Charge Collection Costs 1990/91     | 426 |
| Appeals Against Determination of Benefit      | 693 |
| Standard Community Charge                     | 725 |
| Community Charge 1991/92                      | 727 |

## Computer System

|  |     |
|--|-----|
| Replacement Computer System for Environmental Health<br>Services | 448 |
|--|-----|

## Concessionary Fares

|                     |         |
|---------------------|---------|
| Concessionary Fares | 434,680 |
|---------------------|---------|

## Conferences

|  |         |
|--|---------|
| National Housing and Town Planning Conference  | 159     |
| Annual Conference and Exhibition of the Chartered<br>Institute of Public Finance and Accountancy:<br>Harrogate 5th to 7th June 1990  | 303     |
| Report of the Delegates on the 105th Conference of<br>the Chartered Institute of Public Finance and<br>Accountancy (CIPFA) Held at the Royal Hall,<br>Harrogate: 5th-7th June 1990 | 429,603 |
| Association of District Councils - Annual Meeting<br>and Conference - Harrogate 27th to 29th June 1990   | 498     |

## Conservation

|                                      |         |
|--------------------------------------|---------|
| Conservation Area Advisory Committee | 605,690 |
|--------------------------------------|---------|

## Consultants

|              |    |
|--------------|----|
| Selection of | 35 |
|--------------|----|

cont/d



## Consultation Documents

|   |         |
|---|---------|
| National Code of Local Government Conduct and Register of Members' Interests  | 117     |
| Transport Policies and Programmes (TPP17) and Public Transport Plan (PTP13) 1991/92 Submissions - Consultation Drafts | 199     |
| "Shaping the South East Planning Strategy" - SERPLAN Consultation Document  | 315,361 |
| Maldon District Local Plan, First Review - Consultation Draft   | 320     |
| Essex County Council Consultation Document on Waste Disposal  | 540     |

## Consultations from Neighbouring Authorities

|  |          |
|--|----------|
| Consultation from Castle Point District Council on Former S.W. Wood Site, Rat Lane, Rayleigh   | 47       |
| Consultation from Southend-on-Sea Borough Council: Land to the rear of Comet Way: Erect 4 Part Single/ Part Two Storey Buildings and Three Single Storey Buildings to Form 11 Industrial and High-Tech Business Units with Car Parking and Construct New Access Road to Comet Way  | 136      |
| Consultation from Castle Point District Council: CPT/4790 - Demolish Former British Shoe Corporation (Rayleigh Shoe) Factory, Kingsley Lane, Thundersley, for Re-development of Class B1 (a)(b) Units Totalling 4,145 square metres (Including Replaced Factory Floor Space 44.600 square feet) and 138 Car Parking Spaces | 177      |
| Consultation from Neighbour Authority: Northwick Village Project   | 262      |
| Consultation from Southend-on-Sea Borough Council - Erect Detached Bungalow and Garage (Outline) Land Adjacent 76 Glenwood Avenue, Eastwood, Leigh-on-Sea - Planning Application SOS/90/0469   | 351      |
| Outline Application for Residential Development on Land North of Kingsleigh Crescent and Fronting the Arterial Road, Rayleigh - Application No. CTP/572/90   | 463      |
| Grove County Primary School, Grove Road, Rayleigh - CC/0499/90/ROC   | 464      |
| Consultation from Southend-on-Sea Borough Council - Outline Application to Erect Dwellinghouse with Garage: Land South of Newfriars, Wakering Road, Shoeburyness   | 470(i)   |
| Deemed Permission Application from Essex County Council, Change of Use from Residential to Day-Care Centre and Office Accommodation with Associated Storage and Car Parking: 80-80c West Street, Rochford - Application Number CC/0447/90/ROC  | 470(iii) |
| Town and Country Planning Act 1990: Consultation from Southend-on-Sea Borough Council on Application SOS/90/1016: Land North of Bournes Green Chase, Southend-on-Sea   | 510      |

cont/d

## Consultations from Neighbouring Authorities cont/d

### Consultations on Planning Applications from Southend

#### Borough Council:

SOS/90/1234 - Erect Wholesale Warehouse, Access Road and Lay Out 513 Parking Spaces on 7.8 Hectares of Land East of Sutton Road, Land Adjoining Smithers Farm, Southend-on-Sea 717(i)

SOS/90/1235 - Erect 17 Buildings Comprising Office (B1), Storage (B8) and Industrial (Classes B1 and B2) Uses and Lay Out Estate Roads and 1,713 Parking Spaces on 16.8 Hectares of Land East of Sutton Road and Adjoining Smithers Farm and Fossetts Camp, Southend-on-Sea (including the site of SOS/90/1234) 717(ii)

### Contractors

Standing Approved List of Contractors 34,492

### Contracts

Contract No. 1475 - Lift Service and Maintenance 36(i)  
Contract No. 1477 - Maintenance of Central Heating, Hot Water Services and Air Handling Equipment, AP Schemes and Leisure Buildings 36(ii)  
Contract No. 1481 - Improvements to Mill Hall, Rayleigh 36(iii)  
Contract Progress Report 61,188,280,383  
Contract No. 1476 - Cleaning of Public Conveniences 71  
Contract No. 1463 - Fencing Improvements at Playing Fields 130  
Contract No. 1501 - Servicing and Repair of Domestic Gas Appliances 131  
Contract No. 1497 - Cyclical Repairs and External Decoration - Hockley 170  
Contract No. 1498 - Cyclical Repairs and External Decoration - Rochford 170  
Contract No. 1396 - General Cleaning 231(i)(a)  
Contract No. 1496 - Window Cleaning 231(i)(b)  
Contract No. 1502 - Preparation of Schedule of Rates for Maintenance Work 231(ii)  
Contract Nos. 1501 and 1488 - Cyclical Repairs and External Decorations - Wardened Schemes and Council Houses at Rochford and Hullbridge 231(iii)  
Contract No. 1508 - Replacement Windows with UPVC 281(i)  
Contract No. 1488 - Cyclical Repairs and External Decoration - Various Sites 281(ii)

cont/d

## Contracts cont/d

|                          |   |          |
|--------------------------|---|----------|
| <u>Contract No. 1505</u> | - Cyclical Repairs and External Decoration - Wardened Schemes                         | 281(iii) |
| <u>Contract No. 1514</u> | - Cyclical Repairs and Internal Decoration  | 384(i)   |
| <u>Contract No. 1524</u> | - Sweyne Park Bridleway   | 384(ii)  |
| <u>Contract No. 1523</u> | - Reroofing and Associated Works  | 447(i)   |
| <u>Contract No. 1526</u> | - Boilerhouse Refurbishment, Romney House, Rochford                                   | 447(ii)  |
| <u>Contract No. 1530</u> | - Improvement and Refurbishment at 1 & 2 The Ferns, Stambridge                        | 538      |
| <u>Contract No. 1539</u> | - Entrance Works at Public Open Space - Lower Wyburns Farm, Daws Heath Road, Rayleigh | 560      |
| <u>Contract No. 1541</u> | - Domestic Boiler Replacement   | 637      |
| <u>Contract No. 1548</u> | - Upgrading of Fire Alarm Systems in A.P. Sheltered Schemes                           | 692      |
| <u>Contract No. 1547</u> | - Extension of Public Car Park, Back Lane, Rochford                                   | 694      |
| <u>Contract No. 1542</u> | - Replacement Fencing, King George's Playing Field                                    | 699      |
| <u>Contract No. 1548</u> | - Upgrading Fire Alarm Systems  | 708      |

## Corporate Plan

|  |                            |
|--|----------------------------|
| Corporate Plan   | 120                        |
| The Physical Environment   | 186,291,652                |
| First Review   | 270,289,314,342(a),361,520 |
| Leisure Section Priority F3  | 290,375                    |
| Rochford Hospital Site   | 342(b)                     |
| Corporate Priority C.1   | 409,665                    |
| Review of the Corporate Plan   | 484                        |
| Review of the Corporate Plan and Budget Strategy                     | 532,545,578,600,602,611    |
| New Sections   | 579                        |
| Corporate Priority I.4   | 601(B)                     |
| Corporate Plan - Identification of Deficiencies in Service Provision | 664(26)                    |
| Resourcing the Corporate Plan  | 683                        |

## Cost Centres

|   |     |
|---|-----|
| Priority Budgeting and Cost Centres - Methodology | 220 |
|---|-----|

## Council Property and Premises

|                                     |        |
|-------------------------------------|--------|
| Council Chamber                     | 212(D) |
| Catering in Council Halls           | 287    |
| Sound System in the Council Chamber | 721    |

cont/d

## Councillors

|   |           |
|---|-----------|
| R.H. Boyd   | 6,39,146  |
| Mrs. P. Godsell   | 7         |
| Members' Allowances   | 30,40,116 |
| J.A. Gibson   | 39        |
| M.J. Handford   | 48        |
| Absence of Members  | 107,141   |
| Election of Chairman of the Council for 1990/91   | 245       |
| Appointment of Vice-Chairman of the Council for 1990/91   | 246       |
| Appointment of Chairman of the Policy and Resources Committee/Leader of the Council for 1990/91 | 247       |
| Liaison Arrangements with Group Leaders   | 248       |
| Appointment of Chairman's Chaplain  | 249       |
| Record of Attendances   | 251       |
| Appointment of Chairmen and Vice-Chairmen of Committees and Panels of Committees                | 253       |
| Mrs. P. Cooke   | 359       |
| Mrs. A.R. Hutchings   | 388       |
| Former Councillor R. Blackburn  | 419,450   |

## Covenants

|   |                        |
|---|------------------------|
| 2 Jubilee Road, Rayleigh  | 105                    |
| Conversion of Former Council Properties into Self-Contained Flats |                        |
| 29 Stambridge Road, Rochford                                      | 581(i)                 |
| 27 Middlemead, Rochford   | 581(ii), 611, 671, 706 |

## Crime Prevention

|                                 |     |
|---------------------------------|-----|
| Partnership in Crime Prevention | 504 |
|---------------------------------|-----|

## Deemed Planning Consents

|  |              |
|--|--------------|
| Land at the Junction of Mercer Avenue and<br>Twyford Avenue, Great Wakering  | 53           |
| Brooklands Garden Extension, Rayleigh  | 74(i)        |
| Rochford Water Sports Centre   | 74(ii)       |
| Use of Land as Informal Public Open Space, Layout<br>of Children's Play Area and Construction of Horse<br>Riding Trail: Land North of Magnolia Road,<br>Hawkwell   | 123          |
| Open Spaces Development Programme - Land at The<br>Bailey, Rayleigh  | 183,546      |
| Open Space Development Programme - Hambro Hill   | 299          |
| Deemed Permission Application from Essex County<br>Council, Change of Use from Residential to<br>Day-Care Centre and Office Accommodation with<br>Associated Storage and Car Parking: 80-80c West<br>Street, Rochford - Application Number<br>CC/0447/90/ROC | 470(iii),643 |
| Contract No. 1539 - Entrance Works at Public Open<br>Space - Lower Wyburns Farm, Daws Heath Road,<br>Rayleigh  | 560          |

## Deferred Items

|  |     |
|--|-----|
| Planning Services Committee  |     |
| (i) Consultation from Southend-on-Sea Borough Council -<br>Outline Application to Erect Dwellinghouse with<br>Garage: Land South of Newfriars, Wakering Road,<br>Shoeburyness  |     |
| (ii) 17 Brook Close, Rochford - Proposed Amendments to<br>Car Parking Layout and Roof Design from Scheme Approved<br>on 1st August 1989 (Planning Application ROC/279/89)  |     |
| (iii) Deemed Permission Application from Essex County<br>Council - Change of Use from Residential to Day-Care<br>Centre and Office Accommodation with Associated Storage<br>and Car Parking: 80-80c West Street, Rochford:<br>Application No. CCO/447/90/ROC | 462 |

## Delegation of Authority

|  |            |
|--|------------|
| Reallocation of Responsibilities   | 121,222(a) |
| Development Directorate  | 222(b)     |
| Delegations to Officers  | 439        |
| Requisitions for Information - Town and Country<br>Planning Act 1990, Section 330  | 500(i)     |
| Town and Country Planning Legislation -<br>Consolidation                           | 500(ii)    |
| Senior Environmental Health Officers (Posts ES7<br>and ES37) - Delegated Authority | 525        |

## Dial-a-Ride

|                    |     |
|--------------------|-----|
| Dial-a-Ride Scheme | 657 |
|--------------------|-----|

cont/d

## Disabled

Appointment of Member with Special Responsibility for  
the Disabled with Regard to Planning Applications 256

### District Plan Working Party

|  |   |
|--|---|
| Minutes  | 101,205(i)(1),583(i),(ii)&(iii)                 |
| National Playing Fields Association              | 101(1&2)  |
| Housing  | 101(3&4)  |
| South Fambridge                                  |   |
| Village Plan Brief                               | 101(5),205(i)(5),205(ii)(14)                    |
| Strategy for Review of the Local Plan            | 101(6-9),205(i)(6-10)                           |
| Revised Housing Strategy: Essex County Structure |   |
| Plan First Alteration                            | 205(i)(2)                                       |
| Draft Planning Policy Guidance Notes             | 205(i)(3&4)                                     |
| Car Parking                                      |   |
| Study  | 205(i)(11),205(ii)(1-12),205(iii)(1-5),664(1-3) |
| Review of Car Parking Standards                  | 205(i)(12&13),205(iii)(7)                       |
| Future Development - Etheldore Avenue/Wood       |   |
| Avenue, Hockley                                  | 205(ii)(13)                                     |
| Public Utilities, Health and Social Services     | 205(ii)(15)                                     |
| Rebuild or Extension of Existing Dwellings       |   |
| in the Metropolitan Green Belt                   | 205(ii)(16),664(15)                             |
| Conversion of Redundant Farm Buildings           | 205(iii)(6)                                     |
| The Rochford Estuaries and Coastlines            | 414(1)  |
| Car Parking Study - Outside Town Centres         | 414(2)  |
| Car Parking Study - Rayleigh Town Centre         | 414(3-9),453                                    |
| Review of the Local Plan                         | 583(i)(1-25)                                    |
| Identification of Additional Land for            |   |
| Employment/Business with Particular Reference    |   |
| to Land West of Aviation Way                     | 583(i)(26&27),664(16&17)                        |
| Identification of Additional Public Open         |   |
| Spaces - West Hawkwell                           | 583(i)(28&29)                                   |
| Identification of Additional Public Open         |   |
| Spaces - West Hawkwell                           | 583(i)(30),583(ii)(3&4)                         |
| Review of the Location, Amount and Phasing       |   |
| of New Residential Development                   | 583(ii)(1&2)                                    |
| Evaluation of Suggestions by the R.S.P.B. for    |   |
| Inclusion in the Local Plan                      | 583(ii)(5)                                      |
| Identification of Properties in Hall Road,       |   |
| Rochford and High Road, Hockley for Inclusion    |   |
| in Policy GB2                                    | 583(ii)(6&7)                                    |
| Golf Courses - Review of Policy LT7              | 583(ii)(8),664(18)                              |
| Provision of Low Cost and Social Housing in      |   |
| Urban and Rural Areas                            | 583(ii)(9)                                      |
| Removal of Permitted Development Rights          | 583(ii)(10-12)                                  |
| New Warehouse, Rankin Flour Mills, Mill Lane,    |   |
| Rochford   | 583(ii)(13)                                     |
| Master Plan for Southend Airport                 | 583(ii)(14)                                     |
| Car Parking Study - Rayleigh West                | 664(4-8)  |
| Car Parking Study - Market Car Park, Rayleigh    | 664(9)  |
| Car Parking Study - Car Parking Business Survey  | 664(10)   |
| Car Parking Study - Problems Identified by       |   |
| Councillors                                      | 664(11-13)                                      |
| Car Parking Study - Summary of Progress          | 664(14)   |

cont/d

District Plan Working Party cont/d

|   |            |
|---|------------|
| Review of Local Plan: Chapter 10 - Public       |            |
| Utilities, Health and Social Services           | 664(19-24) |
| Updating the District Plan                      | 664(25)    |
| Corporate Plan - Identification of Deficiencies |            |
| in Service Provision                            | 664(26)    |

Dogs

|   |             |
|---|-------------|
| Dog Fouling                                 | 77          |
| Enforcement of Bye-Laws Against Dog Fouling | 81,195,557  |
| Supervision and Enforcement                 | 382,497,514 |
| Environmental Protection Bill - Dog Fouling | 444         |
| Control of Dogs                             | 524         |

## Easements

|  |         |
|--|---------|
| Proposed Temporary Easement at King George's<br>Playing Field  | 31      |
| Land at 5 Greensward Lane, Hockley now Known as<br>Lime Court - Springboard Housing Association<br>Limited | 95      |
| Riverside Industrial Estate  | 200(i)  |
| 14 Bull Lane, Rayleigh - Land Adjacent to King<br>George's Playing Field                                   | 200(ii) |
| Easement to Essex Water Company - The Grove,<br>Rayleigh   | 415     |

## Education

|  |         |
|--|---------|
| Closer to the People - Education: The District<br>Council Contribution | 118,141 |
|--|---------|

## Elections

|  |     |
|--|-----|
| Expenses of Candidates at Elections  | 218 |
| Results of District and Parish Council Bye-Election<br>Held on 3rd May 1990    | 250 |
| Representation of the People (Amendment) Regulations 1990<br>Sale of Registers | 340 |

## Emergency Arrangements

|                                 |                |
|---------------------------------|----------------|
| Emergency Communication         | 489(A) (5&6)   |
| Emergency Planning Team         | 489(A) (1,2&3) |
| Riverwatch Update               | 489(A) (4)     |
| Incident at Wakering Refuse Tip | 489(A) (7)     |

## Emergency Centre

|               |                  |
|---------------|------------------|
| Hockley Woods | 27,40,212(A),346 |
|---------------|------------------|

## Environment

|                         |     |
|-------------------------|-----|
| Environmental Awareness | 154 |
|-------------------------|-----|

## Essex County Council

|  |              |
|--|--------------|
| District and County Council Liaison Meeting  | 225          |
| Essex In Europe Week - 1991  | 226,432      |
| Liaison Meetings with County Highways Chairman   | 309          |
| Deemed Permission Application from Essex County<br>Council, Change of Use from Residential to<br>Day-Care Centre and Office Accommodation with<br>Associated Storage and Car Parking: 80-80c West<br>Street, Rochford - Application Number<br>CC/0447/90/ROC | 470(iii),643 |

cont/d



Essex County Council cont/d

Essex County Council Consultation Document on  
Waste Disposal  
Blue Plaque Scheme

540  
551

Essex Euro Week

Essex Euro Week

601(A) (1&2)

## Financial Matters

|  |            |
|--|------------|
| Capital Programme 1990/91, 1991/92 and 1992/93               | 13,126,141 |
| Scale of Charges 1990/91                                     | 15         |
| Capital Accounting in Local Authorities -<br>The Way Forward | 22         |
| Budget 1990/91   | 86         |
| Priority Budgeting and Cost Centres - Methodology            | 220        |
| Promotion of Economic Development                            | 724        |

## Footpaths

|  |                |
|--|----------------|
| Highways Act 1980 - Section 119<br>Diversion of Part of Footpath 36, Rochford  | 29             |
| Town and Country Planning Act 1971 - Section 210<br>Proposed Diversion of Part of Footpath 23,<br>Rayleigh                           | 97,141,208,317 |
| Highways Act 1980 - Section 119<br>Proposed Diversion of Footpaths at Bolt Hall,<br>Upper Raypits and Pudsey Hall Farms,<br>Canewdon | 98,413(ii),573 |
| Footway Between Haddon Close and Little Wheatleys<br>Chase, Rayleigh   | 325,361,571    |
| Highways Act 1980 - Section 119: Proposed<br>Diversion of Footpaths 3, 5, 31, 33 and 34<br>Barling Magna                             | 660            |
| Town and Country Planning Act 1990 - Section 247:<br>Proposed Diversion of Part of Footpath 22 Rayleigh                              | 661            |
| Footpath 3 Hullbridge - Blounts Wood to Hullbridge Road,<br>Rayleigh   | 663(i)         |
| Plumberow Mount to Church Road, Hockley  | 663(iii)       |

## Fragrant Garden

|   |     |
|---|-----|
| Provision of Fragrant Garden - Rayleigh Town Centre | 191 |
|---|-----|

## Freight House, Rochford

|                             |     |
|-----------------------------|-----|
| The Freight House, Rochford | 608 |
|-----------------------------|-----|

### Grants and Loans

|  |              |
|--|--------------|
| Grant Aid to Outside Bodies                                      | 18,40        |
| Grant Aid Towards Housing Improvement and Repairs                | 162,273,530  |
| House Renovation Grant - Breach of Grant Conditions              | 165          |
| Grant Aid to Outside Bodies                                      |              |
| Rochford & District Playscheme Council                           | 338(i)       |
| Closure of LAMSAC  | 338(ii),490  |
| North Wales Mayor's Flood Disaster Fund                          | 338(iii),361 |
| Citizens' Advice Bureaux   | 338(iv)      |
| Rochford Old People's Welfare Committee and Rayleigh Age Concern | 427(i),453   |
| Further Applications   | 427(ii)      |
| Grants for Internal Decoration                                   | 623          |

### Group Leaders Panel

|                                    |        |
|------------------------------------|--------|
| Terms of Reference and Conventions | 489(B) |
|------------------------------------|--------|

### Gypsies

|                              |         |
|------------------------------|---------|
| Gypsy Site Provision Seminar | 474,585 |
|------------------------------|---------|

## Hackney Carriages

|                        |            |
|------------------------|------------|
| Shared Taxi Service    | 311,402(i) |
| Hackney Carriage Fares | 402(ii)    |

## Health and Safety

|   |        |
|---|--------|
| Local Authority Aids Education Officer                      | 57     |
| Review of Law on Infectious Disease Control                 | 58     |
| Chlorofluorocarbons (CFC's)                                 | 60,619 |
| Essex Family Practitioner Committee (Essex FPC)             |        |
| Classification of Dispensing Areas                          | 64     |
| Enforcement of the Health & Safety at Work Etc.<br>Act 1974 | 150    |
| Quality Assurance in Environmental Health                   | 152    |
| Heartcheck - Park School, Rayleigh                          | 278    |
| Pest Control Service for Insect Infestation                 | 366    |
| The Ungraded Eggs (Hygiene) Regulations 1990                | 522    |
| Odour Nuisance from Mushroom Growing Farm                   | 536    |
| Food Safety Act 1990  | 615    |
| Environmental Health Services Annual Report 1989/90         | 620    |
| Food Hygiene (General) Regulations 1970 -<br>Prosecution    | 638    |
| Food Hygiene (General) Regulations 1970                     | 696    |

## Highways

|   |             |
|---|-------------|
| County Highways Matters   | 89,240,307  |
| Traffic Problems, Ashingdon Road Junction with<br>Rectory Road and Hill Lane Junction with Main Road,<br>Hawkwell | 90          |
| Broad Parade/Greensward Lane, Hockley - Proposed<br>Waiting Restrictions  | 91          |
| Town Police Clauses Act 1847 - Section 21:<br>South Fambridge Annual Country Village Fayre 1990                   | 207         |
| Station Road, Rayleigh - Pedestrian Facilities  | 229(i), 572 |
| Warwick Road/Clarence Road, Rayleigh - Proposed<br>Prohibition of Waiting   | 229(ii)     |
| Proposed Prohibition of Driving in Cherry Orchard<br>Lane (part), Hawkwell  | 308,361     |
| Liaison Meeting with County Highways Chairman   | 309         |
| Town Police Clauses Act 1847 - Section 21<br>Proposed Temporary Closure of White Hart Lane<br>(part), Hawkwell    | 316(i)      |
| Proposed Temporary Closure of Bellingham Lane,<br>Rayleigh  | 316(ii)     |
| Town Police Clauses Act 1847 - Section 21<br>Proposed Temporary Closure of Eldon Way (Part),<br>Hockley           | 347         |
| Improvement of the A130 Between the A132, Rettendon<br>Turnpike and the A127 Southend Arterial Road               | 403,567     |
| Private Finance Road Schemes  | 404         |
| Proposed Waiting Restrictions - Ashingdon Road,<br>Rochford, Ashingdon and Hawkwell                               | 405         |
| Hullbridge Road, Rayleigh   | 406         |
| Rayleigh Weir Liaison Meeting   | 408         |

cont/d

## Highways cont/d

|  |                     |
|--|---------------------|
| White Hart Lane (Unadopted), Hawkwell - Prohibition of Use by Vehicular Traffic  | 412,570             |
| On-street Parking Restrictions - Brook Close, Rochford   | 470(ii), 659,714    |
| Highways Service Review - A Consultation Paper   | 482,488,668,674,706 |
| Town and Country Planning Act 1990 - Section 257 Proposed Extinguishment of Highway Rights at Blackmore Walk, Rayleigh | 501,691             |
| Noise Insulation Scheme - A127/A129 Rayleigh Weir Improvement  | 523                 |
| Major Road Schemes Review  | 568                 |
| Proposed Waiting Restrictions -  |                     |
| (i) Ashingdon Road, Rochford/Hawkwell/Ashingdon  |                     |
| (ii) Highmead, Rayleigh  |                     |
| (iii) Rocheway/Stambridge Road/East Street, Rochford   | 569,600             |
| Removal of Highway Rights - Land Fronting 293-297 Little Waking Road, Little Waking                                    | 586                 |
| Russell Grove/Stambridge Road, Rochford - Proposed Waiting Restrictions  | 667                 |
| Stambridge Road, Rochford  | 669                 |

## Horse Riding

|   |             |
|---|-------------|
| Minutes   | 102         |
| Provision of Horse Riding Facilities - Apton Hall Road to Larkhill Road, Canewdon | 103,323,576 |
| Horse Riding Establishments - Alleged Unauthorised Developments                   | 135         |
| Spencers Nurseries, Hawkwell  | 663(ii)     |

## Housing - General

|   |        |
|---|--------|
| Housing Rents 1990/91   | 14     |
| Homelessness  | 51,141 |
| Housing Mobility Scheme - Women's Aid   | 55     |
| Audit Commission - Survey of Local Authority Housing Rent Arrears   | 163    |
| Housing Applicant Mr. C   | 371    |
| National Housing and Town Planning Council - Election of Regional Members to the National Executive Committee 1990/92 | 443    |
| Upgrading of Sheltered Housing Bedsitters   | 622    |
| Annual Programme of Pre-painting Repairs and Decoration of Council Dwellings 1991/92                                  | 624    |
| Building Repairs and Improvements Service - Performance Statistics 1989/90  | 625    |
| Charging for Services   | 627    |
| 254-284 Waking Road, Shoeburyness   | 697    |

cont/d

## Housing Associations

|   |     |
|---|-----|
| Joint Statement by NFHA/AMA/ADC on Local Authority<br>Nominations to Housing Associations                     | 56  |
| Housing Strategy - Housing Association Local Authority<br>Sponsored Schemes - Springboard Housing Association | 223 |

## Housing Benefit

|                                |         |
|--------------------------------|---------|
| Housing Benefits               | 227,240 |
| Council's Discretionary Powers | 336     |

## Housing Development

|  |       |
|--|-------|
| ROC/626/89 - Fairview Homes PLC's Appeal - Matchbox<br>Toys Site, Rochford | 5,240 |
|--|-------|

## Housing Investment Programme

|         |     |
|---------|-----|
| 1991/92 | 368 |
|---------|-----|

## Housing Strategy

|  |                 |
|--|-----------------|
| Motion in the name of Councillor R.H. Boyd   | 26              |
| Housing Strategy - Housing Association Local Authority<br>Sponsored Schemes - Springboard Housing<br>Association | 223,334         |
| Property Transactions  | 244             |
| Housing Strategy   | 329,531,600,611 |

## Land

|  |         |
|--|---------|
| Land Forming Part of 18 Orchard Avenue, Rayleigh -<br>Enabling Power Local Government Act 1972                       | 201     |
| Land Adjacent to 1 and 2 Wimarc Crescent, Rayleigh   | 202     |
| Site of the Former Properties Known as 1-3 (Inclusive)<br>Bedford Row Cottages, Church End, Paglesham                | 203     |
| Land at Rawreth Shot   | 204,417 |
| Proposed Stopping up of Land at the End of Bull Lane,<br>Hockley to rear of Nos. 4 and 5 St. James' Walk,<br>Hockley | 228     |
| Land at Little Wheatleys Chase, Rayleigh   | 174,242 |
| Land Forming Part of the Rear Garden of<br>27 Weir Gardens, Rayleigh   | 411     |

## Leisure Contract

|                                |         |
|--------------------------------|---------|
| Review of the Leisure Contract | 559,611 |
|--------------------------------|---------|

## Leisure - General

|  |         |
|--|---------|
| Leisure Bus  | 83      |
| Countryside Interpretation   | 185     |
| Review of Audit Commission Publication -<br>"Sport for Whom?"  | 187     |
| Leisure Liaison Committee - 26th March 1990  | 193     |
| District Council/Sports Council Liaison Arrangements   | 283     |
| Catering in Council Halls  | 287     |
| Putting Facilities   | 293     |
| Annual Re-planting Programme 1989/90   | 294     |
| Best Kept Village Competition  | 295,387 |
| Review of Audit Commission Publication "Local<br>Authorities Support for Sport" - A Management<br>Handbook | 296     |
| Rawreth Playing Field - Flying of Model Aircraft   | 298     |
| Provision of Skateboard Facilities   | 552     |
| Rayleigh Cycle Races   | 553     |
| The Year of Sport 1991 - Regional Torch Relay  | 554,611 |
| Eastern Council for Sport and Recreation -<br>Liaison Meeting  | 555     |
| Ernie Adcock Trophy  | 649     |
| Arts Provision   | 650     |

## Leisure Liaison Working Party

|   |          |
|---|----------|
| Arts Budget 1990/91                         | 193(i)   |
| Special Events 1990/91                      | 193(ii)  |
| Future of Action Sport                      | 193(iii) |
| Car Parking at Clements Hall Leisure Centre | 193(iv)  |
| Leisure Liaison Working Party               | 286,556  |

cont/d

### Litter Initiatives

|  |        |
|--|--------|
| Greensward School, Hockley   | 59(i)  |
| Southend Arterial Road   | 59(ii) |
| Keep Rochford Tidy - Poster Campaign   | 155    |
| Tidy Britain Group - "People and Places"   | 156    |
| Litter Initiatives   | 157    |
| Litter and Refuse  | 279    |
| Tidy Britain Year 1990   | 370    |
| Environmental Protection Bill: Draft Code of<br>Practice on Litter                     | 632    |
| Code of Practice on Litter: Contractual Implications<br>and Estimated Additional Costs | 634    |

### Local Government and Housing Act 1989

|  |                   |
|--|-------------------|
| Political Restrictions on Certain Local Authority<br>Officers  | 11(B) (1,2&3), 25 |
| Appointment of Political Assistants                            | 11(B) (4)         |
| Section 164: Amendment to Right to Buy                         | 54, 141           |
| Borrowing Policy 1990/91                                       | 111               |
| Changes to the Local Elections (Principal Areas)<br>Rules 1986 | 124               |
| Unfit Housing, Etc.  | 164               |
| Pro Rata Representation on Committees                          | 456, 543          |
| Schedule of Determinations                                     | 505               |



Marinair

Marinair - The Proposal for a Fourth London Airport in  
the Thames Estuary 582

Members of Parliament

Sir Bernard Braine 127

Minerals Subject Plan

Minerals Subject Plan 96

Monitoring Service Contract Performance

|  |            |
|--|------------|
| Cleaning at Aged Persons' Schemes      | 24         |
| Street Cleansing                       | 66         |
| Ground Maintenance                     | 82         |
| Refuse Collection and Street Cleansing | 110(C) (6) |
| Leisure Management                     | 212(E) (5) |

## National Non-Domestic Rating

|                        |         |
|------------------------|---------|
| Charitable Rate Relief | 335,491 |
|------------------------|---------|

## National Rivers Authority

|  |         |
|--|---------|
| National Rivers Authority Anglian Region (Eastern Area): Annual Conservation Liaison Meeting - 28th March 1990 | 313     |
| National Rivers Authority  | 564,611 |

## Noise

|   |     |
|---|-----|
| Noise Insulation Scheme - A127/A129 Rayleigh Weir Improvement | 523 |
|---|-----|

## Notice of Motion

|  |                       |
|--|-----------------------|
| Minute 3: Para. 5 - ROC/910/89                             | 40,144,180            |
| No Loitering   | 41,52,141             |
| Provision of Toilet for the Disabled in Hockley            | 65                    |
| Signatories to Petitions                                   | 241(i)                |
| Swimming at Clements Hall Leisure Centre                   | 241(ii), 288          |
| Petitions  | 341                   |
| Concessionary Travel                                       | 362(i), 434(i)        |
| Code of Local Government Conduct                           | 362(ii), 434(ii), 453 |
| Prohibition on Use of Peat                                 | 362(iii), 385         |
| Refuse Collection Service to Mobile Home Dwellers          | 362(iv), 434(iii)     |
| Notification of Proposed Development - Adjacent Properties | 454                   |
| Funding Arrangements - Local Management of Schools         | 516                   |
| Parking Outside Peak Hours                                 | 612(i), 676(i)        |
| Parking Amnesty at Christmas                               | 612(ii), 676(ii)      |
| Community Charge   | 707                   |

## Nuisance

|  |     |
|--|-----|
| Odour Nuisance from Mushroom Growing Farm  | 536 |
| Clean Air Act 1956 - Section 16 - Smoke Nuisance at "The Gables", Radnor Road, Ashingdon | 635 |

## Outside Bodies

|   |                 |
|---|-----------------|
| Grant Aid   | 18,40           |
| Crouch Valley Scouts Association -<br>Appointment of Trustee  | 122             |
| Appointment of Representatives to Outside Bodies<br>and Organisations   | 255,331,361,442 |
| Grant Aid to Outside Bodies   |                 |
| Rochford & District Playscheme Council  | 338(i)          |
| Closure of LAMSAC   | 338(ii)         |
| North Wales Mayor's Flood Disaster Fund   | 338(iii)        |
| Citizens' Advice Bureaux  | 338(iv)         |
| National Housing and Town Planning Council - Election<br>of Regional Members to the National Executive<br>Committee 1990/92 | 443             |

## Panel Minutes

|   |  |
|---|--|
| Audit Panel   | 11(A), 110(C), 212(C) & (E)                        |
| Staffing Sub-Committee                                  | 11(B), 110(B), 212(B)                              |
| National Non-Domestic Ratepayers' Consultation Panel    | 85   |
| Roach Valley Conservation Zone Group of Representatives | 100, 206, 584                                      |
| District Plan Working Party                             | 101, 205, 240, 414, 453, 583(i), (ii) & (iii), 664 |
| Horse Riding Working Party                              | 102, 322, 663                                      |
| Chairman's Panel  | 110(A), 212(D)                                     |
| Broomhills Panel  | 173(i), 233(i)                                     |
| Little Wheatleys Panel                                  | 173(ii), 469                                       |
| Gusted Hall Panel                                       | 173(iii), 233(ii), 349                             |
| Emergency Panel   | 212(A), 489(A), 675(C)                             |
| Leisure Liaison Working Party                           | 286  |
| Housing Strategy Panel                                  | 334  |
| Performance Review Panel                                | 423, 601(C), 675(B)                                |
| Group Leaders Panel                                     | 489(B), 601(D), 675(D)                             |
| Twinning Sub-Committee                                  | 601(A)   |
| Personnel Sub-Committee                                 | 601(B), 675(A), 706                                |

## Parish Matters

|   |                   |
|---|-------------------|
| Signs   | 76, 141           |
| Stambridge Parish Council - Grant Application           | 216               |
| Parish Council Functions - Area Committees for Rayleigh | 344(ii), 438, 496 |
| Area Liaison/Parish Interface                           | 495, 682          |
| Dissolution of the Roach Group Parish Council           | 604               |
| Parish Boundary Review                                  | 685, 706          |

## Performance Indicators

|  |               |
|--|---------------|
| Performance Indicators                                       | 367, 527, 628 |
| Planning Enforcement Action Performance Monitor              | 587           |
| Published Performance Indicators for Local Authority Tenants | 629           |
| Revenues Division - Performance Measures and Monitoring      | 700           |

## Personnel Sub-Committee

|   |          |
|---|----------|
| Personnel Sub-Committee: 10th December 1990 | 726, 730 |
|---|----------|

## Pest Control

|   |     |
|---|-----|
| Pest Control Service for Insect Infestation | 366 |
|---|-----|

cont/d

### Planning Applications

|   |     |
|---|-----|
| 1 Station Crescent, Rayleigh - F/0405/90/ROC                          | 397 |
| 89 High Street, Rayleigh - F/0436/90/ROC                              | 465 |
| Determination of Planning Applications - Extension<br>of Time Letters | 596 |

### Planning Development Control

|   |         |
|---|---------|
| Planning Development Control  | 28,40   |
| Directorate of Development - Planning Application<br>and Development Control Statistics | 461,595 |

### Post Office Facilities

|   |     |
|---|-----|
| Sub-Post Office, Station Road, Rayleigh | 666 |
|---|-----|

### Public Conveniences

|                     |                     |
|---------------------|---------------------|
| Public Conveniences | 365,422,616,674,706 |
|---------------------|---------------------|

### Public Open Spaces

|  |                     |
|--|---------------------|
| Brooklands Garden Extension, Rayleigh  | 74(i)               |
| Turret House Farm  | 78                  |
| Use of Land as Public Open Space, Allotment<br>Gardens, the Layout of Children's Play Area<br>and Construction of Car Park and Vehicular<br>Access: Lower Wyburns Farm, Daws Heath Road,<br>Rayleigh | 79                  |
| Use of Land as Informal Public Open Space, Layout<br>of Children's Play Area and Construction of Horse<br>Riding Trail: Land North of Magnolia Road,<br>Hawkwell                                     | 123                 |
| Open Spaces Development Programme - Land at The<br>Bailey, Rayleigh  | 183,546             |
| Grove Road Open Space  | 190,240             |
| Open Spaces Development Programme - Hullbridge<br>Foreshore  | 192,410,453,658     |
| Use of Land as Informal Public Open Space and<br>Children's Play Space - Land North of Brays Lane,<br>Rochford   | 297                 |
| Rawreth Playing Field -<br>Flying of Model Aircraft  | 298,361,381,453,648 |
| Open Space Development Programme - Hambro Hill   | 299                 |
| Open Spaces Development Programme - Swayne Park,<br>Rayleigh and Spencers Nurseries, Hawkwell  | 301                 |
| Open Spaces Development Programme - Land and<br>Ponds at Doggetts  | 302                 |
| Open Spaces Development Programme - Capital Spending<br>Proposals and Commitments 1990/91  | 376                 |
| Open Spaces Development Programme - Proposed Public<br>Open Space at Lower Wyburns Farm, Rayleigh  | 377,453             |
| Open Spaces Development Programme Land at Little<br>Wheatleys, Rayleigh  | 378,499             |

cont/d

|   |                                 |
|---|---------------------------------|
| Open Spaces Development Programme - Spencers      |                                 |
| Nurseries, Hawkwell                               | 379,422,453,550,651,663(11),674 |
| Supervision and Enforcement                       | 382                             |
| Sweyne Park - Tree Planting                       | 547                             |
| Fairview Playing Field                            | 549                             |
| Contract No. 1539 - Entrance Works at Public Open |                                 |
| Space - Lower Wyburns Farm, Daws Heath Road,      |                                 |
| Rayleigh  | 560                             |

#### Public Transport

|  |             |
|--|-------------|
| Revision of Contracted Bus Services 10B/12 |             |
| and 404                                    | 312,361,407 |

Questions

Urgent Question under Standing Order 7.2(b)

455

## Rates

General Rate 1989/90 - Irrecoverable Items 678

## Rate Relief

Charitable and Other Organisations 21  
Rate Relief for Charitable and Other Organisations 112  
National Non-domestic Rating - Charitable Rate Relief 113,215,335

## Recycling

Progress Report 70  
Glass 158(i)  
Haltern Activities 158(ii)  
Potential Within the Council 158(iii)  
Strategy Plan 158(iv)  
Recycling Conference - Thursday 22nd February 1990 158(v)  
Arrangements for Recycling Waste Materials 167,372,453,630  
Use of Recycled Materials Throughout the Council 631

## Rents

Housing Rents 1990/91 14,681  
Audit Commission - Survey of Local Authority Housing Rent Arrears 163  
Bailiff Services - Rent Arrears Recovery 169  
Rental Deposits Bill 528

## Rights of Way

Traffic Order - White Hart Lane, Hawkwell (Unadopted Section) 412  
Public Rights of Way - Upgrading of Footpaths to Bridleways 575  
Grant of Right of Way for 59A to D The Drive, Rochford 633

## Roach Valley Conservation Zone Group of Representatives

Minutes 100,206  
Outline Application to Construct Golf Course with Clubhouse Facilities and New Access Road - Gusted Hall, Gusted Hall Lane, Hawkwell 206  
Roach Valley Conservation Zone Group of Representatives - Request from Southend-on-Sea Borough Council 321  
Proposed Application for Restoration by Landfilling with Domestic, Commercial and Industrial Waste, Together with Export of Clay, on Site at Creeksea Ferry Road, Canewdon 584

cont/d



### Rochford District Local Plan

|  |                            |
|--|----------------------------|
| Strategy for Review of the Local Plan            | 101(6-9), 205(i) (6-10)    |
| Revised Housing Strategy: Essex County Structure |                            |
| Plan First Alteration                            | 205(i) (2)                 |
| Draft Planning Policy Guidance Notes             | 205(i) (3&4)               |
| Future Development - Etheldore Avenue/Wood       |                            |
| Avenue, Hockley                                  | 205(ii) (13)               |
| Public Utilities, Health and Social Services     | 205(ii) (15)               |
| Rebuild or Extension of Existing Dwellings       |                            |
| in the Metropolitan Green Belt                   | 205(ii) (16), 664(15)      |
| Conversion of Redundant Farm Buildings           | 205(iii) (6)               |
| The Rochford Estuaries and Coastlines            | 414(1)                     |
| Review of the Local Plan                         | 583(i) (1-25)              |
| Identification of Additional Land for            |                            |
| Employment/Business with Particular Reference    |                            |
| to Land West of Aviation Way                     | 583(i) (26&27), 664(16&17) |
| Identification of Additional Public Open         |                            |
| Spaces - West Hawkwell                           | 583(i) (28&29)             |
| Identification of Additional Public Open         |                            |
| Spaces - West Hawkwell                           | 583(i) (30), 583(ii) (3&4) |
| Review of the Location, Amount and Phasing       |                            |
| of New Residential Development                   | 583(ii) (1&2)              |
| Evaluation of Suggestions by the R.S.P.B. for    |                            |
| Inclusion in the Local Plan                      | 583(ii) (5)                |
| Identification of Properties in Hall Road,       |                            |
| Rochford and High Road, Hockley for Inclusion    |                            |
| in Policy GB2                                    | 583(ii) (6&7)              |
| Golf Courses - Review of Policy LT7              | 583(ii) (8), 664(18)       |
| Provision of Low Cost and Social Housing in      |                            |
| Urban and Rural Areas                            | 583(ii) (9)                |
| Removal of Permitted Development Rights          | 583(ii) (10-12)            |
| New Warehouse, Rankin Flour Mills, Mill Lane,    |                            |
| Rochford   | 583(ii) (13)               |
| Master Plan for Southend Airport                 | 583(ii) (14)               |
| Review of Local Plan: Chapter 10 - Public        |                            |
| Utilities, Health and Social Services            | 664(19-24)                 |
| Updating the District Plan                       | 664(25)                    |

### Rochford Hospital

|                   |                   |
|-------------------|-------------------|
| Display of Banner | 455, 481, 548     |
| Future Use        | 13, 126, 270, 342 |

### Rochford News

|  |          |
|--|----------|
| Press and Public Relations - Rochford News | 433      |
| Alternative Means of Communication         | 602, 687 |

### Rochford Sports Council

|                         |          |
|-------------------------|----------|
| Rochford Sports Council | 653, 706 |
|-------------------------|----------|

## Satellite Television

Permitted Development Rights for Satellite Television  
Antennae: Department of the Environment Consultation  
Paper 473

## Schedule of Development Applications and Recommendations

Schedule of Development Applications and Recommendations 706

## Section 106 Agreements

(Formerly Section 52 Agreements)

Mill Lodge, High Street, Great Wakering 390

## Seminars

"Working Together Towards Health for all by the  
Year 2000" 149  
Seminar 14th February 1990 - Workshop for Members 213

## Sewers

Section 16 Main Sewerage Provision - Ashingdon Park  
Estate 401  
Discharge of Treated Sewage Effluent - Statutory  
Consultation 565

## Social Services

Charges for Home Help Service 520

## South East Essex Business Enterprise Agency Ltd. (SEEBEA)

South East Essex Business Enterprise  
Agency Ltd. (SEEBEA) 217

## South East Essex Traffic Study

South East Essex Traffic Study 100(2), 310, 566

## Southend Airport

Master Plan for Southend Airport 196(B), 240, 319, 361

## Southend Health Authority

Consultation Document 148, 211, 240, 345, 440, 506  
Application by Southend Health Authority to  
Develop an NHS Self-Governing Trust 541  
Appointment of Consultants 689  
cont/d

## Southend Hospital

Centralisation of Acute Services at Southend Hospital 621

### Staff - Administration, Professional, Technical and Clerical

|   |       |
|---|-------|
| Mrs. J. Attridge                                    | 17,40 |
| Mr. B. Payne (former Assistant Director of Finance) | 467   |
| Mr. B. Watmough                                     | 561   |
| Mr. A.G. Cooke                                      | 731   |

### Staff - General

|                                       |              |
|---------------------------------------|--------------|
| Staff Award Scheme                    | 110(B), 239  |
| Authorisation of Prosecuting Officers | 125          |
| Departmental Staffing Matters         | 212(B) (1-3) |
| Central Services                      | 601(C) (1)   |
| Committee Structure                   | 601(C) (2)   |
| Authorisation of Prosecuting Officers | 688          |

### Standing Orders

|   |               |
|---|---------------|
| Standing Order 18                                       | 343           |
| Standing Order 21.2                                     | 430           |
| New Standing Orders                                     |               |
| Supply of Information to Members                        | 441(a)        |
| Attendance by Officers at Group Meetings to give Advice | 441(b)        |
| Standing Order 18                                       | 441(c)        |
| Revision of Standing Orders                             | 437, 494, 514 |

### Statistics

|  |          |
|--|----------|
| Development Control Statistics, July to September 1989 | 235      |
| Development Control Statistics: Planning Applications  | 461, 595 |

### Street Lighting

|                 |    |
|-----------------|----|
| Street Lighting | 93 |
|-----------------|----|

### Street Naming and Numbering

|   |     |
|---|-----|
| Naming of Streets - Development rear of 46 Deepdene Avenue, Rayleigh                          | 99  |
| Downhall Park, Rayleigh - Phase II  | 318 |
| Development Between 29 and 33 Rawreth Lane, Rayleigh  | 577 |
| Naming of Streets - Development at Site of Matchbox Factory, West of Ashingdon Road, Rochford | 662 |

cont/d

Subscriptions

|  |     |
|--|-----|
| 1990/91                                  | 19  |
| Subscription to Eastern Orchestral Board | 502 |

Sunday Trading

|                |         |
|----------------|---------|
| Sunday Trading | 129,449 |
|----------------|---------|

Surplus Equipment

|             |     |
|-------------|-----|
| Disposal of | 695 |
|-------------|-----|

## Taxis

Shared Taxi Service 311

## Teach-In

Members' Teach-In on the ADC 19,214

## Television Licences

Concessionary TV Licences in Sheltered Schemes 272

## Tenants

Services to Tenants 626

Published Performance Indicators for Local  
Authority Tenants 629

## Tender Documents

Sale of 114,141

## Town and Country Planning

Plot 3, 54 Folly Lane, Hockley - ROC/754/85/3 -  
Details of Proposed House and Garage - Minor  
Amendments to Siting and Design of Dwelling 263

17 Brook Close, Rochford - Proposed Amendments to  
Car Parking Layout and Roof Design from Scheme  
Approved on 1st August 1989 (Planning Application  
ROC/279/89) 470(ii)

Town and Country Planning Legislation -  
Consolidation 471

Little Wheatleys Farmhouse, Little Wheatleys Chase,  
Rayleigh - LB/0420/90/ROC 478

The Flat, Trenders Hall, Trenders Avenue, Rayleigh 512

F/0732/90/ROC - The Kebab Hut, 26 High Street,  
Rayleigh 720(i)

OL/0745/90/ROC - Adj. 8 Malyons Lane, Hullbridge 720(ii)

## Town and Country Planning - Contraventions

Unauthorised Conversion and Change of Use of a Barn  
to a Butcher's Shop at Burtons Farm,  
Barling Road, Barling 2

Land Adjacent to Long Ridings, Greensward Lane,  
Hockley 45

Change of Use and Conversion of a Barn and Stables  
into Light Industrial Use and Retail Shop at  
Lower Barn Farm, London Road, Rayleigh 46

Unauthorised Use of Agricultural Building and Land  
for the Commercial Storage of Pallets at Land  
off Watery Lane, Hullbridge 175

cont/d

## Town and Country Planning - Contraventions cont/d

|  |                 |
|--|-----------------|
| Unauthorised Construction of a Timber Chalet at "Cobble Trees", Magnolia Road, Hawkwell  | 176             |
| Unauthorised Erection of Two Steel-Framed Buildings on Land at the Rear of "The Beeches", Western Road, Rayleigh   | 178             |
| Unauthorised Erection of a Barn and Formation of Car Parking Area and Layout of an Access to Land Adjacent to the Junction of the Rayleigh Spur Road and the A130                                  | 179             |
| Unauthorised Installation of a T.V. Satellite Antenna at the Crown Public House, Crown Hill, Rayleigh  | 236             |
| Unauthorised Uses of Land at Lynwood Nurseries, Arterial Road, Rayleigh  | 264             |
| Unauthorised Change of Use of Land from Agricultural to Residential Purposes and Siting of Two Caravans, Shed, Construction of an Access Road at Land Opposite Pengelly, McCalmont Drive, Rayleigh | 355             |
| Unauthorised Erection of Two Conservatories at Rochdale, Lower Road, Hockley   | 356             |
| Unauthorised Car Sales on Land Adjacent to 1 Broad Parade, Hockley and Fronting Greensward Lane Adjacent to No. 48   | 395             |
| Unauthorised Parking of Cars at Flemings Farm, Flemings Farm Road, Rochford  | 396             |
| Unauthorised Development - Rayleigh Park Estate, Rawreth/Rayleigh and Hockley Garden Estate, Hullbridge  | 460,472,641,645 |
| Failure to Comply with Condition 3 of ROC/254/89 which Requires the Installation of Obscure Glazing to the rear First Floor Window at 2 Newstead Road, Great Wakering, Essex                       | 475             |
| Failure to Comply with Conditions 4 and 5 of ROC/665/85 which Requires the Erection of a Wall and Close-Boarded Fence at 61 Kimberley Road, Little Wakering, Essex                                 | 476             |
| Land Opposite Raymonds Farm, Creeksea Ferry Road, Canewdon   | 509             |
| Unauthorised Development at Rawreth Industrial Estate, Rayleigh  | 590             |
| Unauthorised Scaffolding Business at Reeves Timber Yard, 5 Weir Pond Road, Rochford  | 591             |
| Unauthorised Development - 89 Warwick Road, Rayleigh   | 716             |
| Unauthorised Development at 8 Plumberow Mount Avenue, Hockley, Essex   | 719             |

## Transport

|   |         |
|---|---------|
| Transport Policies and Programmes (TPP17) and Public Transport Plan (PTP13) 1991/92 Submissions - Consultation Drafts | 199,240 |
|---|---------|

## Tree Planting

|   |     |
|---|-----|
| Sponsorship of Tree Planting on Highway Verges to Discourage Indiscriminate Parking | 652 |
|---|-----|

Unfit Houses

Housing Act 1985 - Section 264: Unfit House and  
Caravan, "White Lodge" and Caravan Adjacent  
Beke Hall Chase North, Rayleigh 160,168,271,369,636  
Local Government and Housing Act 1989 -  
Unfit Housing, Etc. 164

Vehicles, Plant and Equipment

Central Filing Index System

606

Virements

Virements 1989/90

115



Walfords Farm, Hullbridge Road, Rayleigh

|  |         |
|--|---------|
| Walfords Farm, Hullbridge Road, Rayleigh   | 266,361 |
| Review of Planning Conditions - Walfords Farm,<br>Hullbridge Road, Rayleigh (Planning Application<br>CU/0369/90/ROC) | 715     |

Waste Disposal

Licences - Statutory Consultations

|   |         |
|---|---------|
| Cottis & Sons (Transport) Limited, Purdeys Farm,<br>Purdeys Way, Rochford | 62(i)   |
| Aceland Limited, Unit 13, Rawreth Industrial<br>Estate, Rayleigh          | 62(ii)  |
| Cartaway CPC, Rawreth Industrial Estate,<br>Rayleigh                      | 153(i)  |
| Ropers Farm, Barling  | 153(ii) |
| Waste Disposal Licence - Statutory Consultation                           | 275     |

Water Act 1989

|                |     |
|----------------|-----|
| Drinking Water | 151 |
|----------------|-----|

Weekly List System

|  |        |
|--|--------|
| Determination of Planning Applications   | 28,353 |
| Referrals to Planning Services Committee | 593    |

Woodland

|   |        |
|---|--------|
| South East Essex Woodland Education Pack                                  | 100(1) |
| Management of Council Owned Woodland and Trees -<br>A Five Year Programme | 380    |
| Directorate of Development - Review of Woodlands<br>and Amenities Unit    | 701    |

Write-offs

|                        |        |
|------------------------|--------|
| Sundry Debtor Accounts | 20,424 |
|------------------------|--------|

Y.T.S.

Rochford Youth Training Scheme

12



**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1990**

**June (Part 1)**

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 5th June 1990. Present Councillors C.I Black (Chairman), P.A Beckers, R H Boyd, B.A. Crick, J.A Gibson, Mrs H.L.A. Glynn, M.J. Handford, Mrs. E.M Hart, Mrs. J Helson, Mrs. E. Marlow, R A. Pearson, S.A. Skinner, A. Stephens, Mrs M.W Stevenson, Mrs. L Walker and D A Weir.

Apologies: Councillors Mrs V.J. Arnold, A.J. Harvey and D C Wood

Visiting: Councillors D.F. Flack, D.R Helson, Mrs. S.J. Lemon, Miss B.G.J. Lovett and R E. Vingoe.

304 MINUTES

Resolved that the Minutes of the Meeting of 29th March 1990 be approved as a correct record and signed by the Chairman.

305 APPOINTMENT OF DEPENDENT SUB-COMMITTEES AND PANELS (Minute 253/90)

As requested by Annual Council the Committee considered the appointment of dependent Sub-Committees and Panels subject to the Policy & Resources Committee adjusting if necessary the overall number of appointments to ensure that in aggregate the seats were allocated according to the new rules. Members noted that the current Committee structure provided for them to appoint the District Plan Working Party and the Hackney Carriage Panel to which the pro-rata membership rules would apply. The Committee noted that it was also the practice for their Chairman to chair Meetings of the Horse Riding Working Party. The Chairman advised the Committee of the pro-rata apportionment of seats proposed and on the nomination of the groups concerned it was

P RECOMMENDED That the apportionment of dependent Sub-Committees and Panels be as set out below:-

District Plan Working Party (15)

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

Hackney Carriage Panel (9)

Councillors Mrs. V.J. Arnold, P A. Beckers, T. Fawell, Mrs H L A Glynn, Mrs. E. Marlow, R A Pearson, Mrs M.W Stevenson, D C Wood and one further Liberal appointment to be nominated at the next Meeting of the Policy & Resources Committee. (4500)(SEC)

306 MONITORING OF PERFORMANCE - MEETINGS OF 17TH OCTOBER 1989 AND 15TH FEBRUARY 1990

The Committee were satisfied that all necessary action had been taken. Minutes 741/84(SEC), 356/86(SEC), 324/87(SEC), 94/90(SEC), 98/90(SEC) and 105/90(SE) were carried forward

*uplax*

000710

## Development Services

### 307. COUNTY HIGHWAYS MATTERS (Minute 89/90)

NOTE: Councillor J.A. Gibson declared a non-pecuniary interest in one of the matters raised by virtue of being a Governor of the Wyburns County Primary School but remained in the Meeting and participated in the discussion thereon.

The Chairman welcomed Mr. A. Cook the County Highways representative who advised the Committee that the current road-surfacing works within the District were programmed for completion by the end of July/beginning of August. Schemes would commence shortly to introduce waiting restrictions at the junction of Lancaster Road with Eastwood Road, at Mansted Gardens and at Holt Farm Way and to provide junction protection at Eastwood Road/Clarence Road. It was proposed to introduce an experimental scheme to close the gap in the dualled section of the A130 between Bedloes Corner and the Carpenters Arms roundabout.

Referring to the proposed pelican crossing in Greensward Lane and the pedestrian crossing in Spa Road, Mr. Cook said that the highways works were completed and those facilities would become operational as soon as the electricity supply had been connected.

Four new mini-roundabouts had been installed at the junction of Uplands Road and Victoria Road with the Hockley Road, Rayleigh, at the junction of Ferry Road and Lower Road, Hullbridge, in Ashingdon Road at the junction with Rectory Road and at the junction of Buckingham Road with the B1013 at Hockley. They were all working satisfactorily but it was the intention to install a refuge in Main Road at the last-named mini-roundabout in order to slow down oncoming traffic.

Finally Mr. Cook said that improvements were to be made to the existing Brook Road slip access at Rayleigh Weir and that the roadworks to provide a new slip road for Southend-bound traffic were progressing well.

The following points were then raised by Members which were answered by Mr. Cook -

- (i) that flagstone paving was preferred to tarmac which was prone to melting in hot weather although use of the latter material was now County policy.
- (ii) that the Great Wakering landfill site provided an area for wildlife and it was noted that after the breeding season an alternative area would be established.
- (iii) that there was a need to educate motorists in the use of mini-roundabouts and to give earlier warning of their existence at the approach to the Hambro Hill junction and at the foot of Coventry Hill where the dotted line if observed made it difficult to anticipate traffic leaving Ferry Road. In that connection Mr. Cook explained the basis on which experimental schemes were conducted.
- (iv) the difficulties caused by the withdrawal of the filter light facility at the junction of Rawreth Lane with the A130.

000711

*explor*

### Development Services

- (v) the possibility of improving road safety in the Ashingdon Road adjacent to the Ashingdon Memorial Hall either by providing a pedestrian crossing which prospect seemed remote or by installing some means of reducing traffic speed which Mr Cook promised to investigate.
- (vi) the narrowness of certain footpaths including those in Fountain Lane, Spa Road, at the top of Drovers Hill approaching Bullwood Hall Lane and in Greensward Lane adjacent to the proposed pelican crossing which County undertook to review.

At the request of a Member it was agreed that the Council should write to the Eastern Electricity Board asking them to expedite the supply connection to that crossing and the one in Spa Road to which reference had been made earlier

The Chairman reminded the Committee that Mr Cook was available prior to the Meeting to answer Members enquiries and that only matters of policy should be raised by them at the Meeting.

RECOMMENDED That arrangements be made accordingly. (HES)

#### 308 PROPOSED PROHIBITION OF DRIVING IN CHERRY ORCHARD LANE (PART), HAWKWELL

NOTE: Councillors Mrs E Marlow and D A Weir declared a non-pecuniary interest in this matter by virtue of using the route involved but remained in the Meeting and participated in the discussion and voting thereon

The Head of Environmental Services gave details of the County Council's intention to prohibit the driving of all motor vehicles in Cherry Orchard Lane, from a point 18 metres south of the boundary with Cherry Orchard Farmhouse for a distance of two metres, access being maintained for pedestrians and horses. This would overcome the problem of drivers using this road as a through route to Southend

In the event of the County proceeding towards making an Order, notice would be given in the press and representations considered in the normal manner.

Some Members expressed concern that closure of this route would generate additional traffic on the main road network but the Chairman advised the Committee that the route lay across private land without highway rights and on that basis it was

RECOMMENDED That the County Council proposal be supported. (933)(HES)

#### 309 LIAISON MEETINGS WITH COUNTY HIGHWAYS CHAIRMAN

The Committee had before them the notes of Meetings held on 5th and 6th April 1990 relating to the South East Essex Traffic Study and general highway matters respectively which they noted (933)

#### 310. SOUTH EAST ESSEX TRAFFIC STUDY (Minute 395(iii)/89)

The Secretary to the Council reported that the next Meeting of the South East Essex Traffic Study Panel had been arranged for 27th June 1990 and

### Development Services

that with the commencement of the new Municipal Year it was necessary for new appointments to be made to which the pro-rata membership rules would apply. The Chairman advised the Committee of the apportionment of the five seats proposed and on that basis it was

RECOMMENDED That Councillors Mrs. H.L.A. Glynn, S A Skinner and D C. Wood be appointed as the Council's representatives for this purpose and that the two remaining appointments be made at the next Meeting of the Policy & Resources Committee on the nomination of the Conservative and Labour Groups respectively. (TP112)(SEC)

### 311 SHARED TAXI SERVICE

The Committee had before them the appended report of the Chief Trading Standards Officer regarding a proposal that had been received to introduce a shared taxi service within the District.

The Chairman welcomed Mr. J Muzalewski, the Deputy Chief Trading Standards Officer from Southend-on-Sea Borough Council, whose department dealt with Hackney Carriage matters from this Council on an agency basis. He advised the Committee that the proposal would attract a grant from the Rural Development Commission. Members noted that Schedule 2 needed to provide for the Licensing Authority to have discretion as to the location of signs on vehicles, which could be delegated to the Chief Trading Standards Officer, that Schedule 3 should refer to Bye-Law No.19 and that Schedule 4 should carry an additional paragraph specifying a late night charge restricted to 20p per person.

Members accepted that the introduction of such a scheme could enable more members of the public to travel by taxi and that would compensate in some measure for the contraction in local bus services. They noted that there would be safeguards to ensure that people could still hire a taxi for their exclusive use. However reservations were expressed about the percentage of the exclusive tariff as set out in Schedule 3 to apply to each person sharing a taxi. The Committee asked that discussions should take place with the trade to arrive at a more reasonable level of tariffs and that a further report be made to their next Meeting on the outcome.

P RECOMMENDED That approval be given in principle to the shared taxi scheme as amended, subject to a further report to be made to the next Meeting on the outcome of discussions with the taxi trade regarding the level of tariffs that should apply. (897)(CTSO)

### 312 REVISION OF CONTRACTED BUS SERVICES

Members had before them a copy of a letter from the County Council requesting comments on proposed alterations to bus services 10b/12 and 404. A number of the Committee Members as a matter of principle did not wish to see any reduction in bus services in the rural areas but considered that they required further information regarding the number of passengers involved and details of the County's criteria for assisting services to enable them to arrive at a point of view. They noted advice from the Secretary that if appropriate County would expect District Authorities to subsidise operators where routes did not satisfy the County criteria for assistance and information from a Member that Dial-a-Ride would only serve the elderly and disabled. In the light of the foregoing

*copy to R*

### Development Services

item they would prefer that the alterations should be deferred until the new shared taxi scheme was available. As to service 404 to Southend General and Rochford Hospitals the Committee regarded this as an important social facility and did not see the same merit in travel by a combination of other services.

A Member also drew to attention the effect on passenger levels which could occur if the ferry was reintroduced.

RECOMMENDED That the County Council be advised of the foregoing views and that the District Council would wish to be further consulted prior to any decision to alter these services. (TP58E) (DD)

NOTE. The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to give immediate effect to the foregoing recommendation.

### 313 NATIONAL RIVERS AUTHORITY ANGLIAN REGION (EASTERN AREA) ANNUAL CONSERVATION LIAISON MEETING - 28TH MARCH 1990

The Head of Environmental Services reported that he and the then Chairman of Development Services Committee, Councillor D C. Wood had represented the Council at a Meeting at Snape Maltings, the purpose of which was to enable the National Rivers Authority to discharge their statutory obligation to consult with a number of organisations and authorities on their proposed activities and planned programme of work.

The Committee noted the various topics that had been covered including their proposed capital and revenue land drainage programmes from 1990/91 and later years, details of which were circulated

Members were mindful that this was one area on which the Corporate Plan was silent. As a riparian authority with two large tidal river estuaries they saw it as essential that the Council establish corporate policies and priorities even though this was a matter where it could only exercise its influence through the consultative process. They agreed that the Council should therefore contribute effectively to the formulation of the NRA capital and revenue budget proposals by advising them in advance of the priorities for action perceived by the Council. The same process should apply to other Anglian Water matters.

RECOMMENDED (1) That the National Rivers Authority capital and revenue programmes be noted

(2) That the Officers prepare a new section of the Corporate Plan on the NRA and other Anglian Water programmes for consideration by this Committee prior to the budget preparation process of these organisations for 1991/92. (204)(HES, SEC)

### 314. CORPORATE PLAN FIRST REVIEW (Minute 120/90)

The Committee considered the appended report of the Chief Officers Group on the need to review those parts of the Corporate Plan which fell within their terms of reference and to include a section analysing the likely effect of population trends on service provision

*uplock*



### Development Services

A Member referred to the Corporate Priority G.2(b) and considered that the Council should not press for construction of the Cherry Orchard Lane link but that view was not shared by other Members who referred to the fact that Council policy was based on public consultation.

In connection with the Corporate Priority G.2(d) the Chairman advised the Committee that there was to be a series of exhibitions regarding the proposals for the A130 starting with a preview for Members at County Hall on the evening of 8th June.

RECOMMENDED (1) That subject to the following amendments the objectives and priorities within this Committee's Terms of Reference and included in the Corporate Plan be endorsed for consideration by the Policy and Resources Committee

(2) That the following be added at the end of priority E4

"...and by monitoring unemployment above 5% and vacancy levels"

(3) That a new "E" priority be added to the Plan as follows -

"To consider annually the amount to be allocated to economic development as required by Part 3 of the Local Government and Housing Act 1989 (1990 onwards)"

(4) That the new section of the Corporate Plan on Transportation Highways and Car Parks be approved

(5) That Policy objective "K" be amended by the addition of the words:

"...and to support the local authority building control service."

(6) That a new Corporate priority "K2" be added to the Plan as follows:-

"K2 - To continue support for the national publicity campaign for the local authority building control service. (1990 onwards)"

### 315 "SHAPING THE SOUTH EAST PLANNING STRATEGY" - SERPLAN CONSULTATION DOCUMENT

In considering the appended report of the Director of Development regarding the above consultation document Members expressed concern at the prospects which the new planning strategy held for the District. Because few new skilled jobs were being created in the south-east peninsular there was a need for a significant proportion of the population to commute to work. The public transport system was generally inadequate with the result that many people opted to drive to work. This in turn created a demand for new roads and if the proposed Outer London Orbital Route were constructed it would traverse the District without foreseeable benefit and to the detriment of its rural character.

Members noted advice that the Outer London Orbital Route and Lower Thames Crossing were to be the subject of a study by the Department of Transport

*uplask*

### Development Services

and Essex and Kent County Councils. They wished to ensure that there should be no dilution of the purpose of the Metropolitan Green Belt and concurred with the suggestion of the Chairman that the recommendations should be strengthened by the addition of the words "as this may be used as a lever to promote unacceptable development" to sub-paragraph (ix)

RECOMMENDED That the London and South East Regional Planning Conference (SERPLAN) be informed that the Council supports in particular the inclusion of the following policies in the Review of the Regional Planning Strategy -

- (i) The fuller use and redevelopment of land within urban areas rather than the continual expansion of settlements and building in the countryside and the Green Belt.
- (ii) The development of an integrated land use and transport policy to maintain economic buoyancy whilst at the same time minimising the need for travel and construction of new transport infrastructure so as to reduce pollution
- (iii) The improvement of the quality of life for the inhabitants of the region by conserving the natural and man made environment and reducing pollution
- (iv) The improvement of the economy and transport network and links with the capital in the area east of London to redress the imbalance with the area west of London
- (v) The exploitation of the geographical relationship of the east of the region to Europe and the potential offered by the Single European Market in 1992 and the Channel Tunnel.
- (vi) The production of long term proposals for the region's airports including the realisation of the full potential of Southend Airport in the London area airports system, particularly in view of the comment in the Action Plan for the Eastern Thames Corridor that the area lacked a good international airport.
- (vii) The construction of an outer orbital route around London to include a Lower Thames Crossing.
- (viii) The incorporation of policies designed to ensure the provision of social and affordable housing.
- (ix) Retention of green belts and restrictions on development therein, and the purposes of green belts as set out in PPG2 as amended by the second additional purpose proposed by the Countryside Commission, but not the first as this may be used as a lever to promote unacceptable development
- (x) Increased liaison with River and Water Authorities to reduce pollution and improve water quality and habitats.
- (xi) The inclusion of policies leading to satisfactory control and provision of mineral extraction and waste disposal facilities and the provision of sites for recycling

*upblack*

000716

## Development Services

- (xii) The encouragement and promotion of training in all fields, in particular relating to high technology and I.T (DD)(TP1B)

### 316 TOWN POLICE CLAUSES ACT 1847 - SECTION 21

The Secretary to the Council reported on two applications for this Council to make an Order pursuant to Section 21 of the Town Police Clauses Act 1847 as follows:-

#### (i) Proposed Temporary Closure of White Hart Lane (Part) Hawkwell

Effective on Sunday, 19th August 1990 from 10a.m. to 6p.m. to prohibit the use of vehicular traffic from a point opposite No 1 White Hart Lane to its junction with Highams Road to enable the annual Village Fete to be held.

RECOMMENDED That the Council make an Order pursuant to Section 21 of the Town Police Clauses Act 1847 the effect of which will be to close the section of White Hart Lane, Hawkwell from a point opposite No 1 to its junction with Highams Road to vehicular traffic on Sunday, 19th August 1990 between the hours of 10a.m. and 6p.m. (45)(SEC)

#### (ii) Proposed Temporary Closure of Bellingham Lane, Rayleigh

The Committee noted that the Chief Executive & Director of Finance had exercised his authority under Standing Order 18 to permit an Order to be made effective on 7th May 1990 from 8a.m. to 8p.m. to prohibit the use of vehicular traffic in Bellingham Lane, Rayleigh which enabled the Rayleigh May Day Fair to take place.

### 317 TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 210 DIVERSION OF PART OF FOOTPATH 23 RAYLEIGH (Minute 208/90)

The Secretary to the Council reminded Members of the purpose of the above diversion and reported that it had been publicly advertised and no objections had been received

RECOMMENDED That the District of Rochford Footpath 23 Public Path Diversion Order 1990 be confirmed by the Council as an unopposed Order. (70316)(SEC)

### 318. NAMING AND NUMBERING OF STREETS DOWNHALL PARK, RAYLEIGH - PHASE II

The Secretary to the Council reported that the estate developers had given notice pursuant to the provisions of Section 18 of the Public Health Act 1925, of their intention to name the new streets now under construction as part of Phase II of the above development as follows:-

- (a) The spine road to be an extension of the existing Downhall Park Way.
- (b) Cul-de-sac on the north side of Downhall Park Way - Truro Crescent.
- (c) Cul-de-sac on the north side of Downhall Park Way, east of the proposed Truro Crescent - Durham Way

### Development Services

- (d) Link road on the south side of Downhall Park Way - Harberts Way.
- (e) Cul-de-sac on south side of Downhall Park Way - Bristol Close.

The Committee were pleased to note that the names were a continuation of the theme of cathedral cities adopted for the first phase of the development, apart from the name Harberts Way, which the developer had agreed to use to commemorate the former estate known as Harberts on which the development was being built.

RECOMMENDED That the above names be adopted for the new streets to be constructed in connection with Phase II of the Downhall Park Development, Rayleigh (923)(SEC)

### 319. MASTER PLAN FOR SOUTHEND AIRPORT (Minute 196(b)/90)

NOTE Councillor R H. Boyd declared a pecuniary interest in this matter by virtue of being a tenant of the Airport and following the nominations left the Meeting while the matter was discussed.

The Secretary to the Council reported that with the commencement of the new Municipal Year it was necessary for new appointments to be made to which the pro-rata membership rules would apply. The Chairman advised the Committee of the apportionment of the seven seats proposed and on that basis it was

RECOMMENDED That Councillors Mrs V J Arnold, B.A. Crick, M.J. Handford, A.J. Harvey, S A Skinner and D C. Wood be appointed as the Council's representatives for this purpose and that the remaining appointment be made at the next Meeting of the Policy & Resources Committee on the nomination of the Conservative Group (2081)(SEC)

### 320. MALDON DISTRICT LOCAL PLAN, FIRST REVIEW - CONSULTATION DRAFT

The Director of Development reported that comments had been requested by 30th June 1990 on the above document, a copy of which had been placed in the Member's Room.

The Committee were aware that extensive lengths of the river frontage north of the Crouch were now covered by SSSI designation, which was reflected in the amended plan. No new marina facilities were proposed and the number of moorings in the River Crouch had been reduced since the construction of the marina facility to the west of Burnham. It was accordingly

RECOMMENDED That Maldon District Council be advised that this Council has no comments to make on the Consultation Draft of the First Review of the Maldon District Local Plan. (2081)(DD)

### 321. ROACH VALLEY CONSERVATION ZONE GROUP OF REPRESENTATIVES

The Secretary to the Council reported that Southend-on-Sea Borough Council had drawn attention to the fact that the Conservation Zone abutted the Borough boundary and suggested that it would be helpful if the Borough Council could be represented on the above body. In view of the fact that the Borough Council also owned land within the Zone it seemed reasonable to accede to this request and it was

RECOMMENDED That arrangements be made accordingly (16349)(SEC)

upblack  
000718

Development Services

322 HORSE RIDING WORKING PARTY

The Committee considered the appended Minutes of the Horse Riding Working Party held on 25th April 1990 and having considered a recommendation contained therein under Minute 108(ii) - Progress Report asked that the matter be brought back to the next Meeting of the Committee with a more detailed explanation and a plan of the proposed closure

RECOMMENDED That arrangements be made accordingly (23652)(SEC)

323 ESTABLISHMENT OF HORSE RIDING TRAIL - APTON HALL, CANEWDON  
(Minute 103/90)

The Committee had before them the appended report of the Secretary to the Council regarding a proposal that a horse riding trail be provided at Apton Hall, Canewdon and leased to the Council as a public amenity and whilst recognising the need for such a facility considered that the basis proposed would constitute an undesirable precedent which they felt unable to support.

RECOMMENDED (1) That the Council does not support the provision of this riding route on the leasehold basis suggested

(2) That the Secretary be authorised to have further discussions with the interested parties on the funding of the proposal from private sources. (23652)(SEC)

324 HIGHWAYS ACT 1980 - SECTION 25  
PROPOSED BRIDLEWAY - ALBERT ROAD TO RECTORY AVENUE, HAWKWELL

The Secretary to the Council reported on the proposal by the developers of land at Rectory Avenue, MBC Construction Limited, to construct a bridleway linking Albert Road and Rectory Avenue which would complement the current efforts of Essex County Council to establish a new bridleway from the west side of Rectory Avenue along the route of Footpath 7 to White Hart Lane, and permit access to the new bridleway from the Ashingdon area. The Committee noted that following dedication, the route would be adopted by Essex County Council as a public bridleway and accepted the suggestion of a Member that provision should be made to install a bollard so as to curtail the current use of the land by motor traffic.

RECOMMENDED That the Council enter into a Dedication Agreement, pursuant to the provisions of Section 25 of the Highways Act 1980, dedicating the piece of land at the west end of Albert Road, Hawkwell referred to above as a public bridleway. (31770)(SEC)

325. FOOTWAY BETWEEN HADDON CLOSE AND LITTLE WHEATLEYS CHASE, RAYLEIGH

The Secretary to the Council reported that 29 nearby residents had petitioned the County Council for the above footway to be stopped-up because of nuisance, but that this was not a ground for extinguishment. Member explained that there were rowdiness and litter problems which were exacerbated by the very tall hedges which adjoined the path and that residents had been encouraged to seek closure of the right of way. Whilst expressing sympathy for those affected the Committee accepted that the proper remedy was to improve policing of the area and to ensure that the footway was kept clear of encumbrance by hedges etc It was thought that

*upland*

### Development Services

it would be useful to discuss with the Police this sort of neighbourhood problem and it was agreed to ask the Police Divisional Liaison Committee if they could hold a meeting in the Council Chamber when Members could be present to voice their concerns.

RECOMMENDED (1) That the Council registers an objection to the proposed stopping-up of this footway.

(2) That the local Police be asked as a matter of urgency to respond to complaints about the nuisance and that steps be taken to achieve the removal of overhanging hedges and clearance of litter.  
(45) (SEC, ACE)

*Amended by  
Minute 361  
of Council  
(see below)*

(3) That an approach be made to the Southend Division Police Liaison Committee on the foregoing basis. (45) (SEC, ACE)

### 326 ON-STREET PARKING - OUTSIDE TOWN CENTRES

The Committee noted that the Chairman of the Committee wished the District Plan Working Party at their next Meeting to consider the responses received from Members about the on-street parking problems in their Wards

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

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

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

*upback*

ROCHFORD DISTRICT COUNCIL  
DEVELOPMENT SERVICES COMMITTEE - 5TH JUNE 1990  
REPORT OF THE CHIEF TRADING STANDARDS OFFICER

SHARED TAXI SCHEME

BACKGROUND

Section 10 of the Transport Act 1985 enables a District Council to make a scheme for their area for the "immediate hiring of taxis at separate fares".

If the holders of at least 10% of the taxi licences issued by the authority so request the authority shall make such a scheme.

The holders of 13 of this Council's Taxi Licences operating in Rochford have requested a shared taxi scheme as set out in the Appendix. Members are invited to consider whether that form is acceptable.

The Department of Transport suggest that initially a simple "relatively limited scheme" be introduced, "that can be extended once experience has been gained". (Circular 7/86 Para 38). The scheme proposed meets that criterion.

CONSULTATION

The Taxis (Schemes for Hire at Separate Fares) Regulations 1986 which were made under provisions of the Transport Act 1985 requires a local authority to consult:-

- a) The Passenger Transport Authority
- b) The Chief Officer of Police
- c) Operators and Drivers of Taxis operating in the area of the scheme

The views of those bodies and the highway authority have been obtained accordingly and all are in agreement in principle. An additional requirement is that the Authority shall obtain consent of the highway authority and landowners concerned in respect of any authorised place (ie Taxi Ranks) and that will be done in due course.

PUBLICATION

The general nature and effect of the proposal shown has to be published in a local newspaper. The authorised places (taxi ranks) have to be listed. The scheme has to be available for public inspection at the Council Offices and a 28 day period has to be given for receipt of representations. It is recommended that the fare chart also be published.

AUTHORISED PLACES

The authorised places (all existing taxi ranks as indicated in Schedule 1) are recommended to initiate the service. Road signs are not compulsory, but could be installed at a later date if the scheme is successful.

RECOMMENDED

That approval be given to the Shared Taxi Scheme as outlined in the Appendix to this Report and that subject to public consultation and appropriate consent being obtained in respect of any authorised places involved the Scheme be adopted with effect from 1st August 1990 (897)

Chief Trading Standards Officer  
23 May 1990

*up/lat*

000721

SHARED TAXI SCHEME

The District Council of Rochford in exercise of the powers conferred by Section 10(4) of the transport Act 1985 and having obtained the consents and carried out the consultations required by the Taxis (Schemes for Hire at Separate Fares) Regulations 1986 hereby resolve to make the following Scheme.

Citation and Commencement

1) This Scheme may be cited as the Rochford (Taxi Hire at Separate Fares) Scheme 1990 and shall come into operation on 1st August 1990.

Interpretation

2) In this scheme, unless the context otherwise requires:-

"the Act" means the Transport Act 1985:

"the Council" means the district council of Rochford

"taxi" means a vehicle licensed by the Council under Section 37 of the Town Police Clauses Act 1847:

"authorised place" has the meaning given by Section 10(5) of the Act.

"designated area" means the District of Rochford

"exclusive service" means a service other than at separate fares; and

"shared service" means a service at separate fares

Application

3) (1) Any taxi licensed by the Council to ply for hire in the designated area may at the option of the holder of the licence be used for the carriage of passengers at separate fares under the terms of this scheme.

(2) When a taxi is hired in accordance with this scheme, the provisions of the scheme applying to the journey for which it is hired shall apply to any part of that journey outside the designated area as they apply to any part within that area.

Authorised places

4) The places listed in Schedule 1 to this scheme, are authorised places (at the times and for the journeys indicated in that Schedule)

Signs on vehicles

5) There should be displayed on any taxi available for hire under the terms of this scheme at an authorised place (In addition to any other sign, mark or notice which is required to be displayed on the taxi) a notice containing the sign described (illustrated) in Schedule 2 to this scheme.

Fares

6) The fare payable by each passenger for a journey made under this scheme shall be calculated in accordance with Schedule 3 to this scheme.

7) The fare table specified in Schedule 4 to this scheme shall be displayed in a manner that is clearly legible to passengers, in any vehicle standing for hire or hired under this scheme.

*upback*



### Taxi Meters

8) (1) Any taxi standing for hire or hired under this Scheme shall be fitted with a taxi meter capable of displaying a fare calculated in accordance with Schedule 3 to this Scheme.

(2) The meter shall be set in motion only when the taxi leaves the authorised place and shall display the fare calculated in accordance with Schedule 3 to this scheme and appropriate to the number of passengers in the taxi at that time.

(3) When any passenger leaves the taxi, the meter shall be stopped (but not returned to zero) and shall be restarted at the tariff appropriate to the number of passengers remaining in it when the taxi continues the journey for which it is hired under this scheme.

### Operation

9) A taxi shall be available for hire under this scheme when it is standing at an authorised place and displaying the sign specified in paragraph 5 hereof.

10) If:-

a) a person at any time seeks to hire for an exclusive service a taxi available for hire under this scheme: and-

b) the driver and a person seeking a shared service are not waiting for another person to offer to share the taxi; and

c) the driver either:-

- (i) would, apart from the Licensed Taxis (Hiring at Separate Fares) Order 1986, be required to accept the hiring; or
- (ii) accepts the hiring although not required to do so,

then that taxi shall thereupon cease to be available for hire under this scheme until the expiry of that hiring.

11) If a person seeks to hire for a shared service a taxi available for hire under this scheme and the driver is unable to find at least one other person to share the hiring within 10 minutes then, no fare shall be payable and, subject to paragraph 10 of this scheme, the driver shall be free to seek an alternative hiring, provided that the driver and that person may continue to wait for another person to offer to share the taxi for so long as they both agree to do so.

12) The driver of a taxi available for hire under this scheme shall not unreasonably refuse a hiring to two or more persons seeking a shared service to any destination within the designated area (indicated in Schedule 1).

13) Before a taxi has left an authorised place for the purpose of a shared service, any person may decide not to be carried as a passenger (notwithstanding any earlier agreement) and no fare shall be payable by him.

*up back*

14) The driver may decline to accept as a passenger any person on the grounds that his intended destination could not be reached without an excessive or unreasonable addition to the journey distance of any passenger previously accepted for a journey, or that his luggage could not be accommodated safely within the luggage compartment of the taxi, but shall not refuse to carry a person already accepted by him as a passenger because his destination or luggage are not on such grounds compatible with those of a person who subsequently seeks a service.

15) The driver shall not refuse to carry luggage in his taxi provided that the luggage can be accepted safely within the luggage compartment of the taxi having regard to the luggage of other passengers.

16) The route taken by the taxi and the order in which passengers are set down shall be determined by the driver, but he shall not unreasonably prolong the journey of any passenger.

*captack*

SCHEDULE 1 - AUTHORISED PLACES

The places listed below are designed as places from which taxis may be hired under the scheme.

ROCHFORD MARKET PLACE  
(HACKNEY CARRIAGE STAND)

ROCHFORD HOSPITAL

ROCHFORD RAILWAY STATION FORECOURT

SCHEDULE 2 - SIGNS ON VEHICLES

TAXI FOR SHARED HIRE  
or  
EXCLUSIVE HIRE

in letters approx 2" tall at the top of the windscreen to occupy the top 3" of the windscreen only.

*up back*

### SCHEDULE 3 - FARES

The fare to be charged to each person for services provided under the scheme shall be based on the distance and time elements of the fare for an exclusive service as contained in (byelaw no ) the table of fares made by the Council under Section 65 of the Local Government (Miscellaneous Provisions) Act 1976 as amended or replaced and in force from time to time.

the following tariffs shall apply:-

|                   |                 |                             |
|-------------------|-----------------|-----------------------------|
| 5 people sharing: | for each person | 40% of the exclusive tariff |
| 4 " " " "         | " " " "         | 45% " " " "                 |
| 3 " " " "         | " " " "         | 55% " " " "                 |
| 2 " " " "         | " " " "         | 65% " " " "                 |

No additional charge shall be made for the carriage of luggage.

No fare shall be charged for children under the age of 5.

### SCHEDULE 4 - FARE TABLE

In every vehicle used under the scheme there shall be displayed in a manner that is clearly legible to passengers the following sign:-

#### "FARE TABLE FOR SHARED SERVICES"

- 1) The taxi meter on this vehicle is capable of metering shared fares.
- 2) During any time that the vehicle is shared the meter will record the separate fare payable by each of the passengers.
- 3) The rate at which the fare increases depends on the number of passengers sharing in accordance with the following table.-

|                  |                      |
|------------------|----------------------|
| 5 people sharing | 40% of normal tariff |
| 4 people sharing | 45% of normal tariff |
| 3 people sharing | 55% of normal tariff |
| 2 people sharing | 65% of normal tariff |

- 4) The normal tariff is shown on the second fare table displayed in this vehicle.
- 5) No additional tariff is shown on the second fare table displayed in this vehicle.
- 6) No fare shall be charged for children under the age of 5 years.

*upback*

000726

|                               | NUMBER SHARING |       |       |       |        |       | NUMBER SHARING |       |       |   |  |
|-------------------------------|----------------|-------|-------|-------|--------|-------|----------------|-------|-------|---|--|
| Fare<br>displayed<br>on meter | 2              | 3     | 4     | 5     |        |       | 2              | 3     | 4     | 5 |  |
| 80p                           | 50p            | 40p   | 40p   | 30p   | £ 5.60 | £3.60 | £3.10          | £2.50 | £2.20 |   |  |
| 00                            | 70p            | 60p   | 50p   | 40p   | £ 5.80 | £3.80 | £3.20          | £2.60 | £2.30 |   |  |
| 20                            | 80p            | 70p   | 50p   | 50p   | £ 6.00 | £3.90 | £3.30          | £2.70 | £2.40 |   |  |
| 40                            | 90p            | 80p   | 60p   | 60p   | £ 6.20 | £4.00 | £3.40          | £2.80 | £2.50 |   |  |
| 60                            | £1.00          | 90p   | 70p   | 60p   | £ 6.40 | £4.20 | £3.50          | £2.90 | £2.60 |   |  |
| 80                            | £1.20          | £1.00 | 80p   | 70p   | £ 6.60 | £4.30 | £3.60          | £3.00 | £2.60 |   |  |
| 00                            | £1.30          | £1.10 | 90p   | 80p   | £ 6.80 | £4.40 | £3.70          | £3.10 | £2.70 |   |  |
| 20                            | £1.40          | £1.20 | £1.00 | 90p   | £ 7.00 | £4.60 | £3.90          | £3.20 | £2.80 |   |  |
| 40                            | £1.60          | £1.30 | £1.10 | £1.00 | £ 7.20 | £4.70 | £4.00          | £3.20 | £2.90 |   |  |
| 60                            | £1.70          | £1.40 | £1.20 | £1.00 | £ 7.40 | £4.80 | £4.10          | £3.30 | £3.00 |   |  |
| 80                            | £1.80          | £1.50 | £1.30 | £1.10 | £ 7.60 | £4.90 | £4.20          | £3.40 | £3.00 |   |  |
| 00                            | £2.00          | £1.70 | £1.40 | £1.20 | £ 7.80 | £5.10 | £4.30          | £3.50 | £3.10 |   |  |
| 20                            | £2.10          | £1.80 | £1.40 | £1.30 | £ 8.00 | £5.20 | £4.40          | £3.70 | £3.20 |   |  |
| 40                            | £2.20          | £1.90 | £1.50 | £1.40 | £ 8.20 | £5.30 | £4.40          | £3.70 | £3.30 |   |  |
| 60                            | £2.30          | £2.00 | £1.60 | £1.40 | £ 8.40 | £5.50 | £4.60          | £3.80 | £3.40 |   |  |
| 80                            | £2.50          | £2.10 | £1.70 | £1.50 | £ 8.60 | £5.60 | £4.70          | £3.90 | £3.40 |   |  |
| 00                            | £2.60          | £2.20 | £1.80 | £1.60 | £ 8.80 | £5.70 | £4.80          | £4.00 | £3.50 |   |  |
| 20                            | £2.70          | £2.30 | £1.90 | £1.70 | £ 9.00 | £5.90 | £5.00          | £4.10 | £3.60 |   |  |
| 40                            | £2.90          | £2.40 | £2.00 | £1.80 | £ 9.20 | £6.00 | £5.10          | £4.20 | £3.70 |   |  |
| 60                            | £3.00          | £2.50 | £2.10 | £1.80 | £ 9.40 | £6.10 | £5.20          | £4.20 | £3.80 |   |  |
| 80                            | £3.10          | £2.60 | £2.20 | £1.90 | £ 9.60 | £6.20 | £5.30          | £4.30 | £3.80 |   |  |
| 00                            | £3.30          | £2.80 | £2.30 | £2.00 | £ 9.80 | £6.40 | £5.40          | £4.40 | £3.90 |   |  |
| 20                            | £3.40          | £2.90 | £2.30 | £2.10 | £10.00 | £6.50 | £5.50          | £4.50 | £4.00 |   |  |
| 40                            | £3.50          | £3.00 | £2.40 | £2.20 |        |       |                |       |       |   |  |

*up to*

Where the fare displayed on the meter exceeds £10, the shared fare shall be calculated by repeated use of the conversion table for each multiple of £10 and for any sum by which the fare displayed exceeds the highest multiple of

000727

FARE TABLE FOR SHARED SERVICE

Total Fare

1. At any time when the taxis is shared the fare payable by each passenger shall be the sum of the basic fare specified in paragraph 2 of this table and the permitted luggage charge

Basic Fare

2 The basic fare shall be calculated by applying the conversion table carried by the driver to the sum displayed on the meter when the passenger leaves the taxi

Sum displayed on the meter

3 The meter will be started when the taxi leaves the authorised place and will operate at the normal rate for an exclusive service. It may include any additional charges that would apply to an exclusive service, with the exception of the charges for additional passengers and for luggage

Numbering Sharing

4 The basic fare is calculated from the sum displayed on the meter according to the number of passengers sharing the taxi when it leaves the authorised place.

. up back

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 5TH JUNE 1990

REPORT OF THE CHIEF OFFICERS GROUP

CORPORATE PLAN - FIRST REVIEW (Minute 120/90)

Members are reminded to bring with them to the Meeting their copy of the Corporate Plan.

- (a) Members will recall that Council has agreed that the Plan will be reviewed twice yearly - after the Elections in May and before the Budget preparation exercise begins in the autumn.
- (b) The corporate planning process is about identifying and addressing the key issues that the Authority will face in the next few years in order that the Council can match its priorities to its resources. This will be achieved through the introduction of priority budgeting. The current Corporate Plan has already been updated to incorporate all Council decisions taken over the past year with the exception of the last Development Services Meeting which amongst other matters is included in this report
- (c) The Chief Officers Group reports that they have reviewed those sections of the Plan which fall within the remit of this Committee. It will be recalled that many of the policies included within the District Plan are being implemented through the corporate planning process. The District Plan itself is being reviewed against the County Structure Plan but no amendments which may have been considered by this Committee can be brought into effect until the statutory processes for the adoption of the revised District Plan have been completed. Substantially, therefore, the Corporate Plan priorities must remain unaltered. There is however a number of areas where circumstances have changed and where additions need to be made as follows:-
  - (i) As part of its budget strategy, estimate provision for exhibitions and other employment promotions was deleted and the Council no longer advertises the opportunities available within the District. However, all the Industrial Estates in the District are privately owned and are marketed by the owners and their agents. Furthermore the latest statistics on employment and job vacancies show that Rochford has one of the lowest unemployment levels in the County (2.6%) and the highest number of job vacancies. This would suggest that there is no need at present for the Council to direct resources towards employment promotion, but the situation needs to be monitored and it is proposed that the Council adopt a policy to review its position in the event of unemployment exceeding 5%. It is also a requirement of the new economic development powers contained in the Local Government and Housing Act 1989 that the Council determines before the beginning of each financial year whether it will take any steps in that year to promote economic development in its area. An amendment to priority E4 is proposed for the review and a new priority is being suggested with regard to the new statutory duty.

*up black*  
000729

- (ii) On Section 4 (Transportation, Highways and Car Parks) substantial amendment is required and a new Section is appended. Transportation and highways are not the Council's responsibility but are areas which are of strategic importance to the District. The Council must use its influence through the consultative and representative process to achieve the best possible standards of provision. This Section of the Plan has been expanded to take account of the Transport Policies and Programmes (TPP) and Public Transport Plan (PTP) submissions which were considered in the last cycle of Meetings and identified the planned improvements. For 1991/92 a different approach is being suggested by the Officers where the Council will be asked to prioritise the improvements in existing roads, new highways and public transport service provision in the District. The Council should tell the agencies involved what in future years it wants to see done first. This will not be of immediate benefit because the programming of projects involves substantial lead time.

Most of the passenger transport services which operate in the rural parts of the District do so with assistance from the County under contracted arrangements. Clearly the continuation of subsidy will depend on the level of use but the District Council must monitor the effect of the loss of these services on the overall passenger services available to the residents of the District. A new priority has been included to this effect

The Corporate Plan is silent on the subject of the Airport. Whilst the environmental aspects require careful attention there would be significant benefit to the economic well being of the area if Southend Airport was a thriving transport facility and it is ideally placed to take advantage of the European Free Market in 1992. A consultant's report to SERPLAN concluded that the Eastern Thames Corridor lacked a good international airport and the Government has stated that additional runway capacity is required in the South East. The Council must have an involvement in these considerations and a new priority is being suggested

The District Plan Working Party have under consideration the Car Parking Study which contains a great many recommendations for action. Most of these will have an impact on the Council's financial and staffing resources and once the District Plan Working Party has completed its consideration of the Study this Committee will need to recommend to the Policy & Resources Committee a programme of priorities for action which will match the resources available. This represents a substantial area of new investment which if implemented can only mean a redirection of resources from other service areas. The Corporate Plan priorities G1 - 4 have been deleted and a new priority added to take account of the overall process of review.

- (iii) With policy objective K, the Council has only recently decided to continue to support the national publicity campaign for the local authority building control service and the objective therefore requires amendment and the addition of a new corporate priority K2.

*up plan*



- (d) Responsibility for the progress of each of the priorities has been allocated by the Staffing Sub-Committee to individual Chief Officers as targets in the Council's staff appraisal process. Reports on the Development Services priorities will be made direct to this Committee in the usual way.

RECOMMENDED (1) That subject to the following amendments the objectives and priorities within this Committee's Terms of Reference and included in the Corporate Plan be endorsed for consideration by the Policy and Resources Committee.

(2) That the following be added at the end of priority E4:

" . and by monitoring unemployment above 5% and vacancy levels "

(3) That a new "E" priority be added to the Plan as follows.-

"To consider annually the amount to be allocated to economic development as required by Part 3 of the Local Government and Housing Act 1989. (1990 onwards)"

(4) That the new section of the Corporate Plan on Transportation Highways and Car Parks be approved.

(5) That Policy objective "K" be amended by the addition of the words:

" and to support the local authority building control service "

(6) That a new Corporate priority "K2" be added to the Plan as follows -

"K2 - To continue support for the national publicity campaign for the local authority building control service (1990 onwards)" (2159)(COG)

Background Papers Corporate Plan

*uplock*

## NEW SECTION OF THE PLAN

### "4 TRANSPORTATION, HIGHWAYS AND CAR PARKS

#### POLICY OBJECTIVE

#### G. TO DEVELOP A COMPREHENSIVE STRATEGY FOR PUBLIC HIGHWAYS, PUBLIC TRANSPORT AND CAR PARKING.

The economic well being of our District is dependent upon a good supply of strategically placed car parks, a modern highways system and an efficient public transport network. A comprehensive review of the car parking requirements within the District is being undertaken. Each year the County Council as the Highways Authority publishes its Transport Policies and Programmes document detailing expenditure proposals for road improvements throughout the County. The Council must use its influence to ensure the highest level of investment in the District and the earliest implementation of improvement schemes. HM Government has also published separately proposals relating to trunk roads and motorways which could have a significant impact on the District. The Council must participate fully in the consideration of the strategic issues. Public transport will remain a source of concern but the Council must ensure that all residents of the District have access to some form of public transport. The County Council also published annually a Public Transport Plan which describes its proposals for assisting contract and specialist passenger services. The District Council must encourage the retention of all existing services and the improvement of the standards of service of both road and rail transportation. The introduction of the European Free Market in 1992 presents new opportunities for realising the potential of Southend Airport.

#### CORPORATE PRIORITIES

G.1. - To develop and implement a positive Car Parking Policy within the District. (1990 onwards)

G 2. - To pursue with the County Highway Authority and the Department of Transport as appropriate.

(a) the construction of the B1013 Access to Southend, in accordance with the agreed programme to commence in 1992/93. (1990 onwards)

(b) the construction in 1992/93 of the first stage of the Sutton Road Improvements. (1990 onwards)

(c) the construction, as soon as possible, of an improved route between the Rayleigh Weir and the M25 (1990 onwards)

(d) the construction of the A130 improvement between the A132 and the A127 at an appropriate time on a route to the west of Rawreth Village (1990 onwards).

G.3. - To keep under review the quality and effectiveness of the public transport network (1990 onwards)

G 4 - To seek an active part in achieving the full potential of Southend Airport as a regional transport facility (1990 onwards)

G 5. - To determine a policy on street lighting (1990/91)"

000732

*upland*

## **CORPORATE PLAN - POPULATION IMPLICATIONS**

SS/TP/MAY/90

000733

*upback*

## CONTENTS

- 1.0 INTRODUCTION
- 2.0 POPULATION PROJECTIONS
- 3.0 POPULATION PROJECTIONS - UPDATE
- 4.0 FRAIL ELDERLY
- 5.0 FALLING SCHOOL ROLLS
- 6.0 SINGLE PERSON HOUSEHOLDS
- 7.0 NEW HOUSING DEVELOPMENT

## APPENDICES

- 1. ROCHFORD DISTRICT - CHANGES IN POPULATION TO 2001
- 2. POPULATION AGE PROFILES 1986 TO 2001

## CORPORATE PLAN - POPULATION IMPLICATIONS

### 1.0 INTRODUCTION

- 1.1 The early stages leading to the preparation of the Corporate Plan involved the detailed examination of future population trends to the end of the century.
- 1.2 This analysis included consideration of not just the likely growth in the population but also the structural changes that will occur over time, for example, the growth in the number of elderly people as a percentage of the total population.
- 1.3 This report is intended to consider in more detail the implications for the district of these population changes in relation to the aims and policy intentions and ultimately the implementation of the Corporate Plan.

### 2.0 POPULATION PROJECTIONS

- 2.1 A report entitled "Population Projections" was considered by the Policy and Resources Committee on the 13th June 1989.
- 2.2 The main conclusions about population growth in the district and the structural make-up of the population were as follows:
  - a. There will be only a 6% increase in the population of the district for the period 1986 to 2001 to a total of 79,512. (See Appendix 1)
  - b. There will be a substantial increase in the number of one-person households and a high proportion of this increase will be accounted for by unmarried people in the age group between 30 and retirement.
  - c. The trend evident during the 1980's where 60% of population growth in the South East region was due to natural change and 40% to net in-migration looks set to continue throughout the 1990's. In Rochford the rate of in-migration may be affected by the numbers of new dwellings to be constructed over the 1986 to 2001 period. (4700 dwellings)
  - d. The age structure for the district between 1986 and 2001 exhibited two distinct peaks. The first represented by the 35 - 40 age group and the second by the group largely representing their children, the 15 - 20 age group. In addition a further peak looked likely to develop in the 0 -

10 age group. (See Appendix 2)

- e. The age structure also provided evidence of a considerable reduction in the numbers of school leavers in the mid 1990's as a result of the drop in the numbers of children in the 5 - 14 age group.
- f. The age profile projections indicate an aging population. By 2001 the number of people over the age of 65 will have increased from 10,717 in 1986 to 14,029, almost one fifth of the total population. Furthermore, the numbers of frail elderly (over 85 years) will more than double by 2001.

2.3 The analysis of the conclusions arrived at in this report guided the form and content of the Corporate Plan. It is, however, necessary to refine the content of the plan by making a more detailed analysis of the trends to the end of the century.

### 3.0 POPULATION PROJECTIONS - UPDATE

3.1 Since the original population report was prepared additional information has come to light about the rate of increase in the population of the district throughout the 1990's.

3.2 The most recent population projections show that the population of the district has remained virtually unaltered over the past two to three years.

3.3 These projections seem to be supported by the close correlation between the number of people projected by OPCS (Office of Population Census and Surveys) for the Community Charge register in Rochford and the actual numbers who were registered. (approximately 56,000) It should, however, be borne in mind that the numbers on the register reflect only the adult population.

3.4 Nevertheless, it can be concluded that the future growth in the population of the district will take place but at a slightly slower rate than originally envisaged.

3.5 As regards the other main conclusions of the report outlined in section 2 above these are still forecast to take place and future corporate planning will need to take them into account.

3.6 It is now proposed to look at each of the main areas of interest in turn to identify the specific implications that may accrue for the Corporate Plan.

*update*

4.0        FRAIL ELDERLY

- 4.1        The forecasts show that there is likely to be a considerable increase in the numbers of the frail elderly in the total population. This increase has implications for a number of service areas.
- 4.2        The frail elderly make more and extended use of health care facilities than younger groups. This has implications for the primary care facilities provided by hospitals but must also be assessed at the more local level against the requirements for the provision of doctor's surgeries.
- 4.3        Mobility is a pertinent issue. Planning permissions have been granted throughout the eighties, in particular, for many new units of aged person's accommodation. In planning terms one of the most important considerations in assessing these applications is the proximity of the unit to shops and other services. Town centre locations are generally ideal. As mentioned in the previous paragraph local health care is of great importance and the distribution of aged person's units can be related to the distribution of doctor's surgeries.
- 4.4        In terms of housing requirements more specialist frail elderly housing units are likely to be required in the 1990's. A further effect could be the release of greater numbers of traditional houses which would then be available to be more intensively occupied. This is already an aim embodied in the Council's housing strategy.

5.0        FALLING SCHOOL ROLLS

- 5.1        A range of services and facilities have the potential to be affected by falling school rolls.
- 5.2        Most important, bearing in mind the substantial investment required to build new schools, is the effect that falling rolls will have on school provision. It is possible that the status quo could be maintained. The result would be a fall in the ratio of the numbers of children per teacher. Realistically it must, however, be considered that there may be school closures. It is of paramount importance to ensure that the available schools are in the appropriate locations. There is, for example, a substantial new concentration of dwellings to be constructed in west Rayleigh. The consequence is likely to be an increased concentration of school age children. School provision should be planned to take this into account.
- 5.3        Falling school rolls could also have an impact on peak traffic flows. Traffic planning is primarily based on

the likely levels generated at morning rush hour. One of the main contributors to this peak is provided by parents, particularly mothers, transporting children to school. A drop in the school roll would thus influence peak hour traffic flows.

- 5.4 In order to assess the significance of falling school rolls closer analysis is required. The total drop in numbers in the 1990's is projected to be around the 1000 mark. This drop will obviously be spread throughout the district but in global terms 1000 children would equate to the provision of at least one secondary school. It is considered that this number is of sufficient significance for careful planning of school places throughout the 1990's to be required.
- 5.5 If as the forecasts suggest a new peak develops in the 0-10 age group then the falling school rolls may only be a temporary situation for less than a ten year period. To plan school places on a short term basis would, therefore, be inadvisable.
- 5.6 As the antithesis of the problem with falling school rolls a developing peak in the 0-10 age group would put pressure, in the near future, on the already limited nursery and playgroup facilities provided throughout the district.
- 5.7 Falling rolls will also translate into a reduction in the number of school leavers available to fill jobs with the wide variety of employers represented in the district. The effect might be to amplify the current trend to employers seeking older staff to fill posts reversing the trend of recent years.

#### 6.0 SINGLE PERSON HOUSEHOLDS

- 6.1 All recent projections have consistently indicated the increase, for a variety of reasons, in the number of single person households.
- 6.2 This change will result in significant consequences for housing provision in the 1990's. There are, at present, no specific local plan policies which attempt to control the proportion of particular house types within any new development.
- 6.3 If, however, the projections for the 1990's are accepted then there needs to be a restructuring of the proportions of the different dwelling types currently being offered on new housing estates. During the 1980's it was generally accepted that market forces should dictate the types of dwellings to be constructed - in other words the types were a matter to be resolved between the builder and their prospective purchasers, who made planning applications as appropriate.

*uplink*



6.4 Clearly, consideration must be given to the necessity to introduce specific policy controls or whether market forces will result in the modification of the applications submitted to the Council.

6.5 Car parking for developments with an increased proportion of small units may also require to be assessed.

#### 7.0 NEW HOUSING DEVELOPMENT

7.1 The Rochford District Local Plan allocates a number of sites for long-term development purposes. These sites are, in the main, to be used for new housing development. Notwithstanding the conclusions in section 3 above regarding the rate of growth of the district's population these new housing sites will have a substantial impact at the local level on the surrounding areas and indeed a potential impact on the district as a whole.

7.2 In particular, it can be expected that there will be a considerable increase in the number of vehicles using surrounding streets and main roads. It is important that careful attention is paid to ensuring that the necessary improvements are made to the road network to avoid a continual decline in road traffic conditions.

7.3 The distribution of new housing throughout the district has implications for the provision of a wide range of facilities, including shops, health care facilities, public transport, leisure facilities, nurseries and playgroups.

7.4 The provision of public transport services and, in particular, bus services relies on the ability of at least one operator to be able to make a profit from his chosen route. The exception to this would be the County Council's contracted services. In the future there may be closures on those routes where passenger volume is not at a sufficient level to sustain profitability. It is likely that the areas most affected by this would be outlying towns and villages in the remoter parts of the district. In addition, certain sectors of the population would be more affected than others, such as the elderly.

7.5 Traditionally a high percentage of the residents of the district have sought employment in the London conurbation and these people have used the commuter rail services to travel to and from work. It is apparent that the quality of service on the main lines through the district is very poor and indeed many employers in London now think twice before offering a post to someone living to the east of London. The construction of 4700 new dwellings in the district

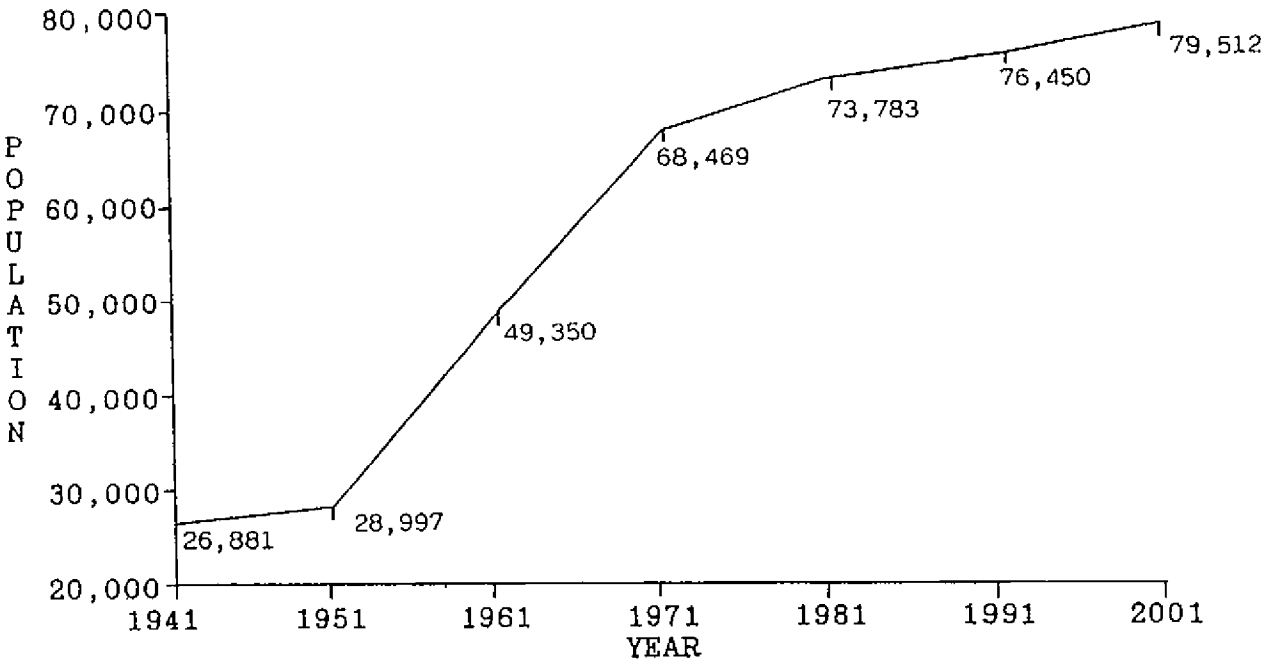
(1986 to 2001) is likely to aggravate this already unsatisfactory situation and it is important that representations are made to British Rail for more investment to be forthcoming to improve the service.

7.6 A degree of success has been achieved with regard to the provision of a site for a doctor's surgery on the new Downhall Park estate off Rawreth Lane in Rayleigh. It is important that an assessment is made of the need for additional surgeries in the proximity of all new housing developments and that where possible the developer in question is encouraged to make a site available for that purpose. This provision would be additional to any requirements identified to satisfy the needs of the elderly as discussed in section 4 above. Details of the plans of the Essex Family Practitioners Committee have been sought with regard to these issues and a report appraising the inadequacy of provision will be made if necessary.

7.7 It is projected that in the 1990's about half the population will comprise people in the 20 to 65 age group. This fact reinforces the comments made above with regard to increased car usage and road congestion, commuting problems and so on. In addition, assessment must be made of the provision of leisure facilities which are still of increasing importance for the active part of the population.

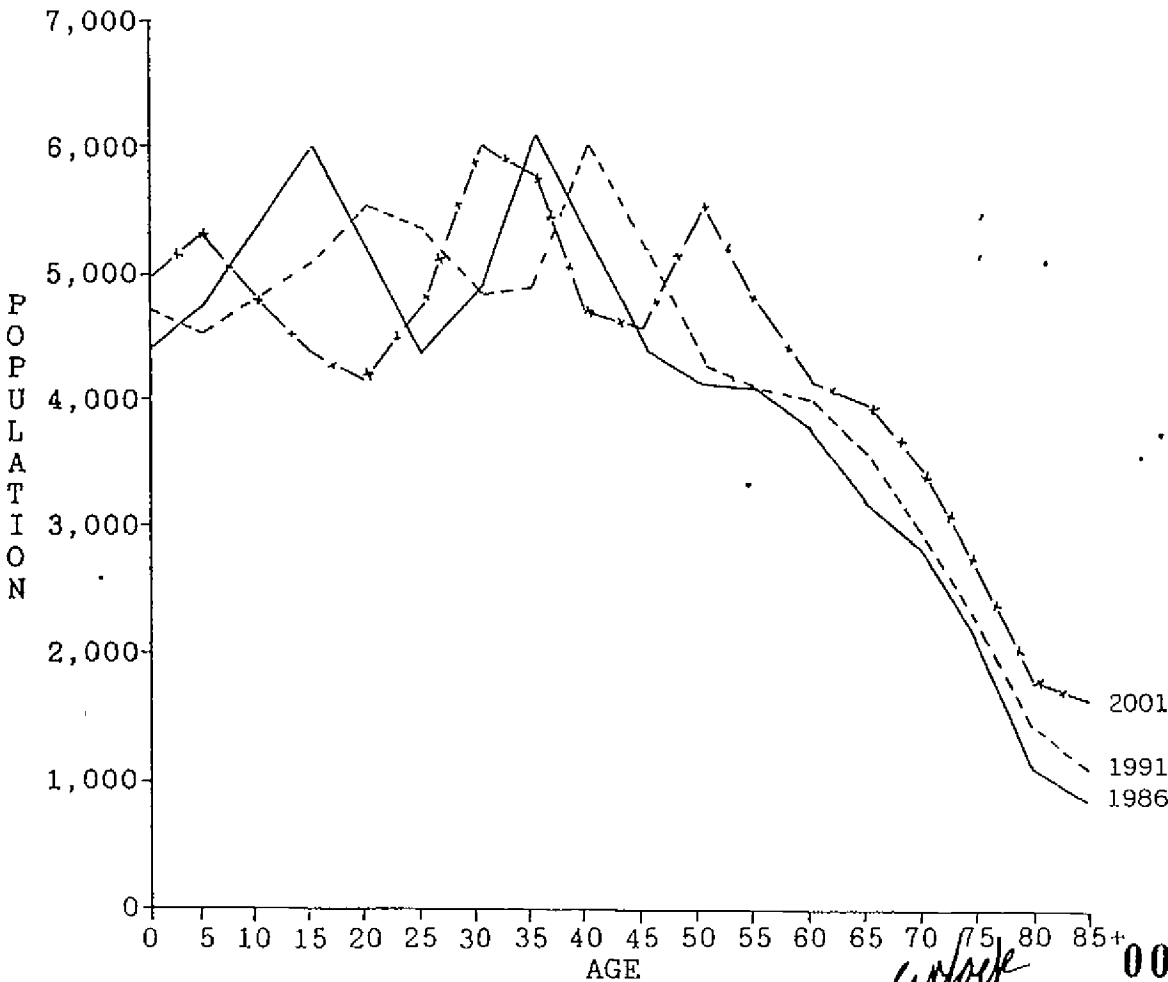
APPENDIX 1

ROCHFORD DISTRICT - CHANGES IN POPULATION  
PROJECTED TO 2001.



APPENDIX 2

ROCHFORD DISTRICT - POPULATION AGE PROFILES  
PERIOD 1986 TO 2001



*copy*

000741

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 5TH JUNE 1990

REPORT OF THE DIRECTOR OF DEVELOPMENT

SHAPING THE SOUTH EAST PLANNING STRATEGY

1.0 Introduction

- 1 1 A consultation paper with the above title has been received from The London and South East Regional Planning Conference (SERPLAN), and comments are requested by 8th June. A copy of the document has been placed in the Members' Room
- 1 2 This paper represents a further stage in the development of a new planning strategy for South East England, following the publication last year of "Into the Next Century" which set out the current situation and trends in the region and suggested objectives which might be pursued. The latter was reported to District Plan Working Party on 26th September 1989 (Minute 536/89)
- 1 3 This latest document represents a general strategy and a set of policies which, subject to the response to this consultation, will be recommended to the Secretary of State as the basis of new regional planning guidance for the South East. The resulting guidance will provide a context for County Structure Plans and District Plans

2 0 Main Themes of the Strategy

2.1 These may be summarised as follows:-

- (i) The importance of conservation of the environment and enhancement of the quality of life for the people of the region, not only because these things are good in themselves but because they are essential pre-conditions for satisfactory economic performance.
- (ii) The maintenance of economic buoyancy, rather than the general pursuit of economic growth; this does not mean that there should be no growth, but rather that we need to differentiate between areas where jobs can and should increase and areas where wealth creation can expand without creating more jobs
- (iii) The importance of the roles of London; central London (the City and the West End) because of its international standing, its specialised functions and its record of growth; and inner London (the inner ring of boroughs around the centre) because of the potential represented by its resources of land and people.
- (iv) The change in the way the region is evolving, with the old concept of rings of growth rippling outward from the centre replaced by an emphasis on restructuring in London and the former growth areas, and opportunities for new growth, individually small in scale, in areas to the north and east of London and in some towns on the south coast

- (v) The importance of harmonising land use planning with policies in other areas, especially transport but also in housing, agriculture and the control of pollution.
- (vi) The significance of the relationships between the South and East and adjacent regions, both in the United Kingdom and in Europe.

### 3.0 The Regional Context

- 3.1 Although the region is unique in that it contains the capital city and is overall the most economically buoyant, there are pockets of lesser prosperity and contrasts of social geography particularly in east London and south Essex resulting from disinvestment. Indeed in European terms, the south east region is not a wealthy one but is ideally placed to take advantage of the opportunities given by 1992 and the construction of the Channel Tunnel
- 3.2 Many of the region's advantages are however offset by the high price of housing, the perceived high costs, dirt and dangers of living or running a business in London and its environment, and by the frustrations of trying to move around in an increasingly congested region.

### 4.0 Housing and Population

- 4.1 Although it is estimated to be growing relatively quickly at the present time, the population of the region is only a little higher than it was in 1970.
- 4.1 Housing problems exist however since provision has been primarily concerned with meeting demand rather than need, resulting in homelessness, waiting lists for public housing and a general problem of access to housing.

### 5.0 Employment

- 5.1 There was a great reduction in manufacturing jobs in the 70's, but a more than compensating growth in service employment, so that labour shortages became a familiar feature of many parts of the region. Manufacturing jobs continued to disappear in the 80's, whereas labour supply peaked and service jobs growth declined, resulting in substantial unemployment. The situation is now changing again however with labour becoming short due to the fall in school leavers, and firms are attempting to attract older returners back into employment, especially women.
- 5.2 There has been considerable growth in construction employment in the region arising from e.g. docklands and Stansted Airport, although demands for house building have slackened significantly in the last 12 months
- 5.3 Compared to many countries, the training for high technology and I T is seriously deficient, and all aspects of training should be recognised as a critical component of all employment strategies in the region. Hopefully the new Training and Enterprise Councils (TEC's) will play an important role here.

### 6.0 The Area North East of London

- 6.1 SERPLAN has produced several reports relating to the Eastern Thames Corridor, but this only included Districts immediately bordering the river. Rochford was therefore excluded, it being recognised that because of its largely Green Belt status, opportunities for development or large scale redevelopment were limited

000743 *uplark*

- 6.2 The western end of the corridor is seen to benefit from the redevelopment of docklands and the construction of the M25, including the new Thurrock Bridge. Stansted Airport is also seen as particularly benefiting east London with which it has good road and rail links.
- 6.3 This leaves the area at the eastern end of the corridor, including Rochford, without any great potential for growth and indeed with current relatively poor communications this is not considered to be a bad thing for a predominantly Green Belt district. Two factors may have some bearing on this however.
- 6.4 Firstly, the consultation document supports the construction of an outer orbital route to the north and east of London together with a lower Thames crossing as put forward in the Government's White Paper entitled Roads for Prosperity issued in 1989. Such a road would greatly improve the accessibility of the area.
- 6.5 Secondly, the document observes that longer term planning is required for the region's airports. In May 1989, a study by Messrs Deloitte, Haskins and Sells was published on behalf of SERPLAN entitled "Action Plan for the East Thames Corridor". This study observed that the sub-region suffered due to the lack of a good international airport. The question must be asked therefore whether Southend Airport could fulfil this role and indeed the Rochford Local Plan supports the full realisation of its potential. Recent articles in the local press indicate that Southend Borough Council intends to make the promotion of the Airport a prime objective also, particularly to take advantage of the opportunities offered by 1992 and to exploit the potential for greater use offered by the new generation of quieter jet aircraft.

#### 7 0 The Green Belt and the Environment

- 7 1 The document supports the concept of Green Belts and a proposal by the Countryside Commission that the following two further purposes of Green Belts should be added to those defined in PPG2.-
- (i) To increase opportunities for sport and leisure compatible with the protection of the countryside
  - (ii) To enhance and improve the countryside adjoining the major centres of population.
- 7 2 In spite of its wording, the first addition is thought to be unnecessary since the same sentiments are already embodied in existing policies, and it may be used as a lever to promote unacceptable development. The second addition is presumably aimed at the substantial areas of urban fringe land covered by green belts where authorities are urged generally to plan for environmental improvements and to devise positive programmes for the management of change. Policies should aim to protect not only the areas of valuable countryside outside the urban fence but also the corridors of open land penetrating the urban areas. The second addition suggested can therefore be supported.
- 7.3 On environmental issues, the paper advocates a close working relationship with the new National Rivers Authority and the Water Authorities to clean up water courses and improve water quality
- 7 4 Policies for waste disposal and mineral extraction should take full account of environmental principals and, given the finite supply of landfill sites, thought should be given to the need for local plans to allocate sites for the recycling of waste

*upback*

000744

7 5 An issue of fundamental importance is the full integration of transport and land use policies to reduce the need for travel, to maintain economic buoyancy and to assist the achievement of a better environment, road transport being recognised as one of the main causes of atmospheric pollution. The effect of I.T. on travel to work and job location has yet to be fully assessed and felt.

RECOMMENDED That the London and South East Regional Planning Conference (SERPLAN) be informed that the Council supports in particular the inclusion of the following policies in the Review of the Regional Planning Strategy:-

- (i) The fuller use and redevelopment of land within urban areas rather than the continual expansion of settlements and building in the countryside and the Green Belt
- (ii) The development of an integrated land use and transport policy to maintain economic buoyancy whilst at the same time minimising the need for travel and construction of new transport infrastructure so as to reduce pollution
- (iii) The improvement of the quality of life for the inhabitants of the region by conserving the natural and man made environment and reducing pollution.
- (iv) The improvement of the economy and transport network and links with the capital in the area east of London to redress the imbalance with the area west of London.
- (v) The exploitation of the geographical relationship of the east of the region to Europe and the potential offered by the Single European Market in 1992 and the Channel Tunnel.
- (vi) The production of long term proposals for the region's airports including the realisation of the full potential of Southend Airport in the London area airports system, particularly in view of the comment in the Action Plan for the Eastern Thames Corridor that the area lacked a good international airport.
- (vii) The construction of an outer orbital route around London to include a Lower Thames Crossing
- (viii) The incorporation of policies designed to ensure the provision of social and affordable housing
- (ix) Retention of green belts and restrictions on development therein, and the purposes of green belts as set out in PPG2 as amended by the second additional purpose proposed by the Countryside Commission, but not the first
- (x) Increased liaison with River and Water Authorities to reduce pollution and improve water quality and habitats.
- (xi) The inclusion of policies leading to satisfactory control and provision of mineral extraction and waste disposal facilities and the provision of sites for recycling
- (xii) The encouragement and promotion of training in all fields, in particular relating to high technology and I T (DD)(TP1B)

000745

*enclack*

AGENDA ITEM 21

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 5TH JUNE 1990

MINUTES OF THE HORSE RIDING WORKING PARTY

At a Meeting held on 25th April 1990. Present:

|                           |   |                                 |
|---------------------------|---|---------------------------------|
| Rochford District Council | ) | Councillor D C. Wood (Chairman) |
| Representatives           | ) | Mr D S.W. Collins               |
|                           | ) | Mr B Watmough.                  |

Essex County Council - Mr P. Wilkinson.

H O.R.S.E - Mr H Smith

Essex Bridleways Association - Mrs A Pollack

Open Spaces Society - Mrs J Howe

Ramblers Association - Mr. L Jessen

Country Landowners Association - Mr. J.M.N. Rankin

Apologies for absence were received from Mrs D Graham, Mr. A. Swain and Mr. H Squire

105 MINUTES

The Minutes of the Meeting held on 17th January 1990 were approved as a correct record. It was noted however that although Minute No. 98 referred to Durham Road and Lincoln Road as unadopted streets over which there were public rights of way on foot, Essex County Council had expressed the opinion that both of these streets were public rights of way for all purposes.

106 MATTERS ARISING FROM THE MINUTES

- (a) Albert Road Link - Mr Collins reported that Essex County Council had agreed that the piece of land at the west end of Albert Road, Ashingdon linking that street with Rectory Avenue was suitable for use as a bridleway, and that it would form a valuable link with the proposed route over the existing Footpath No. 7. The public path creation procedure in respect of this link would be commenced soon.
- (b) Grove Woods - Mr. Watmough anticipated that work on surfacing the proposed bridleway routes would be put in hand in the very near future.
- (c) Clements Hall Lane Link - Mr. Watmough had spoken to Mr Keddie about the damage to the surface of this route where it passed over his land, and reported that drainage work would commence this Summer.

*Captain*

000746



- (d) Proposed Permissive Route at Apton Hall Farm - Mr. Collins reported that discussions with Mr. H. Squire had taken place on the basis of use of about 4 acres of land as a permissive riding route. The proposed route would be a little over 2 miles in length, and would commence at the junction of Hydewood Lane and Apton Hall Road. It would run in an easterly direction along the north side of Apton Hall Road to the eastern extremity of Apton Hall Farm where it would turn north along the eastern boundary of the Farm to terminate at a point in Lark Hill Road opposite to The Chase leading to Bolt Hall Farm. The proposal was for the land to be leased to the Council who would in turn charge an annual fee for its use by individual riders and a report was to be made to the next Meeting of the Development Services Committee on the principle involved.

107 PUBLIC FOOTPATH 7, HOCKLEY - PROPOSED GOLF COURSE

Mrs Pollack referred to a letter which she had sent to the Secretary to the Council relating to this footpath. It was suggested that there was a possibility of the footpath being extinguished prior to the consideration of provision of a bridleway. Mr. Wilkinson gave details of negotiations which he had been conducting with the owner of Walfords Farm, the site of the proposed golf course, which had resulted in agreement on a route for a new bridleway which would link Blountswood Road with Hullbridge Road. The route of the existing footpath would be unaffected. Part of the new route was over land which was not part of Walfords Farm and involved a second landowner. However, the agreement was a great step forward as it would establish a route which had been sought for many years. The establishment of the golf course, if agreed, would not be completed for some time and it was hoped to provide a temporary route prior to completion in order that the way could be brought into use as soon as possible.

108 PROGRESS REPORT

- (i) Mr. Wilkinson reported that some clearance work had been undertaken on the "Footpath 7, Ashingdon" route, from Rectory Avenue to White Hart Lane. A number of other difficulties had however been encountered and were giving cause for concern. The owner of the derelict buildings at the end of Durham Road, who had been in favour of the scheme, was now adopting a more cautious approach due to opposition from adjoining landowners. Negotiations would, however, continue with the opposing landowners and a further report would be available at the next Meeting.
- (ii) A Member drew attention to concern which had been voiced by staff at Greensward Surgery at the use by motorists of the west end of White Hart Lane. It was recalled that White Hart Lane was improved following a decision by Essex County Council that public rights of way for all purposes existed over it, and that the Lane had proved invaluable as a "by-pass" route to the busy Hockley Village Centre and Spa Road railway bridge. It was felt that use of the west end of White Hart Lane by motorists was undesirable and for the most part unnecessary, and it was suggested that the County Council might consider making a Traffic Order banning its use by its vehicular traffic, except for defined purposes.

*upland*

- (iii) The Chairman referred to a recent conversation with a Member of Great Wakering Parish Council concerning a proposal to establish a riding route around Great Wakering Common. The Common was leased to the Parish Council for use as an amenity area, and it was proposed to establish a ride around the Common and an adjoining piece of Ministry of Defence land which the Parish Council hoped to lease. It was agreed that representatives of the horse riding organisations should contact the Parish Council with a view to discussions taking place.
- (iv) Mr. Collins reported receipt of an application from the Ministry of Defence for diversion of Bridleway 17, Foulness where it passes through the Atomic Weapons Establishment. The diversion would bring the whole of the route of this bridleway outside the security fence, and if access to the Island were ever relaxed, make the bridleway fully available to the public.
- (v) It was noted that if the proposed Golf Course at Gusted Hall received planning permission, the applicant proposed to provide a 10 ft. wide riding trail alongside Gusted Hall Lane.

RECOMMENDED That the Council make representations to Essex County Council with a view to the making of a Traffic Order restricting the use of the unadopted part of White Hart Lane by motor vehicles to those persons who require direct access from it.

109. MR. PETER WILKINSON

The Chairman referred to Mr. Wilkinson's impending departure from Essex County Council, to take up an appointment in North-East London. All Members joined the Chairman in thanking Mr. Wilkinson for the fine work which he had done in Essex, and wishing him well in his new appointment.

110. APPRECIATION

The Chairman also referred to the forthcoming end of the Municipal Year and thanked all Members for the support and enthusiasm which they had shown during the past year.

*Cyberch*

ROCHFORD DISTRICT COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 5TH JUNE 1990

REPORT OF THE SECRETARY TO THE COUNCIL

ESTABLISHMENT OF HORSE RIDING TRAIL -  
APTON HALL, CANEWDON (Minute 103/90)

- (a) Discussions have taken place with representatives of A W. Squier Limited regarding the establishment of a horse riding trail over Messrs. Squiers' land at Apton Hall, Canewdon. It is proposed to establish a riding trail from a point near to the junction of Apton Hall Road and Hyde Wood Lane along the north side of Apton Hall Road to the eastern boundary of the farm, where an additional access point would be provided, thence in a northerly direction along the eastern boundary of the farm terminating in Lark Hill Road opposite the chase leading to Bolt Hall Farm. The total length of the trail would be a little over two miles. The cost of laying out the trail would be borne by Squiers, although the Council may be able to assist through the expertise of the Woodlands Team particularly in the construction of culverts and bridges. The surfacing would depend on the soil conditions, but it is anticipated that most of the trail would be grassed, with a hard surface where this is found to be necessary by soil conditions. The route will be unfenced except where it runs close to the farm cottages.
- (b) Messrs. Squiers have proposed that the trail be leased to the Council, as a public amenity, at a figure of £1,000 per annum. This figure has been calculated by assuming a loss of productive land of some four acres, at £250 per acre per annum. The trail would be available to all riders and the Council would be at liberty to charge a fee of, say £10 per annum per rider for its use. Arrangements could also be made with local stables for use by organised parties of riders at an agreed fee. There is an existing public footpath between Apton Hall Road and Lark Hill Road and for this reason pedestrians would not be allowed to use the trail. Control could be exercised by issue to each rider of a photocard, which would have to be produced to an officer of the Council or an employee of Messrs. Squiers on demand. It was also suggested that a small Management Committee could be formed to oversee the operation of the trail. Messrs. Squiers would wish to reserve the right to use the trail for day-to-day management of the farm, such as hedge cutting and ditch clearance, and for the pursuit of recreational activities at present enjoyed by the company directors and their friends and associates.
- (c) Horse riding facilities in the Canewdon and Stambridge areas are urgently needed, and the Secretary is of the opinion that provision of this trail will go a long way towards meeting that need. It must also be borne in mind that with the proposed intensification of commercial activity at Baltic Wharf heavy traffic on the local roads is bound to increase, and an alternative riding facility will be more essential.
- (d) There is however a matter of principle involved as to whether or not the Council needs to be a party to these arrangements at all or whether they should rely on an entirely private initiative perhaps through a riding stable or horse organisation. It would be very expensive for the Council to supervise effectively and there are no available resources for this.

*upblack*

000749

purpose Similarly if charges are to be made by the Council in advance of use rather than the facilities being freely available, then supervision of what is a remote facility becomes almost essential. The Secretary feels that further discussion of the matter with the horse riding fraternity is desirable but the Committee are asked whether the Council's role should be that of provider or enabler.

RECOMMENDED (1) That the Council decide whether it should be directly involved in the provision of this riding route on the leasehold basis suggested

(2) That subject thereto the Secretary be authorised to have further discussions with the interested parties on the funding of the proposal from private sources. (23652) (SEC)

Background Papers: Letter from A.W. Squier Limited dated 4th January 1990.

CHAIRMAN upback

DATE 10/7/90

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 12th June 1990 Present: Councillors R H Boyd (Chairman), C K Bellman, C I Black, B A Crick, T Fawell, D F. Flack, J A Gibson, Mrs H.L.A Glynn, A.J Harvey, D R. Helson, Mrs M Hunnable, Mrs S J Lemon, Miss B.G J. Lovett, C.R Morgan, R A Pearson, S A Skinner, Mrs L Walker, P.F A Webster, D A. Weir and D C Wood

Apologies: Councillor Mrs. E M Hart

Visiting: Councillors R A Amner, M.J Handford, Mrs. J. Helson, A. Stephens, Mrs. M W Stephenson and R.E. Vingoe.

327 MINUTES

Resolved that the Minutes of the Meeting of 3rd April and Special Meeting of 30th May 1990 be approved as a correct record and signed by the Chairman subject to the Minutes of 3rd April being amended by

- (i) the inclusion of Councillor S A Skinner as having attended the Meeting
- (ii) the deletion in the thirteenth line of the second paragraph on the second page (Minute 211 dealing with the earlier Minute 148 on the Southend Health Authority) of the words "their Committee" to be substituted by the phrase "the Regional Health Authority".

and to it being noted that the recommendation under that part of Minute 211 referred to above was amended by Minute 240 of Council on 24th April 1990

328 APPOINTMENT OF DEPENDENT SUB-COMMITTEES AND PANELS (Minute 253/90)

The Committee had before them details of their dependent Sub-Committees and Panels and those appointed by other Committees to enable them to consider that matter as requested by Annual Council

The Chairman suggested that there was potential to streamline the arrangements in certain respects, particularly by amalgamation or by reducing the membership. The Committee accepted a proposition from the Chair that the Audit Panel and the Staffing Sub-Committee should be abolished and replaced by a Performance Review Panel with a membership of ten and that at their first Meeting they should formulate their terms of reference to embrace those of the two former bodies and make a recommendation thereon to the next Meeting of this Committee including the need if any for a subordinate body to deal with staffing matters. They also accepted that the Chairman's Panel and the Economic Development Panel should be abolished but suggestions that the membership of the Emergency Panel should be reduced and that the Housing Benefit Appeals Panel should be dependent upon the Health & Housing Services Committee did not find favour

With the advice of the Chairman as to the apportionment of seats proposed and on the nomination of the Groups concerned the dependent Sub-Committees and Panels as revised above were then appointed subject to the overall number of appointments being adjusted if necessary to ensure that in aggregate the seats were allocated according to the new rules.

## Policy & Resources

### Appeal Panel (3)

Councillors A J. Harvey, S A Skinner and D A. Weir

### Emergency Panel (8)

Councillors C.K. Bellman, B.A. Crick, J.A. Gibson, Mrs. H.L.A. Glynn, Mrs S J. Lemon, C.R Morgan, R A Pearson, and Mrs. L Walker

### Housing Benefit Appeals Panel (8)

Councillors Mrs. V.J Arnold, B A Crick, D.F. Flack, A.J. Harvey, Mrs S.J Lemon, S A. Skinner, P F.A. Webster and D.C. Wood

### Non-Domestic Ratepayers Consultation Panel (6)

Councillors C.I. Black, Mrs. H.L.A. Glynn, A.J. Harvey, Miss B.G J Lovett, R E Vingoe and D A. Weir

### Performance Review Panel (10)

Councillors C I. Black, R.H. Boyd, D F Flack, J A. Gibson, A.J. Harvey, D R. Helson, C.R Morgan, S.A. Skinner, P.F.A Webster and D.C. Wood.

### Twinning Sub-Committee (8)

Councillors C.K. Bellman, R.H. Boyd, M J. Handford, D.R. Helson, Miss B G.J. Lovett, R.A Pearson, R E. Vingoe and D.C Wood.

Members were mindful that Annual Council had agreed to give formal recognition to Meetings of the Group Leaders. The Chairman said that the Group Leaders had yet to meet to determine the best means of liaison and that the matter should stand deferred until the meeting had taken place.

Arising therefrom the Committee accepted a proposition that the ex-officio non-voting membership of Committees should be the Chairman and Vice-Chairman of the Council and the Group Leaders unless they held an appointment in their own right and that ex-officio membership should not extend to the Chairman of the Policy & Resources Committee It was agreed that Standing Orders be amended accordingly

RECOMMENDED (1) That the revised constitution of dependent Sub-Committees and Panels and the appointments thereto as set out above be approved

(2) That the Performance Review Panel be asked to consider its terms of reference and report back to this Committee thereon and on the need if any for a subordinate body to deal with staffing matters.

(3) That the Council's Standing Orders be amended to provide for the Chairman and Vice-Chairman of the Council and Group Leaders only to be ex-officio Members of all Committees unless holding an appointment in their own right. (4500)(SEC)

## 329. HOUSING STRATEGY (Minute 26/90)

The Secretary to the Council reminded Members of the agreed arrangements for the design and layout of the Doggetts Scheme to be taken forward in full consultation with a Panel of Members and that with the commencement

## Policy & Resources

of the new Municipal Year it was necessary for a new Panel to be constituted on a pro-rata basis. Members were mindful of the reasons why it had been decided that this should be dependent on the Policy & Resources Committee.

In reply to a question from a Member the Secretary to the Council advised that the Housing Strategy Panel had fulfilled its purpose and should not be reconstituted at this stage although there was nothing to prevent that being done at a later date if the need arose. The Chairman advised the Committee of the apportionment of seats proposed on the Doggetts Panel to include the Ward Member and on the nomination of the Groups concerned it was

RECOMMENDED That the Chairmen of the Health & Housing Services, Planning Services, Development Services and Policy & Resources Committees together with Councillors Mrs. J.A. Christie, Mrs. E.M. Hart, R.A. Pearson and D.A. Weir be so appointed (881)(SEC)

### 330 COMMITTEES AND DEPENDENT PANELS

The Committee had before them a report of the Secretary to the Council which was in three parts and accepted the suggestion of the Chairman that in view of their earlier decision to vary the constitution of dependent Sub-Committees and Panels those sections relating to Terms of Reference and Delegation and to Membership of Panels be deferred for consideration at the next Meeting.

With regard to Pro-Rata Representation they noted that with the coming into force on 1st August 1990 of the Local Government (Committees and Political Groups) Regulations 1990 it would be necessary for the Council to appoint a Proper Officer for the purpose of receiving notices on the division of Members into political groups. They considered that the Chief Executive & Director of Finance should be so appointed with the Secretary to the Council performing those duties in his absence.

RECOMMENDED (1) That the Chief Executive & Director of Finance be appointed Proper Officer for the purpose of the Local Government (Committees and Political Groups) Regulations 1990 and that the Secretary to the Council be authorised to act in his stead.

(2) That arrangements be made for those sections of the report relating to Terms of Reference and Delegations and to Membership of Panels to be considered at the next Meeting. (4500)(SEC)

### 331 APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES AND ORGANISATIONS (Minute 255/90)

The Committee were reminded that Annual Council had delegated authority to them to determine the question of representation on outside bodies for which purpose the Secretary to the Council reported on the nominations which had been received. The Chairman advised them that the appointments fell into three categories, that is:-

- (a) organisations where the nominations either equated with the number of seats available or had general agreement,
- (b) organisations where the number of nominations exceeded the places available,

## Policy & Resources

- (c) organisations where at the time of Annual Council either no nominations had been made by any Group or vacancies existed.

The Committee concurred with the suggestion of the Chairman that nominations falling with the first category should be accepted, that appointments to organisations falling within the second category should be determined by show of hands in each case and that consideration of the third category should be deferred pending a Meeting of the Group Leaders which could then take account of appointments already made to ensure that the pro-rata principle was maintained. In the meantime it was agreed that the existing representation within category (c) should continue unaltered.

The Committee noted advice from Members that the Dutch Cottage Management Committee also served as the Rayleigh Mount Local Committee and that the term of office of the Crouch Harbour Authority appointment did not expire until December 1990. They considered that it was no longer appropriate to make an appointment to the Essex & Herts Provincial Council for Local Authorities Manual Workers. In considering the three nominations received for the CAB (Rayleigh) the Committee accepted the suggestion of a Member that this organisation be asked to consider increasing the extent of the Council's representation so as to secure parity with that enjoyed in respect of the Rochford Branch of the CAB. The number of nominations to that body were maintained accordingly on the understanding that a further report would be made to Committee if that request was unsuccessful.

Resolved (1) that representatives be appointed to the outside bodies and organisations as set out in the Appendix to this Minute

(2) that for all appointments to outside bodies unless otherwise indicated the persons when so appointed be authorised to arrange for the attendance when necessary of a substitute Member at meetings of outside bodies and organisations.

(3) that Rayleigh CAB be asked to increase the level of the Council's representation to three places failing which a further report be made to this Committee.

(4) that consideration of representation on the remaining outside bodies and organisations be deferred pending a Meeting of the Group Leaders and that in the meantime the existing representation thereto be maintained. (SEC)

## 332 MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 5th December 1989 and 20th February 1990 and Special Meetings of 13th and 27th February 1990

(b) Council Meetings of 12th December 1989 and 13th March 1990 and Extraordinary Meeting of 27th February 1990

The Committee were satisfied that all necessary action had been taken. Minutes 103/87(SEC), 107(2)/89(HES), 471/89(HGSA), 659/89(SEC), 86/90(ACE), 110/90(HGSA,SEC), 116/90(CE) and 129/90(SEC) were carried forward.



## Policy & Resources

### 333 MINUTES OF COMMITTEES

The Committee received the following Minutes -

| <u>Committee</u>          | <u>Date</u>   | <u>Minute Nos</u> |
|---------------------------|---------------|-------------------|
| Planning Services         | 17th May 1990 | 259 - 266         |
| Health & Housing Services | 22nd May 1990 | 267 - 281         |

The Committee agreed to the inclusion of the following paragraph in Minute 272 (Concessionary TV Licences in Sheltered Schemes) -

"During the discussion of this item the Committee agreed a request from the Leader of the Labour Group for the Chief Housing Manager to report on the provision of a dispersed alarm system for the elderly and to consider its inclusion as a priority in the Housing Strategy "

|                      |               |           |
|----------------------|---------------|-----------|
| Leisure Services     | 24th May 1990 | 282 - 302 |
| Development Services | 5th June 1990 | 304 - 326 |

### 334. PANEL MINUTES

The Committee considered the appended Minutes of the Housing Strategy Panel held on 5th April 1990.

A Member expressed concern that under Minute 30 (Caravan Site - Breach of Site Licence Conditions) the Panel had not been asked to consider the wider implications involved but was reminded that the Minute related to an executive decision of the Health & Housing Services Committee and that he should if he so wished pursue the matter in that forum

RECOMMENDED That the funds available within the Capital Programme be used for a local authority/housing association sponsorship scheme with Springboard Housing Association. (Minute 28 - Housing Corporation Funding for Springboard Housing Association) (881) (T,CHM)

### 335 NATIONAL NON-DOMESTIC RATING - CHARITABLE RATE RELIEF (Minute 215/90)

The Committee considered the appended report and addendum of the Treasurer listing further applications for Charitable Rate Relief for 1990/91 and subsequent years under the provisions of Sections 43, 47 and 48 of the Local Government Finance Act 1988 and noted that the Treasurer had a non-pecuniary interest in one of the cases by virtue of holding family membership of the Rayleigh Sports and Recreation Club.

RECOMMENDED (1) That the levels of Mandatory Rate Relief granted in category A be noted.

(2) That the recommended levels of Discretionary Rate Relief set out in categories B and C be approved. (31758) (T)

### 336. HOUSING BENEFIT - COUNCIL'S DISCRETIONARY POWERS (Minutes 227 and 240/90)

As requested at Council on 24th April the Treasurer reported on the extent of discretion available to local authorities to disregard other income in calculating housing benefit and on the cost implications if the Council were to amend its policy in that respect.

RECOMMENDED That the Council's current policy in respect of Housing Benefits be re-affirmed. (18855)

000755

## Policy & Resources

### 337. CAR PARKING CHARGES (Minute 16/90)

The Committee had before them the appended report of the Secretary to the Council, regarding the responses received to the public consultation

Some Members expressed a wish to retain the first charging band of 10p and argued that motorists would be reluctant to pay more for short stays and that problems of on-street parking would increase. The Chief Executive & Director of Finance advised that the Council's budget for 1990/91 incorporated the additional revenue that would be generated by the revised charging policy as adopted by Council earlier in the year and that to defer a decision or to fail to proceed would mean that there would be a significant shortfall on projected income. The Committee accordingly concurred with the suggestion of the Chairman that they should accept the recommendations and that there should be a report to the December Meeting on the new parking scheme to review the abolition of the 10p charge for a stay of one hour or less and the effect of that change in terms of on-street parking

RECOMMENDED (1) That the objections be noted.

(2) That the District of Rochford (Off-Street Parking Places) (Amendment) Order 1990 be made and the Common Seal of the Council be affixed thereto

(3) That the target date for bringing the Order into force be fixed as 16th July 1990

(4) That a further report be made to the December Meeting reviewing the new scheme of car parking charges on the basis set out above. (23664)(SEC,T)

### 338. GRANT AID TO OUTSIDE BODIES

The Committee considered the following reports of the Treasurer:

#### (1) Rochford & District Playscheme Council (Minute 18/90)

Further to earlier consideration of an application from the above organisation on the basis that grant aid had not been authorised previously Members noted that the sum of £500 had in fact been granted from Rochford Show Funds for 1989/90. They were mindful that the organisation had been formed in 1987 with encouragement from this Council to co-ordinate playscheme activities around the District. It was seen as preferable for the requirements of individual playschemes to be determined by that body rather than for this authority to deal with numerous small applications and on that basis it was

RECOMMENDED That a grant of £500 be made to the Rochford & District Playscheme Council for 1990/91. (211)(T)

#### (1i) Closure of LAMSAC

The Chairman informed the Committee that he had asked for this report to be deferred to their next Meeting to enable clarification to be obtained of the Council's legal obligation to make a contribution to the ADC in respect of the closure of LAMSAC

RECOMMENDED That arrangements be made accordingly. (1531)(T,SEC)

000756

## Policy & Resources

### (iii) North Wales Mayor's Flood Disaster Fund

A request had been received from the Mayor of Colwyn Borough Council for a donation towards the above fund the purpose of which was to help meet the cost of damage to property caused by the extensive flooding that had taken place when the sea defences at Towyn had been breached. Some Members felt that support for such disaster appeals should be a matter of individual conscience rather than a responsibility for the local authority. In considering the application the Committee were concerned that areas within the Rochford District were also vulnerable to flooding and considered that valuable lessons could be learnt from the North Wales disaster area. They accordingly accepted the suggestion of the Chairman that the Council should make a donation of £750 but that rather than send representatives to visit the area the County Council should be asked to arrange for the County Emergency Planning Officer to attend and on his return to address the Council noting also that a video could be made available for that purpose.

RECOMMENDED That arrangements be made accordingly. (211)(T,ACE,SEC)

### (iv) Citizens' Advice Bureaux (Minute 18/90)

The Committee considered the report of the Treasurer regarding the need for additional funding for the Citizens' Advice Bureaux for Rayleigh and Rochford as requested at the January Meeting.

RECOMMENDED That a total grant of £18,800 be authorised for the current financial year (211)(T)

### 339. AUTOMATIC TELLER MACHINE - GREAT WAKERING (Minute 43/89)

NOTE: Councillor C.K. Bellman declared a non-pecuniary interest in this item by virtue of being a member of the Management Committee of the Great Woking Village Hall and remained in the Meeting while the matter was discussed.

The Committee concurred with the suggestion of the Chairman that consideration of this report be deferred to the next Meeting to enable it to be presented in conjunction with a report which he had requested regarding the provision of local service points in villages within the District.

RECOMMENDED That arrangements be made accordingly. (757)(SEC)

### 340 REPRESENTATION OF THE PEOPLE (AMENDMENT) REGULATIONS 1990 SALE OF REGISTERS (Minute 566/88)

The Assistant Chief Executive reported that the existing policy of the Council was to avoid making copies of the Electoral Register available for sale to commercial companies by printing only sufficient for the purposes of the Elections.

However, the Representation of the People (Amendment) Regulations 1990 now provided that if any person before 1st November in any year made a request to be supplied with a specified number of copies of the forthcoming Register which would come into force in the following February then the Electoral Registration Officer had a duty to supply those copies upon publication of the Register and upon payment of the statutorily prescribed fee

## Policy & Resources

The Committee accepted that it would therefore be necessary for the Council to amend its existing policy to provide for copies of the Register to be available for sale to any such persons. It was considered however that they should be required to pay the prescribed fee on submission of their application and that a record of such requests should be maintained and made available for inspection by members of the public

RECOMMENDED That the policy of the Council in respect of the sale of Electoral Registers be amended accordingly. (2320)(ACE)

### 341 NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 241/90)

The following Motion was moved by Councillor Mrs M. Hunnable and seconded by Councillor B A. Crick at the Council Meeting on 24th April and had been referred to this Committee for consideration:

"That this Council, supporting the unfettered right of the people of the District of Rochford to petition regarding a grievance or other matter, resolves that names appended to any petition presented to the Council should not be used in conjunction with other records in the possession of, or accessible to, the Council to conduct investigations into signatories' liabilities or obligations under, for example, the Community Charge."

The Committee noted advice from the Chief Executive & Director of Finance that Council could adopt such a motion without acting illegally so long as it did not stand in the way of the Community Charge Registration Officer's performance of his legal duty as prescribed by Parliament and that it was difficult to envisage the circumstances in which that Officer would need access to a petition in order to carry that out. A Member suggested that the situation could be avoided if petitions were deemed to be the property of Members but the Secretary to the Council advised that to adopt a device to circumvent the law was of itself illegal.

Some Members supported the motion on the grounds that to use a petition for any purpose other than its intended one was an infringement of civil liberties which should be resisted. It was also argued that because the Community Charge was unfair in its application those who could not afford to pay it were justified in withholding the required information. Other Members opposed the motion because it sought to uphold individual rights whilst at the same time offering encouragement to those who chose to evade their responsibilities under the law. It was explained that this had not been the intention of the motion and nor would the Committee contemplate involving the Council in illegal action.

In the light of the advice which had been given it was suggested that no further action should be taken on the matter and with the agreement of the mover and seconder the Motion was withdrawn

### 342 CORPORATE PLAN

#### (a) First Review (Minute 120/90)

The Committee had before them a report of the Chief Officers' Group on the need to update those parts of the Corporate Plan which were their direct responsibility and to update the Policy Objectives and Corporate Policies in the light of the review of those sections of the Plan which fall within the remit of other Committees. They accepted the suggestion of the Chairman that the subject merited more debate than it could be accorded that evening and it was

## Policy & Resources

RECOMMENDED That consideration of this matter be deferred to a further Meeting to be arranged (2159)(SEC)

### (b) Rochford Hospital Site (Minute 270/90)

Members were reminded that the new section of the Corporate Plan on "Health Care" reflected the Council's decision to share in the costs of the consultant's report on the development potential of the Rochford Hospital site in the event of land being released as part of the Southend Health Authority's proposals for the reorganisation of hospital services. Members of the Health and Housing Services Committee had expressed reservations about the Council being involved in this process while the future of Rochford Hospital was still under consideration and in accordance with that Committee's request the Chief Executive & Director of Finance reported on the cost to the Council of withdrawing from the consultancy arrangement approved by Council under Minute 126/90.

Some Members maintained that the Council could not effectively oppose closure of Rochford Hospital whilst at the same time participating in a study on the development potential of the site and should withdraw from those discussions. The majority of the Committee accepted however that the site was of vital importance in strategic planning terms and that it would be irresponsible of the Council to cease to be involved in discussions about future land use against the contingency of centralisation of facilities at Southend. They considered that the existing policy should be maintained, that there should be continuity of representation and that a further representative should be appointed. It was accordingly

RECOMMENDED (1) That the Council continues with the arrangements established by Council policy in Minute 126/90

(2) That Councillors R.H. Boyd, A.J. Harvey and R.E. Vingoe be appointed as the Council's Member representatives for that purpose (2159)(SEC)

NOTE: During discussion on the above matter it was

Resolved that Standing Order 1.8 be suspended to enable the remaining business to be transacted.

### 343 STANDING ORDER 18

Members had before them a report by the Chief Executive & Director of Finance regarding the proposed revision of Standing Order 18 to take account of the revised political balance of the Council which at the suggestion of the Chairman was noted by the Committee, a decision on the matter being deferred to enable it to be considered at the next Meeting of the Group Leaders which would report back thereon.

RECOMMENDED That arrangements be made accordingly. (SEC)

### 344 DEFERRED ITEMS

In view of the fact that the matters involved merited longer debate than they could be afforded at this late hour the Committee asked that two reports from the Chief Executive & Director of Finance and Secretary to the Council, namely -

## Policy & Resources

(i) Council and Committee Agenda

(ii) Parish Council Functions - Area Committees for Rayleigh

be deferred for consideration at the further Meeting of the Committee to be arranged

RECOMMENDED That arrangements be made accordingly (4500,1)(SEC)

### 345 SOUTHEND HEALTH AUTHORITY (Minute 240/90)

At the last Meeting of the Health & Housing Services Committee Members had sought information on progress in securing discussions between the Southend Health Authority and the three Local Authorities concerned and the Committee noted two letters which the Chief Executive & Director of Finance had since received from the District General Manager in that respect (26609)

### 346 EMERGENCY CENTRE, HOCKLEY WOODS (Minute 27/90)

The Committee noted the report of the Head of Environmental Services on the reasons why action had been taken by the Chief Executive & Director of Finance in accordance with Standing Order 18 to approve a list of suitably experienced contractors to carry out the provision of an Emergency Centre in Hockley Woods (10)

### 347 TOWN POLICE CLAUSES ACT 1847 - SECTION 21 PROPOSED TEMPORARY CLOSURE OF ELDON WAY (PART) HOCKLEY

With the consent of the Chairman pursuant to Standing Order 26.2 the Secretary to the Council reported that the recently formed Hockley Traders Association wished to hold a Village Fayre in Hockley on 22nd July to raise funds for charity and the benefit of the local community for which purpose authority was needed as a matter of urgency to make a temporary Closure Order, the section of road involved being subject to confirmation by the Police.

RECOMMENDED That, subject to receipt of written confirmation that Essex Police are satisfied with the arrangements for emergency access, the Council make an Order pursuant to Section 21 of the Town Police Clauses Act 1847 the effect of which will be to close to vehicular traffic on Sunday 22nd July 1990 between the hours of 10.00 a.m and 6 p.m. the section of Eldon Way, Hockley as notified by the Police (45)(SEC)

### 348. MEMBERSHIP OF THE POLICY & RESOURCES COMMITTEE (Minute 252/90)

The Chief Executive & Director of Finance reported on a request from the Liberal Democrat Group pursuant to Regulation 12 of the Local Government (Committees and Political Groups) Regulations 1990 to change their appointees to the Policy & Resources Committee by substituting Councillor M J Handford for Councillor N. Harris In asking that this matter be referred to Council for approval pursuant to Section 16 of the Act, Members suggested that any future such instances should initially be a matter for discussion between the Group Leaders.

RECOMMENDED That Council be asked to approve the change in Membership of the Policy & Resources Committee requested by the Liberal Democrat Group. (4500)(CE)

000760

APPENDIX TO MINUTE 331

ROCHFORD DISTRICT COUNCIL

APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES AND ORGANISATIONS

| <u>ORGANISATION</u>  |       | <u>REPRESENTATIVE(S) 1990/91</u>   |
|--|-------|--|
| Anglian Water Customer Consultative Committee                                  | (DS)  | Councillor D.A Weir  |
| Association of District Councils (Essex Branch)                                | (P&R) | Councillor R.H Boyd  |
| Bradwell Local Community Liaison Council                                       | (P&R) | Councillor D.F Flack   |
| British Red Cross Society  | (P&R) | Councillor Miss B G.J. Lovett  |
| Cedar Centre Governing Body  | (P&R) | Councillor J.A. Gibson<br>Councillor Mrs S.J Lemon   |
| Citizens Advice Bureau(Rochford)   | (P&R) | Councillor R.A Amner<br>Councillor Mrs. J A.Christie<br>Councillor B.A Crick   |
| Citizens Advice Bureau(Rayleigh)   | (P&R) | Councillor Mrs. P Cooke<br>Councillor Mrs. J Helson<br>Councillor S.N. Jarvis  |
| Council for the Protection of Rural Essex                                      | (DS)  | Councillor D.A Weir  |
| Grossroads Care Attendant Scheme   | (H&H) | Councillor Mrs P Cooke<br>Councillor Mrs J Helson  |
| Grouch Harbour Authority   | (DS)  | Councillor Mrs H L.A Glynn   |
| Grouch Valley Scout Council  | (LS)  | Councillor Miss B.G.J Lovett   |
| Dutch Cottage Management Committee)<br>& )<br>Rayleigh Mount Local Committee ) | (LS)  | Councillor D.R Helson<br>Councillor Miss B.G.J Lovett<br>Councillor S.A. Skinner<br>Councillor P F A Webster<br>Chairman of Rayleigh Mount Local Committee<br>Chairman of Rayleigh Civic Society |
| Eastern Sports Council   | (LS)  | Councillor N. Harris   |
| Essex County Council Liaison Committee   | (P&R) | Councillor R.H Boyd  |

ORGANISATIONREPRESENTATIVE(S) 1990/91

|  |                 |  |
|--|-----------------|--|
| Essex County Council Tourism Liaison Committee   | (LS)            | Councillor Miss B G J Lovett   |
| Essex Family Practitioner Committee  | (H&H)           | Councillor Mrs M Hunnabale   |
| Essex Heritage Trust   | (P&R)           | Councillor A J Harvey  |
| Essex & Herts Provincial Council for Local Authorities A.P.T. & C Services   | (P&R)           | Councillor B.A. Crick  |
| Essex Local Authorities Supplies Consortium  | (P&R)           | Councillor C.K Bellman   |
| Festive Lights Committee   | (P&R)           | Councillor S.N. Jarvis<br>Councillor Miss B G J. Lovett                      |
| <del>Gas Consumers Council</del><br><i>Amended by Minute 361 of Council</i>  | <del>(DS)</del> | <del>Councillor R.A Pearson</del><br><del>Councillor P.F.A. Webster</del>    |
| Hockley Community Centre Association Executive Committee   | (LS)            | Councillor Mrs E.M Hart<br>Councillor Mrs. E Marlow                          |
| Hockley & Hawkwell Old Peoples Welfare Council   | (H&H)           | Councillor Mrs E M. Hart   |
| Hullbridge Community Association   | (LS)            | Councillor Mrs. L. Walker  |
| Hullbridge Community Association Executive Committee   | (LS)            | Councillor C.R. Morgan<br>Councillor Mrs. L. Walker                          |
| Hullbridge Senior Citizens Welfare Council   | (H&H)           | Councillor D.F. Flack  |
| Hullbridge Sports & Social Club  | (LS)            | Councillor C R. Morgan<br>Councillor Mrs M.W.Stevenson                       |
| National Housing & T Planning Council Eastern Regional Executive Committee   | (DS)            | Councillor R.A Pearson   |
| Oil Refineries Sub-Committee   | (DS)            | Councillor S.N Jarvis<br>Councillor R.A. Pearson<br>Councillor P.F.A Webster |
| Rayleigh Age Concern   | (H&H)           | Councillor A. Stephens   |
| Rayleigh Charities<br>a) Poors Land - Unknown Donor & Richmond<br>b) Gilbert & Sykes<br>c) Rayleigh Medical Comforts Committee | (P&R)           | Councillor Mrs. J Helson   |
| Rayleigh Flats House Committee   | (H&H)           | Councillor J.A Gibson  |
| Rayleigh Grange Community Association  | (LS)            | Councillor P.A. Beckers<br>Councillor J.A Gibson                             |



ORGANISATIONREPRESENTATIVE(S) 1989/90

|   |       |  |
|---|-------|--|
| Roach Valley Conservation Zone<br>Group of Representatives        | (DS)  | Councillor R S. Allen<br>Councillor Mrs V J Arnold<br>Councillor Mrs. H.L A Glynn<br>Councillor D C.Wood |
| Rochford District Arts Council                                    | (LS)  | Councillor R H. Boyd<br>Councillor Miss B G J. Lovett  |
| Rochford Maplin & District Chamber<br>of Trade & Commerce         | (P&R) | Councillor R.A Amner   |
| Rochford Old Peoples Welfare<br>Committee                         | (H&H) | Councillor Mrs. J.A Christie<br>Councillor B.A. Crick  |
| Rochford Road Safety Study Group                                  | (DS)  | Councillor S N Jarvis<br>Councillor Mrs. L Walker  |
| Rochford Sports Council   | (LS)  | Councillor D.R Helson  |
| Rural Community Council of Essex                                  | (P&R) | Councillor Mrs. H L A. Glynn   |
| Sanctuary Housing Association                                     | (H&H) | Councillor R.A. Pearson  |
| Southend Airport Consultative<br>Committee                        | (DS)  | Councillor Mrs. V.J. Arnold<br>Councillor Mrs J.A. Christie  |
| Southend Community Health Council                                 | (H&H) | Councillor D.F Flack<br>Councillor Mrs M. Hunnable<br>Councillor R.A Pearson                             |
| Southend Divisional Police Liaison<br>Committee                   | (P&R) | Councillor C.K Bellman   |
| Southend Health Authority   | (H&H) | Councillor R.H. Boyd   |
| Southend Health Authority/<br>District Councils Liaison Committee | (H&H) | Councillor R.H. Boyd<br>Councillor D.F Flack   |
| The Tidy Britain Group  | (H&H) | Councillor S A. Skinner<br>Councillor A. Stephens  |

000763

AGENDA ITEM 10

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 12TH JUNE 1990

MINUTES OF THE HOUSING STRATEGY PANEL

At a Meeting held on 5th April 1990

Present: Councillors A J. Harvey (Chairman), B.A. Crick, Mrs E.M. Hart, Miss B G.J. Lovett, J A. Sheaf, C. Stephenson and D.C. Wood.

25. EXCLUSION OF THE PUBLIC

Resolved that under the provisions of Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 9 and 12 respectively of Part 1 of Schedule 12A of the Act.

26. MINUTES

The Minutes of the Meeting of 29th November 1989 were agreed as a correct record noting that recommendation (4) of Minute 24 had been amended by the Policy & Resources Committee on 23rd January 1990.

27. HOUSING STRATEGY OPTIONS

The Council's new housing initiatives having been in operation for a period of 12 months the Chief Housing Manager reported on the extent to which the various schemes, namely Purchases for the Homeless, Flat Conversions, Transfer Incentives, Portable Discounts, and House Purchase via Springboard Housing Association had been successful in providing more housing for homeless families and reducing demand from those who could seek housing elsewhere. In noting the outstanding success of the last named scheme Members also had before them the supplementary report of the Treasurer on the complexities involved. The Panel were mindful that this innovative strategy had been achieved within a very short timescale only by dint of the closest involvement of the Council's finance, housing and legal staff and congratulated the Officers concerned on their efforts.

28. HOUSING CORPORATION FUNDING FOR SPRINGBOARD HOUSING ASSOCIATION

The Chief Housing Manager reported on the meeting which he and representatives of the Springboard Housing Association had attended with the Housing Corporation in an endeavour to secure funding for that Association to provide housing in Rochford. The Corporation used a points system to assess the degree of need nationally on which basis Rochford fell within the best 7% of Districts in the country, only 25 having a lower rating. Because of this favourable situation the District's housing needs were regarded as low priority. Furthermore funding within the region had been held at 1989/90 levels. It had not therefore been possible to secure any funding for 1990/91.

However, because of the pioneering nature of the initiatives being pursued by the Council with the Springboard Housing Association and the strength of the case that had been presented jointly the Housing Corporation eventually conceded that a 3 year programme for 1991/94 would be favourably considered and a submission was to be prepared accordingly. The Panel considered that in the meantime the money identified in the Capital Programme for 1990/91 for purchase of housing and other housing initiatives should be pooled to continue the successful strategy of house purchase via the Springboard Housing Association which represented the best option in terms of value for money.

RECOMMENDED That the funds available within the Capital Programme be used for a local authority/housing association sponsorship scheme with Springboard Housing Association. (881)(T,CHM)

29. PROPERTY TRANSACTIONS

Having heard a joint report in confidence by the Chief Executive & Director of Finance and the Secretary to the Council on the progress of the negotiations with MBC the Panel asked that this matter be reported direct to Council on 24th April 1990 (Minute 244/90 refers)

30. CARAVAN SITE - BREACH OF SITE LICENCE CONDITIONS (Minutes 69 & 141/90)

Members were mindful that Council on 13th March 1990 in accepting the Minutes of the Health & Housing Services Committee of 6th February 1990 had asked that action on the resolution under Minute 69 be held in abeyance pending a report to the Housing Strategy Panel on the possible outcome in terms of homelessness of applying for revocation of Site Licence No. 6 in the event of conviction for breach of the site licence condition relating to occupation.

The Chief Housing Manager accordingly reported in confidence on the Council's statutory duty in regard to homelessness and the estimated cost of discharging that liability in respect of any cases that might arise in the event that revocation of the site licence resulted in closure of the site. Having considered all of those factors and the need to enforce the holiday site conditions at this and other sites in the District the Panel saw no reason for further deferment of action on the resolution of the Health & Housing Services Committee and asked that the Officers should proceed to implement that executive decision.

AGENDA ITEM 11

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 12TH JUNE 1990

REPORT OF THE TREASURER

NATIONAL NON-DOMESTIC RATING CHARITABLE RATE RELIEF (Minute 215/90)

Members are reminded that at the Policy and Resources Committees held on 20th February and 3rd April 1990 they considered the majority of applications for relief under the provisions of Sections 43, 47 and 48, Local Government Finance Act 1988. The schedule below lists subsequent applications which generally fall into one of the following three categories, viz

- (A) Applications by registered charitable organisations for Mandatory Relief under Section 43 of the Act where the Treasurer has exercised his delegated authority.
- (B) Applications by registered charitable organisations for Discretionary 'top up' Relief.
- (C) Applications by other organisations for wholly Discretionary Relief.

Applications which fall within the Council's approved "Code of Guidance for Applicants" are shown with the briefest of details and a recommendation. Cases outside those criteria have explanatory notes so that Members might give the application their full consideration.

(A) Applications for Mandatory Relief

(i) Sue Ryder Foundation, 25 Eastwood Road, Rayleigh

|                          |  |
|--------------------------|--|
| Relief Category          | Welfare  |
| Aims                     | Provision of homes for the chronically sick and disabled |
| Charity Registration     | : No. 222291   |
| Rateable Value           | . £13,000  |
| Rate Due 1990/91         | . £4,524.00  |
| Mandatory Relief Granted | . 80%  |

(ii) Rayleigh Grange Community Association, Little Wheatley Chase, Rayleigh

|                      |   |
|----------------------|---|
| Relief Category      | : Community Hall  |
| Aims                 | . Social and recreational benefit for the residents of the District |
| Charity Registration | No 284363   |

Rateable Value : £21,300

Rate Due 1990/91 . £7,412.40

Mandatory Relief Granted . 80%

(iii) Womens Institute, 432 Little Wakering Road, Gt. Wakering

Relief Category : Welfare

Aims : To improve and develop the quality of rural life in the Community.

Charity Registration : No. 253428

Rateable Value . £1,825

Rate Due 1990/91 £394 61

Mandatory Relief Granted 80%

(iv) Prittlewell Housing Association, 72 High Road, Rayleigh

Relief Category . Welfare

Aims . Provision of housing for persons with special needs

Charity Registration . No. 25994R

Rateable Value . £6,125

Rate Due 1990/91 £2,615 91

Mandatory Relief Granted . 80%

(v) Royal British Legion Club Ltd., 204 High Street, Great Wakering

Relief Category . Welfare

Aims Welfare of Servicemen and ex-Servicemen and their families.

Charity Registration No 219279

Rateable Value . £12,500

Rate Due 1990/91 . £2,813 38

Mandatory Relief Granted . 80%

(B) Applications for Discretionary 'Top-Up' Relief

(i) Womens Institute, 432 Little Wakering Road, Gt. Wakering

- Mandatory Relief Granted in accordance with details at A(iii) above

- Recommended level of Discretionary Relief - 20%

000767

(ii) Hockley and Hawkwell Old People's Welfare Council, Southend Road, Hockley

- Mandatory Relief granted at previous Committee Meeting.
- Recommended level of Discretionary Relief - 20%

(iii) Prittlewell Housing Association, 72 High Road, Rayleigh

- Mandatory Relief granted in accordance with details at A(iv) above.
- Recommended level of Discretionary Relief - NIL

(iv) Royal British Legion Club Ltd., 204 High Street, Great Wakering

- Mandatory Relief granted in accordance with details at A(v) above
- Recommended level of Discretionary Relief - NIL

(C) Applications for Wholly Discretionary Relief

(i) Hockley Bowling Club, Highams Road, Hockley

|   |                       |
|---|-----------------------|
| Rateable Value                            | : £3,600              |
| Rate Due 1990/91                          | : £1,252.80           |
| Membership                                | : Open                |
| Rochford Residents                        | : 98%                 |
| Participating Ratio                       | : 100%                |
| Fees                                      | : Moderate            |
| Training Provided?                        | : Yes - for beginners |
| Self Help?                                | : Yes - wholly        |
| Bar?                                      | : No                  |
| Rochford Sports Council Affiliated        | : Yes                 |
| Recommended Level of Discretionary Relief | : 50%                 |

(ii) Rochford Horticultural Society, Hut, Rocheway, Rochford

|                     |               |
|---------------------|---------------|
| Rateable Value      | : £450        |
| Rate Due 1990/91    | : £156.60     |
| Membership          | : Open        |
| Rochford Residents  | : Approx. 98% |
| Participating Ratio | : 100%        |

|  |                                     |
|--|-------------------------------------|
| Fees   | Very low                            |
| Training Provided?                           | . Horticultural advice freely given |
| Self Help?                                   | Yes                                 |
| Bar?   | : No                                |
| Rochford Sports Council<br>Affiliated        | . N/A                               |
| Recommended Level of<br>Discretionary Relief | : 50%                               |

(iii) Hullbridge Gardens Association, 123 Ferry Road, Hullbridge

|  |   |
|--|---|
| Rateable Value                               | . £2,575  |
| Rate Due 1990/91                             | . £ 896 10  |
| Membership                                   | Open  |
| Rochford Residents                           | . 1%  |
| Participating Ratio                          | . Unable to provide information - no records held |
| Fees   | Low   |
| Training Provided?                           | Advice given                                      |
| Self Help?                                   | . Yes   |
| Bar?   | : No  |
| Rochford Sports Council<br>Affiliated        | N/A   |
| Recommended Level of<br>Discretionary Relief | : NIL   |

Conducted as a trading concern and established for profit.

(iv) Civil Service Sports Association, Shoebury Road, Gt. Wakering

|                     |   |
|---------------------|---|
| Rateable Value      | : £22,850   |
| Rate Due 1990/91    | . £6,148.03   |
| Membership          | . Open - encourage membership from the Civil Service, B.T. etc. |
| Rochford Residents  | : Not Known (poor membership records kept)                      |
| Participating Ratio | . Unknown   |
| Fees                | Moderate  |

Training Provided? . None

Self Help? : Yes

Bar? : Yes

Rochford Sports Council  
Affiliated . No

Recommended Level of  
Discretionary Relief : NIL

(v) South East Essex Freshwater Angling Society, Fishing Rights -  
Canewdon Wick

Rateable Value . £800

Rate Due 1990/91 £278.40

Membership . Open

Rochford Residents : Approx 25%

Participating Ratio : 100%

Fees : Moderate

Training Provided? . Yes - particularly for youth and junior  
members

Self Help? . Yes - regular working parties to improve  
environment

Bar? : No

Rochford Sports Council  
Affiliated . Yes

Recommended Level of  
Discretionary Relief : 50%

(vi) South East Essex Freshwater Angling Society, Fishing Rights -  
Lambourne Hall Road

Rateable Value : £2,500

Rate Due 1990/91 . £682.82

Membership : Open

Rochford Residents : Approx 25%

Participating Ratio . 100%

Fees : Moderate



Training Provided? : Yes - particularly for youth and junior members  
 Self Help? : Yes - regular working parties to improve environment  
 Bar? : No  
 Rochford Sports Council Affiliated : Yes  
 Recommended Level of Discretionary Relief : 50%

(vii) Prittlewell and District Angling Society, Fishing Rights, Eastwood Rise

Rateable Value : £1,200  
 Rate Due 1990/91 : £269.96  
 Membership : Men Only  
 Rochford Residents : 35%  
 Participating Ratio : 100%  
 Fees : Moderate  
 Training Provided? : Limited training available  
 Self Help? : Yes  
 Bar? : No  
 Rochford Sports Council Affiliated : Yes  
 Recommended Level of Discretionary Relief : 50%

(viii) Up River Yacht Club, Pooles Lane, Hullbridge

Rateable Value : £11,500  
 Rate Due 1990/91 : £3,599 70  
 Membership : Open  
 Rochford Residents : 52%  
 Participating Ratio : 99%  
 Fees : Moderate  
 Training Provided? : Yes - All cadets receive training on a weekly basis

Self Help? . Yes

Bar? : Yes

Rochford Sports Council  
Affiliated . Yes

Recommended Level of  
Discretionary Relief : 50%

(ix) Hullbridge Yacht Club, Pooles Lane, Hullbridge

Rateable Value . £9,500

Rate Due 1990/91 : £2,669.87

Membership Nominations only by existing members

Rochford Residents 90%

Participating Ratio . 51%

Fees : High

Training Provided? . Local Scout group allowed to use launching  
facilities.

Self Help? No

Bar? : Yes

Rochford Sports Council  
Affiliated . No

Recommended Level of  
Discretionary Relief NIL

Proprietors Mr D C Hales and Mr J C Buckfield trade for profit. Not  
affiliated to Rochford Sports Council.

RECOMMENDED (1) That the levels of Mandatory Rate Relief granted in  
category A be noted.

(2) That the recommended levels of Discretionary Rate Relief  
set out in categories B and C be approved. (31758)(T)

AGENDA ITEM 13

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 12TH JUNE 1990

REPORT OF THE SECRETARY TO THE COUNCIL

CAR PARKING CHARGES (Minute 219/90)

The Secretary to the Council reports that the various proposals to amend the District of Rochford (Off-Street Parking Places) Order 1983 were advertised on 4th May 1990 as required by the appropriate Regulations. The proposal to revise the charges and to re-designate the use of certain car parks, together with other minor amendments, were advertised in the London Gazette, the local press and at all car parks affected. Copies of the Notice and draft Order were also served on the Chief Constable, the Highway Authority, Parish Councils in areas where car parks exist, and local organisations representing various interests in Rayleigh

Two objections to the proposals have been received, one from a resident of Rayleigh and the other from the staff of a medical practice in Rayleigh Town Centre (adjoining Websters Way Car Park) and can be summarised as follows:-

Rayleigh Resident - Acts as a good neighbour and shops for elderly ladies. Often makes several trips a day to Rayleigh and objects to having to pay 20p each visit for parking for only 15 minutes stay.

Medical Practice Staff - Are mostly part-timers who work only a few hours each day. If Websters Way Car Park is designated short stay will not be able to park for duration of working hours. Due to heavy use by patrons of Gateway Stores, it is often impossible to find a space at Castle Road (It is proposed to designate Castle Road Car Park as a mixed period car park).

The good deeds of the Rayleigh resident can only be applauded, but it must be said that she could probably achieve a saving in time, petrol and car parking charges by limiting her visits to the town. In the case of the medical practice, a Season Ticket is the obvious solution. However, it is not possible for the staff to use a weekly ticket, as weekly tickets are not classed as Season Tickets, and in addition the part-time staff would have difficulty in meeting the cost of a longer period Season Ticket. The staff have, however, been advised to approach the Treasurer and discuss the situation with a view to the issue of a limited number of transferable Season Tickets which could be used by all of the staff provided, of course, that their hours of work permit

The Secretary is of the opinion that there is nothing in either objection of sufficient gravity to necessitate the amendment of the proposals.

RECOMMENDED (1) That the objections be noted.

(2) That the District of Rochford (Off-Street Parking Places) (Amendment) Order 1990 be made and the Common Seal of the Council be affixed thereto

(3) That the target date for bringing the Order into force be fixed as 16th July 1990 (23664)(SEC)

Background Papers Letters of objection on file 23664.

000773

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 14th June 1990. Present: Councillors T. Fawell (Chairman), R.S Allen, R.A. Amner, Mrs. V.J. Arnold, P.A Beckers, C.K Bellman, C.I Black, R.H. Boyd, Mrs. J.A Christie, Mrs P. Cooke, B.A Crick, D F Flack, Mrs. H.L A. Glynn, Mrs. V. Grigg, M.J Handford, N Harris, Mrs. E M. Hart, A.J. Harvey, D.R. Helson, Mrs. J Helson, Mrs. M. Hunnable, S N Jarvis, Mrs S.J. Lemon, Miss B G J. Lovett, Mrs E. Marlow, C R Morgan, R.A. Pearson, J.M Roden, S.A Skinner, A. Stephens, Mrs. M.W Stevenson, R.E. Vingoe, Mrs. L. Walker, P F.A. Webster, D A. Weir and D.C. Wood.

Apologies: Councillors Mrs J Fawell and C. Wren.

NOTE: Pursuant to Standing Order 23 the Vice-Chairman presided at the commencement of the Meeting, leaving the Chair after discussion of Minute 352 - Para R 5 following the arrival of the Chairman.

349 MINUTES

Resolved that the Minutes of the Meeting of 17th May 1990 be approved as a correct record and signed by the Chairman.

350. PANEL MINUTES

The Committee noted the appended Minutes of the Gusted Hall Panel held on 7th June 1990.

351. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL - ERECT DETACHED BUNGALOW AND GARAGE (OUTLINE) LAND ADJACENT 76 GLENWOOD AVENUE, EASTWOOD, LEIGH-ON-SEA PLANNING APPLICATION SOS/90/0469

The Director of Development reminded Members that a similar proposal had been reported to an earlier Meeting of the Committee when it had been resolved to favour retention of the site in its present form. The Committee were aware that the site was located in a residential area but that the Borough policy was to maintain a strip of parkway which was complementary to this Council's Metropolitan Green Belt notation on land west of the site.

Resolved that Southend Borough Council be informed that this Council considers the site fulfils an important role as part of the open countryside lining the Southend Arterial Road and in remaining undeveloped serves to prevent the coalescence of Southend and Rayleigh built-up areas. This Council therefore supports the application's refusal. However, if the Authority are minded to grant permission this Council would favour limiting the development potential to one bungalow on the entire site and the retention of the site's natural characteristics which contribute to the visual break between the two settlements. (DD)



## Planning Services

### 352. 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. D.2 - ROC/888/89

Consideration of this application was further deferred. The Committee also noted the unauthorised commercial activities taking place on the site which they considered to be inappropriate and contrary to Green Belt policies applicable to this area. Furthermore the unauthorised extension and conservatory currently nearing completion on the application site were at variance with the application and significantly exceeded Policy GB6 of the Local Plan and were therefore considered to be unacceptable.

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

#### Para. R.3 - CU/0278/90/ROC

Consideration of this application was deferred in order that discussion might take place with the Highway Authority on the highway implications of the proposal, whether the sight splays could be altered so as to improve visibility and signs provided alerting drivers to the access.

At the suggestion of a Member it was agreed to ask the Development Services Committee to investigate the possibility of seeking a speed limit of 40 miles per hour on the Hullbridge Road.


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

#### Para. R.4 - F/0266/90/ROC

Application withdrawn at the applicant's request.

#### Para. 9 - F/0288/90/ROC

Approved subject to the following conditions:-

- (i) Std. Cond. C4 - Commence in 5 years.
  - (ii) The forecourt area cross-hatched on the plan returned herewith shall only be used as a service area or for staff car parking in association with the application premises 42/46 Eastwood Road and shall not be used for any storage, display or retail sales or for any other purpose.
  - (iii) Std. Cond. C53 - Schedule of materials to be used on external shop front.
- 

## Planning Services

### Para. 10 - ROG/945/89

The Chairman referred to the unanimous opinion of the Gusted Hall Panel at their last Meeting, as noted earlier by the Committee under Minute 350, that this application should be refused. He had accordingly instructed the Officers to prepare reasons for refusal based on certain objections which had been identified at the Meeting. It was formally moved from the Chair and duly seconded that the application be refused on highway grounds as recommended by the County Surveyor and on the other grounds that had been formulated. Those reasons were read out to the Meeting and at the request of a Member copies were circulated

The Director of Development reported with the aid of site plans on the details of the revised application, the location of the site, the Green Belt policies involved and the advantages which could be gained in terms of car parking and horse riding facilities and dedication of land to the Council. He reminded Members that an earlier appeal in respect of refusal to allow a golf course at Flemings Farm had been dismissed only because of loss of agricultural land which could no longer be cited as a valid reason. There had been negotiations with the applicant on the highway improvements sought but the outcome fell short of the County Surveyor's recommendations and that Officer considered that his requirements could be sustained. Reference was also made to the proposed reduction in the size of the clubhouse although the outline application showed that it was still a two-storey construction, but if that form was opposed by Members permission could be conditioned accordingly having regard to the impact on the nearby Listed Building.

It was the view of the Officers that the highway objections carried the most weight and that there should be further negotiation on those aspects. For that reason the recommendation in the schedule was that authority be delegated to the Director of Development to approve the application subject to further consultation with and a favourable recommendation from the County Surveyor, including any necessary revised plans in that respect.

A Member expressed concern that Policy LT7 which had been formulated some time ago provided for additional golf courses in the District and suggested that this should be reviewed in the light of recent appeal decisions and the Chairman suggested that the District Plan Working Party be advised of that point in connection with their current review of the Local Plan.

In debating the application Members were mindful of the depth of feeling which it had generated and took the view that the conservation arguments which had been advanced against the development carried validity and should be supported. They considered that those grounds should be coupled with the unresolved highway objections and accepted unanimously the reasons for refusal that had been moved earlier

Application refused for the following reasons:-

1. The site is situated within an area forming part of the Metropolitan Green Belt - (Policy GB1 of the Rochford District Local Plan) and whilst the introduction of facilities for outdoor participatory sport

### Planning Services

and recreation which would normally include golf courses are regarded as developments which would not be contrary to the general aims of the Green Belt Policy, the local planning authority consider that this site is inappropriate for such use. If permitted, it would unduly detract from the very attractive landscape and beauty of this area which is also identified as both part of a Special Landscape Area and the Roach Valley Nature Conservation Zone (Policies RC5 and RC3 of the Local Plan)

The proposed change of use to a golf course of this large tract of land would produce an area of alien landscape on this south facing valley side out of character with the existing primarily agricultural and wooded landscape within this Special Landscape Area. Also it would create unacceptable levels of disturbance to existing wildlife in this part of the Roach Valley Nature Conservation Zone. Furthermore, the development would prejudice the function played by this open Green Belt countryside of avoiding coalescence between the northern boundary of Eastwood and the built-up area of Hawkwell.

- 2 The proposals shown for both Gusted Hall Lane and its proposed junction with the B1013 are not satisfactory for the following reasons -
  - (a) The absence of a separate right-turn lane facility at the proposed new junction with the B1013 would result in delay and interference to traffic using the main road to the detriment of general highway safety
  - (b) Gusted Hall Lane, by reason of its sub-standard width, poor alignment and light construction, is not considered suitable to serve as access to the proposed development, whilst providing reasonable safety and efficiency for all users of the public highway. The applicant's proposals to overcome these deficiencies by the provision of passing bays as shown are not considered acceptable.
  - (c) The proposal would result in the intensification of use of the existing sub-standard junction of Gusted Hall Lane with the B1013 Main Road. The existence of a junction in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the additional slowing and turning of vehicles associated with this proposal at this sub-standard junction would lead to further deterioration in highway safety in this location.
- 3 The local planning authority consider the visual impact of the clubhouse sited in this location would adversely affect the approach to and setting of Gusted Hall to the detriment of the character of this listed building.
4. Notwithstanding Policy LT7 of the District Plan relating to the provision of golf courses, the local planning authority consider that the development is unacceptable due to the shortcomings of the proposal identified in the foregoing reasons for refusal.

## Planning Services

Add informatives:-

1. Notwithstanding the outline form of the application, the local planning authority consider that the level of car parking provision included on the illustrative plans to serve the development will not prove to be sufficient at periods of peak demand and thereby lead to conditions detrimental to general highway safety.
2. Notwithstanding the outline form of the application, the local planning authority consider the illustrative clubhouse proposals present an unacceptable two-storey building having a mass and bulk that would appear intrusive and dominant to the detriment of the appearance of this attractive open countryside especially when viewed from the lower ground of the Roach Valley to the south and south-west.
- 3 In respect of Reason 2(c) above the County Surveyor advises that -  
  
'The provision of a new/diverted junction as shown on plan number 1936/1A would not prevent the use of the existing Gusted Hall Lane junction with the B1013 particularly by drivers approaching from or leaving the site in an easterly direction unless this junction is closed to vehicles by means of a formal Traffic Regulation Order. There is a laid down consultation procedure which must be carried out and therefore, at this stage, there is no guarantee that the Order would be successful.'

### Para. 11 - ROC/823/89

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

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

### Para. 12 - F/0322/90/ROC

Consideration of this application was deferred pending receipt of more detailed plans

### Para. 13 - F/0341/90/ROC

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

### Para 14 - ROC/143/90

NOTE. (i) Councillor J.M Roden declared a non-pecuniary interest in this item and remained in the Meeting and participated in the discussion and voting thereon

(ii) Councillor C.R Morgan declared a pecuniary interest in this item by virtue of employment within the motor industry and left the Meeting before it was discussed.



000778



### Planning Services

The Director of Development advised Members that the applicant company was not only one of the major employment generators in the District but also engaged in a highly specialist technological field. They had a requirement to centralise their present activities and to expand which could be met only by a new site, offering secure premises, existing industrial estates being unsuitable for that purpose


The Committee noted the location of the proposed site at Broomhills which, although falling within Green Belt notation, contained certain features that would safeguard against further encroachment if the current application were granted under the material departure procedure. It was bounded to the north by a cricket field and Canewdon Consultants were prepared to enter into a legal agreement to safeguard the future of that ground and were also prepared to lease the pitch to the existing users for a period of 25 years at a peppercorn rental. The River Roach ran along the southern boundary of the site and there was an industrial estate opposite. Finally the complex of Stambridge Mill lay immediately to the west of Broomhills

In submitting an outline application the Company had provided extensive details of the treatment of the existing buildings including Broomhills which was listed, the nature and siting of the various new buildings and the screening and car parking proposed, all of which would come back to the Committee for subsequent approval of details if outline permission were granted. Turning to the various consultees the Committee were advised -

- (i) That the N R A. would require improvements to the sea defences at this point of the River Roach which the applicant had accepted,
- (ii) That the County Planner supported the proposals,
- (iii) That Rochford Parish Council were opposed on grounds of policy and in the interests of road safety and suggested that the application be referred to the Secretary of State;
- (iv) That Stambridge Parish Council had withdrawn their earlier objections following discussions with the applicants
- (v) Of the responses received to the public consultation.

Finally the Director of Development said that the application was supported by the Management Team and it was recommended that authority be delegated to the Director of Development to approve subject to certain provisos including reference to the Secretary of State as a material departure, the response to which would be at the latter's discretion

The Committee were mindful of the fact that there had to be exceptional grounds to justify a material departure from Green Belt policy and were divided on whether such grounds existed in this case. Having rehearsed the arguments for and against as previously debated by both the Committee and the Broomhills Panel and pursuant to a requisition under Standing Order 14, voting on the recommendation as contained within the schedule was recorded as follows



## Planning Services

### For the recommendation (17)

Councillors R A Amner, C I. Black,  
R H. Boyd, Mrs. P Cooke,  
Mrs. V. Grigg, Mrs E M. Hart,  
A.J Harvey, D R Helson, S.N Jarvis,  
Mrs. S.J. Lemon, Miss B G.J Lovett,  
Mrs E. Marlow, R A Pearson,  
J.M. Roden, Mrs L Walker,  
P F A. Webster and D C Wood.

### Against the recommendation (16)

Councillors R S Allen,  
Mrs. V.J Arnold, P A Beckers,  
C K. Bellman, Mrs J A Christie,  
B.A Crick, T Fawell, D F Flack,  
Mrs H L A. Glynn, M J Handford,  
N. Harris, Mrs J Helson,  
S A Skinner, Mrs M W Stephenson,  
R.E. Vingoe, D A Weir

The Recommendation was thereby approved and it was

Resolved accordingly

NOTE During discussion of the foregoing item it was

Resolved that Standing Order 1.8 be suspended to enable the remaining business to be transacted with the exception of the Report on Area Sub Committees (SEC)

### 353 WEEKLY LIST SYSTEM - DETERMINATIONS OF PLANNING APPLICATIONS (Minute 28/90)

The Committee considered the appended report of the Management Team reviewing the operation of the Weekly List system on completion of the trial period and accepted the suggestion of the Management Team that the procedure for referring applications in writing be discontinued and that future referrals be by means of telephone or personal call

In response to a request from a Member it was agreed to include, where appropriate, information on frontage, depth and area of the application sites involved but another Member was advised that the period of time for responses could not be altered particularly as Members were already aware of the receipt of applications through the Parish List notification

Resolved (1) that subject to the foregoing revision of the procedure for referring complaints, the Weekly List system be continued and adopted as a formal procedure to assist in the determination of planning applications

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

(3) that any items referred to Members in the week of an ordinary Planning Services Committee Meeting be dealt with at that Meeting subject to the Chairman's approval (Urgent business/ Standing Order 26 2)  
(158) (DD)

000780

Planning Services

354 AREA SUB-COMMITTEES (Minute 257/90)

In consequence of their earlier decision not to deal with this matter that evening the Chairman asked that consideration of the report be deferred to the next Meeting of the Committee

RECOMMENDED That arrangements be made accordingly. (SEC)

355 UNAUTHORISED CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL PURPOSES AND SITING OF TWO CARAVANS, SHED, CONSTRUCTION OF AN ACCESS ROAD AT LAND OPPOSITE PENGELLY, MC CALMONT DRIVE, RAYLEIGH

The Director of Development reported on the above unauthorised works, the site of which was within the Metropolitan Green Belt. The Committee considered that such unauthorised development particularly in the absence of any agricultural activity was inappropriate and contrary to the policies applicable to this area as defined in Policy S9 of the Approved Essex Structure Plan and Policy GB1 of the Rochford District Local Plan

Resolved that the Secretary to the Council be authorised to take all necessary action including the issue and service of Notices and action in the Court to secure the remedying of the breaches of planning control now reported (11933) (SEC)

356 UNAUTHORISED ERECTION OF TWO CONSERVATORIES AT ROCHDALE, LOWER ROAD, HOCKLEY

The Committee considered the report of the Director of Development that two conservatories had been erected on the above property without the benefit of planning permission. Members were mindful that the site fell within the Green Belt and was therefore subject to the requirement of Policy GB6 of the Rochford District Local Plan that the total additional floorspace created by proposed and existing extensions to individual dwellings should not exceed 35 square metres to ensure that the appearance of the countryside was not impaired. That total had already been significantly exceeded by previous extensions to this dwelling including one allowed on appeal in 1972. It was therefore

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 (1554) (SEC)

357. LITTLE WHEATLEYS PANEL

With the consent of the Chairman pursuant to Standing Order 26.2 the Director of Development reported that there was a need to reconstitute the above Panel to which the pro rata membership rules would apply. The Chairman advised the Committee of the apportionment of the seven seats proposed and on that basis it was

RECOMMENDED That Councillors T. Fawell, P.F.A. Webster and D.C. Wood be appointed to the Little Wheatleys Panel and that the four remaining appointments be dealt with in due course, three on the nomination of the Liberal Group and one on the nomination of the Labour Group (4500) (SEC)

AGENDA ITEM 3

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 14TH JUNE 1990

MINUTES OF THE GUSTED HALL PANEL

At a Meeting held on 7th June 1990

Present. Councillors T. Fawell, D F. Flack, Mrs H.L A Glynn,  
M.J Handford, P.F A Webster and D.A. Weir

Apologies. Councillor S N. Jarvis.

Visiting Councillor Mrs L. Walker

6 APPOINTMENT OF CHAIRMAN

Resolved that Councillor T Fawell be appointed Chairman for the remainder of the Municipal Year.

7 MINUTES

Resolved that the Minutes of the Meeting held on 9th April 1990 be approved as a correct record.

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

Members had before them a letter from the applicant revising certain aspects of the proposals and a letter from the County Surveyor setting out his views on the access road and proposed new junction with the B1013 together with a fact sheet summarising the main points. With the aid of the outline application plan and submitted illustrative drawings the revisions were considered as follows:-

(i) Size of the Clubhouse

It was proposed to reduce the size of the clubhouse, the location of which would remain unaltered, from 1700m<sup>2</sup> to 1016m<sup>2</sup>. Members noted that this was considered to be an appropriate size for such a building but were disappointed that the submitted drawing indicated the retention of a two-storey construction which they considered to be inappropriate in this sensitive location. The Panel noted advice from the Officers that because this was an outline application that was not a valid reason for refusal but that approval if granted could be conditioned to specify that the clubhouse should not exceed one storey.

(ii) Car Parking Facilities

The Panel considered that although the provision of car parking spaces had been reduced from 216 to a maximum of 134 which equated with the policy standard for the revised size of the clubhouse building, demand would depend upon the number of members and envisaged that the provision for car parking whilst acceptable in terms of car parking standards could in the event prove to be inadequate.

(iii) High Pressure Gas Main

The Panel noted a minor realignment of the car park to provide adequate clearance from the plotted line of the high pressure gas main.

(iv) Entrance to the Car Park and Clubhouse

With the aid of a plan of the clubhouse area the Panel was shown how the entrance to the car park had been resited which they saw as an improvement on the earlier proposal. At the request of a Member the service vehicle delivery area was also identified.

(v) Additional Car Park For Other Visitors

The Panel noted the offer of this facility which was intended to overcome the problem of indiscriminate parking by other visitors to the area and avoid conflict between the two groups.

(vi) Vehicular Access

Arising out of earlier consideration of the proposals by the Highway Authority the applicants were maintaining the offer to provide a new junction with the B1013 but not to incorporate a ghosted right turn facility as requested. They would propose to construct the new section of road to adoptable standard but not the existing length of Gusted Lane which would remain in use where they saw the provision of passing bays as adequate. They had also offered to co-operate in implementing the closure of the existing junction if necessary in due course. In addition it was noted that they were willing to dedicate to the Council the island of land that would be formed by the new access and to provide a permissive horse riding route alongside Gusted Hall Lane. Nevertheless, the County Surveyor was recommending that the application be refused because the revised proposals in respect of both Gusted Hall Lane and its proposed junction with the B1013 were not considered satisfactory. In that regard he had identified three elements, namely -

- (a) the absence of a separate right turn lane facility at the proposed new junction
- (b) that Gusted Hall Lane was of an inadequate standard for the amount of traffic that would be generated
- (c) that the proposal would result in the intensification of use of the existing sub-standard junction of Gusted Hall Lane with the B1013.

The County Surveyor had however advised that the last-mentioned problem could be overcome by means of a formal Traffic Regulation Order but that achievement would be subject to a formal consultation procedure. The Panel noted with the aid of a plan that there were two options available to overcome the problem of the existing access

(vii) Layout of Golf Course

The Panel noted that the provisional layout of the course had been amended to take account of certain natural features

They were advised that the highway considerations were seen as central to the acceptability or otherwise of the application and that the Officers would be recommending that authority be delegated to the Director of Development to approve the application subject in the main to further consultations with and a favourable recommendation from the County Surveyor including any necessary plans

They were reminded that the Local Plan identified a need for Golf Courses in the region, that Policy LT7 related to the encouragement of proposals for the provision of further 18 hole golf courses in the District and for Policy LT4 to be taken into account when considering the establishment of clubhouses. Reference was made to the 1982 appeal in respect of Flemmings Farm which had been dismissed solely because of the loss of agricultural land involved which argument was no longer relevant having been reversed by current Central Government advice. It was apparent therefore that in the circumstances currently prevailing refusal would be far more difficult to sustain particularly if the highway objections were overcome. Reference was also made to the possibility of an application being made for costs. Furthermore the recent appeal decision in respect of Walfords Farm had reaffirmed that in terms of Green Belt policy and current planning guidance golf courses were an acceptable use which with the introduction of landscaping and tree planting could result in an improvement in the appearance of the local landscape. In response to a question a Member was advised that Anglian Water had not raised any objection on sewerage grounds

Members considered that they should support the County Surveyor's objections which constituted a major obstacle and that there were other grounds which should also be taken into account in assessing the merits of the application. They were identified as follows -

- (i) as mentioned earlier, the illustrative proposal for the clubhouse was seen as inappropriate for this sensitive location and although only an outline application the Panel did not want that point to be lost
- (ii) that the siting of the clubhouse would have an adverse impact by virtue of its proximity to a Listed Building
- (iii) that notwithstanding the generality of Policy LT7 of the Local Plan the provision of golf courses within the District was now regarded as adequate given that Walfords Farm had recently been allowed on appeal
- (iv) furthermore that Policy LT7 was qualified to provide for the adequacy of off-street parking and access to the site to be taken into consideration and that those factors were not properly satisfied.


In addition Policy LT7 referred to the impact on adjoining residential amenities, agriculture, sites of natural conservation importance and the landscape. Although agriculture was no longer a consideration the Gusted Hall application clearly merited special attention by virtue of the two latter grounds. The site was within the Roach Valley Conservation Zone and was acknowledged to be an area of outstanding natural beauty. Furthermore its Green Belt location lay between the northern boundary of Eastwood and the built-up area of Hawkwell and the notation had regard not only to the nature of the landscape but to the need to avoid coalescence

As regards the nature conservation aspect a Member argued that evidence had been heard at the previous Meeting that the area was rich in wildlife and that all of the conservation groups were opposed to the application. Members were reminded however that the foremost consultee bodies in that respect were the Nature Conservancy Council and the Essex Naturalists Trust, neither of whom had raised objections. Furthermore the latter body had specifically expressed a neutral stance to the application because both advantages and disadvantages would stem from the introduction of a golf course. Nevertheless the Panel considered that on balance the disturbance to wildlife would outweigh the foreseen advantages and should be taken into account in determining the merits of the application.

For all of the foregoing reasons the Panel were unanimously of the opinion that the application should be refused.

RECOMMENDED That the Planning Services Committee be advised accordingly.

000785



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 14th JUNE, 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.

1

000786



PLANNING SERVICES COMMITTEE 14th JUNE, 1990

DEFERRED AND REFERRED ITEMS

| <u>ITEM<br/>NO.</u> |                | <u>PROPOSAL</u>  | <u>CASE<br/>OFFICER</u> |
|---------------------|----------------|--|-------------------------|
| D.1.                | ROC/046/90     | EXTEND ROOF OF PORCH TO FORM<br>CANOPY.<br>4, BOARDED ROW, EAST END, PAGLESHAM.  | NACB                    |
| D.2.                | ROC/888/89     | SINGLE STOREY SIDE EXTENSION.<br>OLICANA, MAGNOLIA ROAD, ROCHFORD.   | NACB                    |
| R.3.                | CU/0278/90/ROC | ADDITIONAL USE OF TERRITORIAL ARMY<br>HALL FOR NURSERY SCHOOL.<br>ADJ. TACHBROOK, (TERRITORIAL ARMY<br>H.Q.), HULLBRIDGE ROAD, RAYLEIGH.   | LG                      |
| R.4.                | F/0266/90/ROC  | DETACHED DOUBLE GARAGE.<br>17, BROOK CLOSE, ROCHFORD.  | JW                      |
| R.5.                | CU/0284/90/ROC | CHANGE OF USE OF EXISTING HOUSE<br>AND GARAGE TO DAY NURSERY AND<br>ALTERATION OF EXISTING VEHICULAR<br>ACCESS.<br>57, HIGH ROAD, HOCKLEY. | JW                      |

000787

PLANNING SERVICES COMMITTEE 14th JUNE, 1990

| <u>ITEM<br/>NO.</u> |                 | <u>PROPOSAL</u>   | <u>CASE<br/>OFFICER</u> |
|---------------------|-----------------|---|-------------------------|
| 6.                  | OL/0280/90/ROC  | OUTLINE APPLICATION TO ERECT<br>DWELLING.<br>ADJ. 50, CROWN HILL, RAYLEIGH.   | HL                      |
| 7.                  | F/0302/90/ROC   | ERECT DETACHED HOUSE AND GARAGE.<br>ADJ. FAIRWINDS, EASTWOOD RISE,<br>RAYLEIGH.   | MS                      |
| 8.                  | ROC/3006/90/AD  | ERECT THREE NON-ILLUMINATED SIGNS.<br>FREIGHT HOUSE, BRADLEY WAY, ROCHFORD.   | HL                      |
| 9.                  | ROC/0288/90/ROC | NEW SHOPFRONT, CHANGE OF USE OF PART<br>FIRST FLOOR TO BEAUTY SALON, PART<br>GROUND FLOOR TO A1 RETAIL AND<br>FORECOURT PARKING.<br>42-46. EASTWOOD ROAD, RAYLEIGH.   | JW                      |
| 10.                 | ROC/945/89      | OUTLINE APPLICATION TO CONSTRUCT<br>GOLF COURSE WITH CLUB HOUSE FACILITIES<br>AND NEW ACCESS ROAD.<br>GUSTED HALL, GUSTED HALL LANE, ROCHFORD.  | JAW                     |
| 11.                 | ROC/823/89      | TWO STOREY INFILL SIDE EXTENSION AND<br>PROVIDE NEW PITCHED ROOF OVER<br>EXISTING FLAT ROOF (WHOLE DWELLING).<br>70A, HIGH ROAD, HOCKLEY.   | JW                      |
| 12.                 | ROC/0322/90/ROC | DEMOLISH EXISTING BUILDING AND ERECT<br>A NEW SALES BUILDING, FORECOURT<br>CANOPY AND INSTALLATION OF UNDER<br>GROUND TANKS (REVISED DETAILS TO<br>ROC/477/87)<br>RAYLEIGH GARAGE, 113-115, HIGH ROAD,<br>RAYLEIGH.   | JW                      |
| 13.                 | F/0341/90/ROC   | VARIATION OF CONDITIONS ON ROC/776/84<br>AND ROC/358/89 TO CHANGE PERSONAL USER<br>AND EXTEND OPENING HOURS TO 11.30PM ON<br>ANY DAY AND TO 12.30PM WHEN DISCO/DANCING<br>OCCURS.<br>131/133, FERRY ROAD, HULLBRIDGE.   | LG                      |
| 14.                 | ROC/143/90      | OUTLINE APPLICATION TO CONVERT EXISTING TMM<br>DWELLING & STABLES TO OFFICES, ERECT<br>NEW OFFICE BUILDING & ASSOCIATED WORK-<br>SHOPS, CONVERT EXTEND COTTAGE FOR STAFF<br>FACILITIES AND PROVIDE CAR PARKING &<br>ACCESS ROADS.<br>BROOMHILLS, STAMBRIDGE ROAD, ROCHFORD. |                         |

000788

PLANNING SERVICES COMMITTEE

14TH JUNE, 1990

DEFERRED APPLICATIONS

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

D.1

ROC/046/90      ROACH GROUP

4, BOARDED ROAD, EAST END, PAGLESHAM

EXTEND ROOF OF PORCH TO FORM CANOPY.

Applicant: D.A. Cookson.

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

DEFERRED REPORT:

Suggestions have been put to the applicant's agent on how the development could be amended to help reduce the impact on the adjoining neighbour. No response has been received to date, but will be reported verbally to Committee.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country Planning General Development Order, 1988 (or any Order revoking or reenacting that Order), no part of the open area beneath the overhanging eaves at the front of the building, or the area beneath the tiled roof structure shall be filled in with glass, timber, blockwork, brickwork or any other materials except for the isolated timber post shown on the approved drawing No. 193/02 date stamped 24th January, 1990.

REPORT:

Although this would normally be a matter delegated to the Director of Development to determine, the proposal is brought before Members in view of a technical breach of planning control, amongst other things.

A porch has recently been added onto an extension that was permitted in July last year. The owner was under the impression that as the floorspace was less than 3 sq.m., the porch would be "permitted development" i.e. no application would be required. However, a detailed inspection of the porch reveals that it is 3.145 sq.m. and therefore needs express permission.

The canopy - the subject of this application - is proposed to be added to this porch.

It has been suggested to the applicant and his agent that the porch could be included in this application but there has been no definite reaction to this.

Two replies from neighbours have been received and one has objected on the following grounds :-

- (i) development here is out of proportion with and dominating the row of boarded cottages;
- (ii) obstruction is more likely to right of way enjoyed by the residents in the area.

The County Planner's Specialist on Conservation Matters has raised no objection subject to Condition 2 being imposed.

Whilst there are reservations concerning the appearance of the porch, it has to be accepted that a very minor alteration to its floor area will take this outside the Authority's control. The canopy will be a logical extension of this and therefore the above recommendation is made on balance.

---

D.2

ROC/888/89      HAWKWELL

OLICANA, MAGNOLIA ROAD, ROCHFORD

SINGLE STOREY SIDE EXTENSION.

Applicant: Mr. and Mrs. F. Burnham.

Zoning: M.G.B.

DEFERRED REPORT:

Members will recall that this application was deferred at the previous meeting in view of the floorspace of the proposed and previous additions being in excess of the normal policy maximum of 35sq.m. Although there was some doubt as to whether this was correct - part of the previous additions may have been constructed before 1948 - the size of the proposal has been received. The figure now is 35.4sq.m.

In view of the above factors, the previous recommendation of approval is repeated.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. cond. 54 - Materials to match existing.
3. Std. Cond. 73 - Permitted Development Restrictions  
- conversion of roof space.

REPORT:

Enforcement action on this site (for the change of use to industrial use and the erection of buildings) has been continuing by way of site meetings, inspections, etc. and this has delayed the full consideration of this application.

(Application ROC/887/89 has been submitted to regularise the situation in respect of the unauthorised buildings and this matter is still pending).

From the Authority's records it appears that the dwelling was extended by some 9.7m.sq. between the submission of plans in 1935 and 1979. A plan submitted in 1952 indicates an enlarged dwelling although a 1954 o.s. plan shows the dwelling in what appears to be its "original", 1935 form. In 1972 a small addition of 4.1m.sq. was constructed and the plans here indicated a dwelling larger than the 1935 form.

In summary the following additions have been made or proposed:-

|                        |            |
|------------------------|------------|
| 1) post 1935           | 9.74m.sq.  |
| 2) 1972                | 4.10m.sq.  |
| 3) present application | 25.08m.sq. |
| <hr/>                  |            |
| Total                  | 38.92m.sq. |

Members will be aware that the normal policy requirement is that extensions to Green Belt properties should not exceed 35m.sq.

Bearing in mind there is some doubt as to when 1) above was constructed a minor variation to the normal "35m.sq." policy of 3.92m.sq. would not seem unreasonable in this case.

REFERRED APPLICATIONS

R.3 (From Weekly List No. 10)

CU/0278/90/ROC

Rayleigh

Zoning: District Plan - M.G.B.

The proposal is to use the existing hall as a nursery for a maximum of 30 3-5 year old children on Monday to Friday between the hours of 8.30 a.m. and 4.30 p.m. Adequate parking is available within the site and this additional use of the hall is considered acceptable.

No objections have been received in response to consultations, but a resident of Hullbridge Road has pointed out that the road in front of Nos. 76 to 82 is a private road and should not be used in connection with the Territorial Army hall.

ADJ. TACHBROOK, HULLBRIDGE ROAD, RAYLEIGH  
(TERRITORIAL ARMY H.Q.)

ADDITIONAL USE OF TERRITORIAL ARMY HALL FOR NURSERY SCHOOL.

APPROVE

1. Std. Cond. 4 - Commence in five years.
2. The use hereby permitted shall operate only between the hours of 8.30 a.m. to 4.30 p.m. Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.
3. The maximum number of children present at the nursery at any one time shall not exceed 30.
4. Std. Cond. 93 - Use of land.

---

R.4 (From Weekly List No. 11)

F/0266/90/ROC

Rochford

Zoning: Residential.

Rochford Parish Council object.

Neighbouring occupiers of Brook Close have submitted a petition with 20 signatories objecting to the proposal, whilst one neighbour in Brook Close has submitted a letter in support of the proposal.

11  
000792

4

17, BROOK CLOSE, ROCHFORD

DETACHED DOUBLE GARAGE

REFUSE

1. The proposed garage, if allowed, will reduce the number of car parking spaces and the affective manoeuvring and turning space identified on ROC/279/89 as available to serve the 18 person aged persons home, to the detriment of the amenities enjoyed by the residents of Brook Close. The application does not indicate how the car parking requirements for the site are to be provided.

---

R.5 (From Weekly List No. 13)

CU/0284/90/ROC

Hockley

Zoning: M.G.B.

Hockley Parish Council object on traffic grounds. Six neighbouring occupiers have submitted letters objecting to the proposal on access, traffic, M.G.B. and inappropriate commercial use grounds.

The County Surveyor considers the proposal acceptable in principle, and a temporary permission for two years is recommended at this stage so that the use can be reviewed in the light of experience. The property is centrally set within extensive grounds of 3.75 acres. The nearest dwelling is some 42.6m. (140ft.) away. The only increase in floorspace results from conversion of the existing garage to a day room and small additions to the covered link between the house and garage to provide toilet and laundry accommodation.

57, HIGH ROAD, HOCKLEY

CHANGE OF USE OF EXISTING HOUSE AND GARAGE TO DAY NURSERY AND ALTERATION OF EXISTING VEHICULAR ACCESS.

APPROVE

1. The use hereby permitted shall be carried on only by Mr. and Mrs. Argentieri and by no other person or business undertaking without the prior written approval of the Local Planning Authority.

2. The use hereby permitted shall be discontinued on or before 30th June, 1992 unless otherwise agreed in writing with the Local Planning Authority.
3. The proposed use shall not operate before 7.00 a.m. or after 7.00 p.m. each weekday and not at all on Saturdays, Sundays or Bank Holidays. Furthermore, the children's delivery and pick up times shall be evenly distributed over a period between the hours of 7.00 a.m. and 9.00 a.m. and 4.00 p.m. and 7.00 p.m. respectively.
4. The number of children attending the nursery at any time shall not exceed 50.
5. The proposed new access should be constructed to a minimum width of 5.5m. with a 10m. dropped kerb crossing.
6. The existing access should be suitably and permanently closed to the satisfaction of the District Highways Surveyor prior to commencement of the use hereby permitted.
7. Space should be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site, clear of the highway and properly laid out and paved as may be agreed with the Local Planning Authority after consultation with the County Highway Authority and such space should be maintained thereafter free of any impediment to its designated use. Furthermore, the minimum number of parking spaces provided shall be as shown on the submitted drawing No. 1315.2 returned herewith.
8. Except where otherwise indicated on the submitted drawing No. 1315.2, the existing trees within the site shall be retained and shall not be removed or reduced in height or spread. Any of the trees being removed without consent in writing from the Local Planning Authority, or dying, being severely damaged or seriously diseased shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.
9. Details of any walls, fences or other means of enclosure proposed to be erected around the children's play area within the curtilage of the application site shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of that means of enclosure, notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any order revoking and re-enacting that Order).
10. Prior to the commencement of the development, details of a scheme of construction designed to minimise the risk of ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority.



PLANNING SERVICES COMMITTEE

14th JUNE, 1990

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

6.

OL/0280/90/ROC      RAYLEIGH

ADJ. 50, CROWN HILL, RAYLEIGH

OUTLINE APPLICATION TO ERECT DWELLING.

Applicant: Mr. Osler.

Zoning: Residential.

RECOMMENDATION: Delegate to the Director of Development to approve subject to receipt of comments from the County Surveyor.

1. Std. Cod. 2 - Reserved matters to be approved.
2. Std. Cond. 3 - Time limits - outline.
3. Std. Cond. 20 - Car parking - single dwelling.
4. Std. Cond. 53 - External materials.
5. Std. Cond. 56 - Landscaping scheme - details/implementation.
6. Std. Cond. 65 - Details of means of enclosure.

REPORT:

This application follows a previous refusal for two dwellings on the site (ROC/939/89). The scheme is now considered acceptable as an appropriate infill development, but the County Surveyor has recommended refusal on the basis that an additional and unnecessary access is to be created at a point where visibility in both directions is severely restricted.

However, an access road has previously been permitted at the site in 1958 to facilitate a timber yard to the rear of 50, Crown Hill (now disused), and the applicant states that a taxi business operates from here and has done so since prior to 1964. In view of this commercial background, a request has been made to the County Surveyor to revise his recommendation, and his comments are awaited, although notwithstanding his comments, it is felt that a refusal here on highway grounds may be difficult to defend given the garaging and access that exists to the site and therefore the recommendation of delegation to approve is made.

No further adverse comments have been received from consultees.

---

7.

F/0302/90/ROC      RAYLEIGH

ADJ FAIRWINDS, EASTWOOD RISE, RAYLEIGH

ERECT DETACHED HOUSE AND GARAGE.

Applicant: J.W. Avery Estates Ltd.

Frontage: 41ft.6ins. (12.6m.)

Depth: 130ft. (39.6m.)

Private Garden Space: 247sq.m.

Zoning: Eastwood Rise Area of Special Restraint Policy H8.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 79 - Garage to be incidental to enjoyment of dwelling.
4. Std. Cond. 101 - Obscure glazing to specified windows.
5. Details of the proposed foul drainage system to serve the dwelling shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development and the development be in accordance with such agreed details.
6. Notwithstanding the submitted plan, details of a scheme of construction designed to minimise the risk of ingress of landfill gas into the dwelling shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.

**REPORT:**

This site was refused outline permission in January last year (ROC/890/88) for a detached house and garage. However, the Council has lost a number of appeals on infill plots relevant to Policy H8 and in comparable circumstances to this site fronting Eastwood Rise. In the circumstances, it is suggested that a relaxation of phasing for this plot would be acceptable and that this should not be taken to prejudice the remaining bulk of the H8 area.

The plot easily complies with Council policy on width and garden size and the layout achieves a satisfactory parking arrangement. The only side windows serve bathrooms.

The submitted siting arrangement would seem the most acceptable in terms of the street scene. The design shares similar principles with houses opposite the site.

Two objections have been received, firstly from Blithe Spirit concerning the inadequacies of the existing drainage provision on site. Secondly, from the neighbour at Fairwinds, objecting to the development in conflict with Policy H8. Also comment that if the Local Planning Authority are minded to approve the development, it is suggested that the building is re-sited three to five feet back, so improving the access of light and view from the side window to Fairwinds. Furthermore, they suggest handing of the building and obscure glazing of side windows. They conclude that the part drainage system is inadequate and that conditions should be imposed to make good road damage caused by construction traffic.

---

8.

ROC/3006/90/AD      ROCHFORD

FREIGHT HOUSE, BRADLEY WAY, ROCHFORD

ERECT THREE NON-ILLUMINATED SIGNS.

Applicant: Circa Leisure P.L.C.

Zoning: Community Use/Conservation Area.

**APPROVAL:**

1. Std. Cond. A1 - Advertisements - standard conditions.
2. The proposed signs should be positioned clear of the limits of the public highway.

3. The lettering and logos shall be hand painted sign writing.
4. This consent shall relate only to advertisements positions 1, 2 and 4, as indicated on the submitted plans, and in accordance with the applicant's letter dated 31st May, 1990. Sign 3, sited adjacent to the reservoir grounds is omitted from this application.

**REPORT:**

In response to the Committee's request for a reduction in the number of signs proposed, the applicant has deleted one of the two signs fronting the Freight House car park, and now wishes the application to be determined on this basis.

Overall, this leaves two signs fronting West Street/Bradley Way (as at present) and one new one facing the railway line.

This is considered to be a better solution and follows the thoughts of the Rochford Hundred Amenities Society as previously reported to Committee.

---

9.

F/0288/90/ROC      RAYLEIGH

42-46, EASTWOOD ROAD, RAYLEIGH

NEW SHOPFRONT, CHANGE OF USE OF PART FIRST FLOOR TO BEAUTY SALON, PART GROUND FLOOR TO A1 RETAIL AND FORECOURT PARKING.

Applicant: Kitchingenius.

Zoning:      Secondary Shopping.

**REFUSAL:**

1. There is inadequate car parking space within the site to serve the proposed and existing uses. This will produce congestion within the communal forecourt area which will inhibit the available off-street parking space serving neighbouring commercial uses and will result in indiscriminate parking within the highway to the detriment of highway safety. These failings are exacerbated by the proximity of the site close to the busy Daws Heath Road/Eastwood Road junction which is not conveniently served by town centre car parking area.

## REPORT:

The site is located to the east of the Rayleigh High Street on the periphery of the town centre area. It is not conveniently served by public car parks and is close to the busy Daws Heath Road delta shaped double junction with Eastwood Road.

The applicants are seeking to diversify and intensify the existing uses within the site and premises but the parking facilities are limited.

Strict compliance with the Local Planning Authority's adopted parking standards contained within Appendix 2, Schedule 2 of the Rochford District Local Plan produces a liability for just under 13 spaces for the existing and proposed uses, albeit that strict application of the standard is not normally applied to the customer element of shop units within built up areas. (One residential flat and three self-contained commercial units).

The applicants show five effective spaces, plus manoeuvring area on their submitted application plan, producing a shortfall of about eight. Furthermore, the car parking facilities lie within an open communal forecourt area shared with Unwins Wine Merchants/off licence, who have objected because they think that the existing forecourt parking to the shops is limited and that to grant planning permission for the present proposal would create further parking difficulties. To the west of the site lies Rainbow Nursery. As the forecourt is not enclosed abutting the highway, any member of the public can use it on a casual basis.

County Highways comment that "space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site, clear of the highway, and such space shall be maintained thereafter free of any impediment to its designated use". It is unlikely that this could be achieved with the present proposal.

It is accepted that there are two restaurants (30 and 32, Eastwood Road) granted planning permission on 26th June, 1987 (ROC/272/87) and 21st November, 1986 (ROC/620/86) respectively some way to the west of the site. These permissions pre-date the formal adoption date (14th October, 1988) of the District Plan and are single use activities close to two public car parks which are free of charge in the evenings and there is ample capacity for any likely evening demand when the restaurants are open.

The Rayleigh Civic Society and National Rivers Authority raise no objection.

The Access Committee for the Disabled request disabled facilities if the application is approved.

10.

ROC/945/89      ROCHFORD

GUSTED HALL, GUSTED HALL LANE

OUTLINE APPLICATION TO CONSTRUCT GOLF COURSE WITH CLUBHOUSE FACILITIES AND NEW ACCESS ROAD.

Applicant: Gusted Hall Estates Ltd.

Zoning: M.G.B.

RECOMMENDATION

Delegate to the Director of Development to approve subject to further consultation with and a favourable recommendation from the County Surveyor, including any necessary revised plans in this respect. Approval would also be subject to a Section 52 Agreement covering these highway aspects and regarding the provision of the horse trail, car park for those seeking informal recreation, covering the truncated roadside field for landscaping/tree planting, all as outlined in the revised plans, use of the clubhouse and subject to appropriate conditions, including the following aspects :-

1. Standard time.
2. Standard reserved matters.
3. Use of clubhouse tied and retained in connection with golf course only and also not to be available for general unrelated social purposes.
4. Size of clubhouse as per revised plans.
5. Residential occupation in association with golf course only.
6. Car park entrance and parking provision as per revised plans.
7. No vehicular access to clubhouse except for service vehicles other than from main entrance of Gusted Hall Lane as indicated on revised plans.
8. Landscaping - retention of existing and new provision to be agreed with Local Planning Authority as part of reserved matters.
9. Layout of golf course, any earth mounding (lakes, etc.) to be agreed with Local Planning Authority and to respect existing public rights of way, woods and wildlife.
10. Highway matters as appropriate.

Informative - British Gas advice.

#### The Site

The site is some 67.35 ha. (166.5 acres) of land at the end of Gusted Hall Lane, centred on The Scrubs woodland on the north side of the Upper Roach Valley between Hawkwell and Eastwood. The land falls primarily from north to south from the ridge line approximately along the line of the east-west public footpath that crosses the site. The golf course for the greater part would be bounded by existing natural features on its perimeter, e.g. the River Roach, the tree'd hedgerows and four adjoining woodlands.

The golf course is indicated to be laid out on existing open arable land either side of the woodland comprising part of two existing large fields. The agricultural land is classified as Grade 3B.

The illustrative golf course layout does not impinge directly upon any of the existing woodlands, nor would any holes interfere directly with the public rights of way which cross the site both north-south (bridleway/footpath status) and east-west (public footpath).

Gusted Hall Lane is a public highway (non-classified highway) and is the present means of access to the site from the B1013 Main Road. The lane is a narrow metalled surface single trackway without footpaths, having grass verges on either side. It is presently lightly used by vehicular traffic being a cul-de-sac and is therefore attractive to walkers and horse riders, connecting up as it does with the footpaths and countryside in the Upper Roach Valley. Gusted Hall, a Grade II Listed Building, takes access off the end of Gusted Hall Lane and borders the north-eastern boundary of the application site.

#### The Proposal

The application is an 'outline submission' to 'Construct a Golf Course with Club House Facilities and new access road', approval for the siting of the proposals and the means of access is sought at this stage.

The application plan, an Ordnance Survey based site plan merely shows the site of the golf course (being an outline application) and indicates improvements to Gusted Hall Lane by including lay-bys and a new link road to Main Road, B1013, creating an improved junction. This plan is supported by three further indicative plans which do not form part of the formal application but show a possible layout of the golf course, clubhouse buildings (including one residential unit) and car parking area. Indicative elevational plans are also included.

The clubhouse, putting green and car park area are sited in the separate field between Gusted Hall and Gusted Hall Lane. The clubhouse depicted has two storey and single storey elements, with car parking for 134 cars.

000801

As noted by Members previously, following close scrutiny of the proposal by the Panel, the applicant asked for the application to be held in abeyance so that he could consider how the issues arising could be accommodated within a revised proposal.

### Policies

The site is within the Green Belt. It is also within the Roach Valley Nature Conservancy Zone Policy RC3 and within the Special Landscape Area, e.g. high quality landscape policy RC5.

District Plan leisure policies give guarded support towards further 18 hole golf courses in the District LT7, subject to other normal factors and LT4.

### History

There were two appeals by R. & W. Avery Ltd. on land at Flemmings Farm, Eastwood in 1982 including a proposal to "change of use of agricultural land to a golf course".

The golf course proposal is relevant and, although it was dismissed, this was solely on the basis of there being insufficient justification for overriding well established policies for the protection of agricultural land. A policy consideration which does not prevail today.

### The Revised Application

The main features of the revised plans are :-

- (1) 40 percent reduction in the floorspace of the clubhouse facilities.
- (2) Given reduction in clubhouse size there is a concurrent reduction in car parking provision from 216 spaces to 134.
- (3) Car parking and buildings clear of the high pressure gas main.
- (4) Entrance to the clubhouse/car park moved. To retain as far as possible the existing nature of access to the Listed Building at Gusted Hall and avoid conflict/confusion with those seeking informal recreational use in the area.
- (5) Provision of a specific small car park for those seeking informal recreational use in the area who at present park in a casual way at the end of the Lane.



- (6) The applicant feels that the County Surveyors requirements to make up the whole of Gusted Hall Lane to 5.5m. wide carriageway, together with verges, and provide a ghosted right-turn facility at the junction of the new link road and Main Road are unreasonable.

The improvements to the highway infrastructure have been upgraded and in total comprise :-

- New link road, 5.5m. wide access carriageway with verges with 4.5m. x 120m. sight splay at its junction with Main Road;
- ease earth bank, and improve forward visibility splay along Gusted Hall Lane and provide standard passing bays to Essex County Council requirements;
- make available to the Local Authority the island of agricultural land left by the construction of the new access road so that it can be tree planted and landscaped;
- co-operate with the closure of the existing junction of Gusted Hall Lane and Main Road as required by Essex County Council;
- provide a permissive horse route aside the length of Gusted Hall Lane used to serve the site linking it to the byway through The Scrubs Woodland.

- (7) The illustrative golf course layout has been amended to avoid direct conflict with existing woodlands, a public footpath and to give a larger buffer zone to wildlife on adjacent land outside the application site.

### Appraisal

The primary policy consideration is the Green Belt and, in principle, a golf course as an outdoor recreational use is acceptable within the Green Belt. In addition, approved policies allow for small-scale facilities (buildings) related to such outdoor recreation provided the development is of a scale, design and siting such that the appearance of the countryside is not impaired. Members will note that a Green Belt objection was not included in the 1982 appeal dismissal and also more recently that the Golf Course project was allowed on appeal at Walfords Farm, Hullbridge.

Landscape and conservation interests are important in this Special Landscape Area and Nature Conservation Zone. The principle point argued by many of those objecting to the application (see consultation section). The views of the Nature Conservancy Council and Essex Naturalist Trust have been sought but these do not reveal any overriding nature conservation interests against the proposals that would warrant refusal. Their advice is mixed and they can see some positive aspects to wildlife interests in laying out a golf course. Dr. C. Miles of the Trust explanation to the Panel regarding wildlife is set out on the Private & Confidential Panel Minutes.

There are four ancient semi-natural woodlands, two covered by Tree Preservation Orders in the area and one The Scrubs would be within the site of the golf course. The revised plan avoids any direct conflict with any of these woodlands.

The location and character of new planting is most important and should augment the character of the Roach Valley Nature Conservation Zone and would form part of any detailed submission.

The indicative revised layout plans have also been amended to avoid conflict with well-used public rights of way and the approach to Gusted Hall (Listed Building). Furthermore, these plans attempt to avoid by management potential conflicts between the golf course users and walkers, naturalists, etc. by providing a specific small car park for the latter, routing the access to the clubhouse and car park short of the end of Gusted Hall Lane and by offering a horse trail aside Gusted Hall Lane.

A principle issue that does remain outstanding is the highway aspect. The County Surveyor has recommended refusal of the application because of the conflict with other uses of Gusted Hall Lane and due to its sub-standard junction with Main Road, but advises that improved arrangements may be possible. The County Surveyor's requirements and the applicant's proposals are outlined in this report. At present the revised application has attracted a recommendation of refusal from the County Surveyor. However, given the applicant's not insubstantial improvements proposed and the test of reasonableness that must be applied to any refusals, the background support for the County Surveyors views are being sought.

The County Surveyor is also concerned that the provision of the new junction on Main Road would not overcome use of the existing sub-standard junction. However, whilst it may be reasonable to require a developer to provide new road infrastructure, closure of existing junctions or other traffic management measures are really matters for the County Surveyor to pursue at the appropriate time.

### Gusted Hall Panel Background

Members will recall that the Gusted Hall Panel has been formed to consider the above application in detail and has convened three times to date, meeting with the applicant, the County Surveyor and objectors. The Panel Members have also attended a site visit. Attached for Members assistance and information as Appendices are minutes of the first two Panel meeting. Minutes of the third meeting to be held on the 7th June are also included within the Committee' papers.

The Panel at its first meeting identified five aspects requiring consideration and the up-to-date position is noted below each point :-

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

The policy and landscape/conservation aspects do not appear to presume against this as detailed above, although strong views are expressed by many individuals and local interest groups on this aspect.

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

There has been a forty percent reduction in the size of the clubhouse and an improved access and layout arrangement.

- (iii) **The future use of the field adjoining Mount Bovers Lane.**

This field is to be made available to the Council so that it can be tree planted and landscaped.

- (iv) **The dangerous location of the existing junction of Gusted Hall Lane which was a highway maintained at public expense with the B1013.**

New access arrangements are proposed and, once in place, the County Surveyor can pursue road closures/traffic management measures to overcome existing inadequacies.

- (v) **The threat which a change of use could pose to the conservation of wildlife in which respect a Member suggested that the Royal Society for the Protection of Birds should be consulted.**

The Society was consulted but raised no comments and the views of the Nature Conservancy Council and Essex Naturalist Trust are relevant here.

At its subsequent meeting, the Panel met with various conservation group representatives as detailed in the appended Minutes.

At the time of drafting this report, the Panel is yet to meet and consider the revised scheme, but the Panel's recommendations will be available to the Committee.

## Conclusions

The principle of this proposal has clearly aroused strong feelings from many residents of parts of this District and bordering Southend Borough, many of whom enjoy the public rights of way in this part of the Roach Valley, together with permissive use of the Scrubs Woodland. These public rights of way will remain and Members will note the proposals made by the applicant for a horse trail, car park for walkers, etc. and arrangements for the smaller of the divided roadside field.

In policy terms, the primary consideration is the Green Belt and it is clear that the use of land as a golf course is an acceptable use within policy. The size of the clubhouse should not be excessive and Members will note the 40 percent reduction in size. Furthermore, in terms of landscape and conservation, the advice is that there is no overriding interest to warrant refusal although the setting out of a golf course will change the appearance of the land.

If permitted, outline permission would establish the principle but a further reserved matter application would be submitted for approval of the design, appearance, etc. of the clubhouse and any of the matters covered by condition.

It is considered that the determining issues on the application are the highway considerations. These remain to be resolved to the County Surveyor's satisfaction despite the applicant's revised proposals. It is therefore recommended that the application be delegated to the Director as outlined above to explore further whether or not this can be resolved to the County Surveyor's satisfaction.

## Consultations

Letters have been received from many groups expressing views on the application :-

Highways - The County Surveyor's recommendation of refusal is appended.

County Planner - Para. 19 policy considerations - left to the discretion of Rochford District Council and three conditions suggested.

County Planner - Countryside Matters - no general objection on environmental grounds.

County Planner - Listed Buildings - concern re siting of building on original plans suggested resiting clubhouse or alternative roadway to Gusted Hall.

Rochford Parish Council - object - RVCZ, MGB, traffic hazard, loss of trees, conflict with footpaths.

Hawkwell Parish Council - object - disturbance to wildlife and increased traffic in narrow roads.

Rochford Hundred Amenities Society - mixed views, some opposed, some were favourable.

MAFF - no objection from agricultural viewpoint.

Nature Conservancy Council - identify Scrubs Wood as only major wildlife feature - access to it should be discouraged. New landscaping should be native trees and Golf Course Wildlife Trust can advise.

Essex Naturalist Trust - concern re four ancient semi-natural woodlands in area - paths and ball hunting should be prevented, buffer zone to wildlife, E.N.T. recognise golf courses do offer some potential gains to nature conservation, suggests retention of existing features of native species for new planting.

Joyce McConnell, Roach Valley Conservation Zone - strongly opposed to proposal as explained to Panel Members on the basis of MGB, RVCZ, visual impact, geomorphology, nature conservation, traffic, public safety, need and quality of submitted plans.

Eastern Council for Sports and Recreation - supports proposal on basis of need for sub-region of a further 5.5 - 18 hole golf course.

Council for Protection of Rural England - acknowledge use is acceptable but concerned size of building/traffic and other points.

B. Watmough, Woodlands Officer - hedgerows previously lost, present landscape is large open fields and woodlands :-

- fairway 10 to avoid the woods;
- two footpaths and by-way access should not be impeded;
- new landscaping could enhance wildlife value;
- notes wildlife;
- car park for existing users;
- future of permissive bridleway along Main Road.

Southend Borough Council- object, unless and until adequate arrangements made to safeguard the rights of way and informal recreational value of area.

Friends of the Earth )  
Ramblers Association ) object  
Hockley Girl Guides )

Royal Society for the Protection of Birds - no comment.

Royal Society for the Prevention of Cruelty to Animals - object - endanger habitat of local wildlife.

A local wildlife protection group - comments set out in Private & Confidential Minutes.

British Gas - no objection to principle - details need to be covered.

Roach Valley Conservation Zone Group - strongly opposed but if Planning Services Committee minded to approve clubhouse, ought to be minimal size and planting should be native.

Health and Safety Executive - no objections to revised plans.

CAA - no objection.

London Green Belt Council - no objection to golf course but concern at size of buildings and car parking in this location.

Roach Valley Golf Course Opposition Group - attended a Panel meeting and explained why they consider the site inappropriate on grounds of conflict with wildlife conservation, visual impact, conflict with present informal recreation, traffic, potential overdevelopment/erosion of MGB, existing golf course provision.

#### Residents Views

239 standard pro forma letters, with 256 signatories have been received objecting to the proposal (copy attached as appendices), also individual letters from 64 households (73 signatories) objecting mainly due to :-

- traffic issues;
- conflict with present informal recreation available in area, e.g. walkers, horse riders, dog walkers;
- unacceptable visual change to landscape by golf course, buildings, car parking, etc.;
- conflict with wildlife interests notably within the woodlands, Green Belt and open countryside;
- question need for further courses;

Petitions on behalf of 17 households in Mount Bovers Lane - no objection to principle concerned re future of field opposite Mount Bovers Lane;

7 letters in support of application, 3 from nearby local residents including residents of Honey Pots, Gusted Hall Lane.

11.

ROC/823/89      HOCKLEY

70A, HIGH ROAD, HOCKLEY

TWO STOREY INFILL SIDE EXTENSION AND PROVIDE NEW PITCHED ROOF OVER EXISTING FLAT ROOF (WHOLE DWELLING).

Applicant: Mr. & Doctor Pocock.

Zoning: M.G.B.

REFUSAL:

The proposed new pitched roof element over the existing billiard/garage accommodation would, by reason of the increase in height and bulk of this part of the building and its forward position relative to the adjoining property 70, High Road, create an overbearing and dominant feature to the detriment of the amenities presently enjoyed by the occupiers thereof.

REPORT:

The application site comprises a detached split level flat roofed house built on ground that falls away significantly from the road frontage towards the north.

There have been two previous applications to extend and alter the property, ROC/914/72 - garage extension to front - this included conversion of the existing garage to what is now a billiard room - granted permission and implemented. ROC/697/87 proposed quite extensive extensions and a new pitched roof, although the billiard room/garage were shown to remain flat roofed - this was refused permission because of the Green Belt issue and loss of views to the north.

The current application combines two elements, firstly, a small infill two storey extension and, secondly, a new pitched roof over the whole house. These two elements raise separate issues:-

The Extension

This is a modest two storey infill of an existing void within the house which is already enclosed on three sides. The new extension adds some 13.2sq.m. of floorspace in addition to the earlier garage conversion of some 37.5sq.m., thus overall 50.7sq.m. This would be in excess of the normal GB6 Policy of 35sq.m. However, in light of the following factors, it is not felt that should be resisted :-

000809

- An appeal in July, 1989 at 84, High Road allowed for more extensive extensions totalling 87sq.m. when added to earlier extensions.
- Development Services Committee on the 15th February, 1990 Minute 101(7)(11) agreed to extend GB2 Rural Settlement Areas Policy to cover residential properties in High Road, Hockley. The application site would be expected to be included in a list of such properties.

### The New Roof

This is proposed at a reasonably slack pitch of some 22.5 degrees and would effectively cover main split level house and the billiard room/garage element which, in part, projects forward of the main house and lies close to the north-eastern flank of the site adjoining 70, High Road.

It is this single storey roof element over the billiard room/garage which has attracted strong objections from the occupiers of No. 70. These objections are maintained despite site visits and revised plans which attempted to find an amicable solution. The new roof is to have a ridge height not exceeding 1.5m. above the existing roof level. The neighbouring property is setback relative to both 70A and 68 and the objector considers that the existing tunnel effect will be compounded by this pitched roof element causing a claustrophobic, overshadowing and oppressive effect. The objectors room at the front corner of the house is a dining room with the only window to the front but with an open walk through arch to an adjoining room.

On balance, officers have some sympathy with the concern expressed, albeit that in pure aesthetic terms a pitched roof over the whole dwelling may be preferable. The applicant has been asked to delete this roofing element from the application, leaving the main roof element only. However, the applicant explains that it is this element of the existing roof which needs effective repairs due to water penetration and they would prefer to roof the whole dwelling in the pitched roof manner proposed.

12.

F/0322/90/ROC RAYLEIGH

RAYLEIGH GARAGE, 113-115, HIGH ROAD, RAYLEIGH

DEMOLISH EXISTING BUILDINGS AND ERECT A NEW SALES BUILDING, FORECOURT CANOPY AND INSTALLATION OF UNDERGROUND TANKS (REVISED DETAILS TO APPLICATION ROC/477/87).

Applicant: Shell UK Oil.

Zoning: Residential.



## APPROVAL

1. Std. Cond. 4 - Commence in five years.
2. The hours of operation of the filling station and sales building shall be between 06.30 a.m. and 23.00 p.m. daily, and outside that daily period the site shall be closed.
3. Std. Cond. 55 - Materials to be used - Samples to be provided.
4. The illumination of the site, including the refuelling forecourt and the canopy, shall be in accordance with details to be submitted to and approved by the Local Planning Authority, before the proposed development works are begun.
5. Screen walling shall be erected on or near the inner boundaries of the site in accordance with details to be submitted to and approved by the Local Planning Authority, before the new fuel pumps are brought into operation.
6. Std. Cond. 56 - Landscaping scheme - details/ implementation.
7. Amplified speech or music shall not be introduced to the site.
8. No fuel pump on the site shall be provided with voice simulation for the giving of instructions to customers, unless agreed in writing with the Local Planning Authority.
9. There shall be no car washing machine on the site unless agreed in writing with the Local Planning Authority.
10. Details of the type and location of any air compressor shall be agreed in writing with the Local Planning Authority prior to installation.
11. Std. Cond. 47 - Burning of waste materials restricted.
12. There shall be no display of cars for sale or car sales from within any part of the site or buildings.

## REPORT:

The present proposal is similar to a previous application allowed on appeal by the Secretary of State for the Environment on 20th March, 1989 (ROC/477/87). The current application shows a reduction in the number of pump islands from five to three, reduced canopy, resiting of storage tanks, minor adjustments to siting of buildings, realignment of manoeuvring areas and trash enclosure link to main building.

The redevelopment of the site includes the replacement of a minor petrol filling and ancillary shop facility incorporating land presently occupied by workshops to the rear, adjacent car sales building and open sales area to the southern end of the site. The proposal involves demolition of all buildings and cessation of the car sales and workshop uses.

Eleven letters of objection have been submitted from neighbouring residents (six from St. Martins Close, 3 - High Road, 2 - Glasseys Lane), concerned about the impact and implications of the development. The view is also expressed that if the Committee are mindful to approve the application that it be subject to a number of conditions consistent with the previous appeal decision.

The Rayleigh Civic Society submit that provided conditions imposed on the appeal decision are included and met by the applicant they have no further comment to make. County Highways raise no objection. The Head of Environmental Services has no objections subject to conditions 2, 7, 8, 9, 10 and 11.

13.

F/0341/90/ROC HULLBRIDGE

131/133 FERRY ROAD, HULLBRIDGE

VARIATION OF CONDITION ON ROC/776/84 & ROC/358/89 TO CHANGE PERSONAL USER AND EXTEND OPENING HOURS TO 11.30PM ON ANY DAY AND TO 12.30PM WHEN DISCO/DANCING OCCURS.

Applicant: Ringo Ho.

Zoning: Local Neighbour Shopping Parade.

**RECOMMENDATION:** Delegate to Director to refuse on completion of consultations.

**REPORT**

The proposed extension of the opening hours would be likely to give rise to increased noise and general disturbance at these late hours of the day which would be detrimental to the amenities of the surrounding residential properties and the area generally.

Planning permission was first granted in February 1985 for the use of this building as a youth Leisure Center, subject to 10 conditions. One of the conditions required the permission to be personal to the applicant. There have been previous changes in ownership and each successive owner has needed to apply for permission to vary the condition. In addition to the current proposed change of owner, permission is also now sought for a variation to condition no. 3 for an extension of the opening hours, by one hour, to 11.30pm on any day and to 12.30am when disco/dancing occurs. A Section 52 Agreement has also been entered into by the original applicant, which Agreement passes to successors in title, which reinforces the planning conditions and seeks to control, inter-alia, noise and litter nuisance.

In response to neighbour notification, to date, 10 letters of objection and a petition carrying 18 signatures have been received. The grounds of objection relate to the proposed extension of opening hours and are:-

- increased noise and disturbance;
- increased litter and vandalism;
- increased traffic.

Although no objections are raised to the change of ownership, it is considered that the extension of opening hours should be resisted.

---

14. ROC/143/90 - BROOMHILLS

OUTLINE APPLICATION TO CONVERT EXISTING DWELLING AND STABLES TO OFFICES, ERECT NEW OFFICE BUILDING AND ASSOCIATED WORKSHOPS, CONVERT AND EXTEND COTTAGE FOR STAFF FACILITIES AND PROVIDE CAR PARKING AND ACCESS ROADS.

Applicant: Canewdon Consultants Group Ltd.

Zoning: M.G.B.

INTRODUCTION

The history of this proposal dates back to September last year when the Director of Development reported on a tentative enquiry by the Company to relocate at Broomhills to the Policy and Resources Committee on 19th September, 1989 (Minute 479/89). Members agreed that the proposal should be explored and a site visit to both the Company's existing offices in Locks Hill and the proposed location at Broomhills arranged. At a subsequent meeting of the Policy and Resources Committee on 24th October, 1989 the Committee, by a narrow margin, agreed to advise the Company that a planning application could be considered (Minute 565/90).

The Director of Development reported details of draft proposals from the Company to the Planning Services Committee on 22nd February, 1990 and the Committee resolved to constitute a Broomhills Panel to consider the anticipated planning application.

A planning application (ROC/143/90) was submitted on 27th February, 1990.

The Broomhills Panel met on 28th February and again on 4th April, 1990 to consider the proposal. The Minutes of those Panel meetings are appended.

## Background - The Company

Canewdon Consultants was formed in Rochford in 1979 and has grown from small beginnings to become a leader in the automotive industry with state of the art design equipment.

Their clients include Ford of Europe, America, and Australia, Volvo of Holland and Sweden, Volvo Trucks, General Motors, Nissan, Jaguar, Austin Rover, Land Rover, Yugo and Mitsubishi.

The Company is the second largest employer within the Rochford District, currently employing 215 people. The majority of the workforce are highly skilled. The proposed development would provide employment for an estimated total of at least 325 staff, an increase of 110 staff,

The Company estimate that some 40 local businesses supply goods or services to the Company and letters of support have been received from a number of these businesses.

The existing operation of Canewdon Consultants is very fragmented with :-

|  |                                      |
|--|--------------------------------------|
| Design and administration offices at                 | The Maltings, Locks Hill, Rochford.  |
| Design offices and wood modelling at                 | Rumsey House, Locks Hill, Rochford.  |
| Design offices and wood modelling shop at            | Bradley House, Locks Hill, Rochford. |
| Prototype build/design and administrative offices at | Brook Road Ind. Estate, Rayleigh.    |
| Clay styling workshops at                            | Temple Farm Ind. Estate, Southend.   |

There is no scope for expansion at these sites to meet current demands or those which will arise from the wider European market in 1992.

The Company considers it essential to relocate and consolidate on a single site and wishes to do so in the Rochford District if possible.

For reasons of location, image, security and working environment for their very specialised high-tech operation, the Company considers that the industrial trading estates within the district are inappropriate and unsuitable.

## The Proposal

The application is an outline submission but is supported by drawings indicating the envisaged site layout and the form and content of the proposed buildings. Access arrangements and parking provisions are also indicated. The application seeks approval to the siting of the buildings and the means of access to the site.

The main elements of the proposal are :-

1. The existing house, Broomhills, would be fully restored to become the focal point of the development and the administrative centre.
2. An adjacent cottage would be refurbished and extended to provide staff facilities.
3. Modelling workshop. A single storey building of about 12,500 sq.ft.
4. Prototype engineering workshop. " " " " "
5. Design studio limited to renovated stable block. A single storey building of about 10,000 sq.ft.
6. Main office building. A two-storey building of about 30,000 sq.ft.
7. On-site parking for at least 250 vehicles.
8. A security gatehouse.
9. Improvements to the site access and junction with Stambridge Road.
10. Retention of the existing cricket field.
11. Landscaping of the site.

## The site

The application site amounts to approximately 5 hectares (12 acres). The applicants would also have control over an adjacent cricket field which, in total, covers about 4.8 hectares (11.86 acres).

It is currently the site and grounds of Broomhills, a Grade II Listed Building, and lies off the south side of Stambridge Road opposite the Cherry Tree Public House.

Broomhills has been vacant for about four years and has suffered some damage by vandalism. It is of 18th Century origin but is essentially Victorian and Edwardian in character. It is situated towards the western end of the application site with a small stable range to the north and a small cottage (unlisted) to the south. The former garden behind the house is partially walled and contains several trees. East of the house the land is open grass and farmland with scattered trees. The site has a gentle slope from the north to the south where it borders the River Roach. The former garden area where it is intended to locate the design studios and workshop buildings has a lower ground level to the house.

Access to the house is via a long tree lined drive which turns off Stambridge Road almost opposite the Cherry Tree Public House.

The site and surrounding area is dominated by the adjoining Stambridge Mill which abuts the western boundary of the site and the River Roach. It is a large milling complex with many silos and associated buildings which rise to a height of over 24m. (80ft.) The mill is clearly visible at long range and is a prominent and intrusive feature in the landscape.

To the south on the opposite bank of the River are industrial premises forming part of the developing and extensive Purdeys Industrial Estate.

A public footpath borders the northern boundary of the site and the southern edge of the cricket field.

#### Site History

The following planning permissions have been granted on the site:-

- ROC/94/86 - Change of use, alteration and extensions of Broomhills to provide an Hotel (November, 1986).
- ROC/628/88 - Change of use and extension of Broomhills to provide offices (April, 1989).

#### Relevant Policies

The following policies of the Approved Structure Plan and the submitted First Alteration are relevant :-

- S9 - Metropolitan Green Belt.
- NR.18 - Coastal Protection Belt.
- NR.10 & 12 - Protection of the Landscape and Special Landscape Areas.
- NR.8 - Conservation of Wildlife Habitats.
- C.2 - The safeguarding of Listed Buildings and their setting.

These policies are also reflected in Policies GB.1, RC.3, LT.11 and RC.5 of the Rochford District Local Plan.

### Planning Considerations

Strict application of the restraint policies of the Metropolitan Green Belt, Coastal Protection Belt, and other rural policies suggest that the proposed development should be resisted. However, any planning application must be considered on its merits having regard to the provisions of the Development Plan and any material considerations. Examination of the particular circumstances of the case suggests that there is a case to justify an exception to policy and that provided certain safeguards and provisions are achieved, an exceptional permission should be considered.

What are the special circumstances of the case?

- (a) The Company has been based in Rochford from the very beginning and, except for the Rochford District Hospital, is now the largest employer in the District.
- (b) The Company needs to centralise and, if it cannot achieve this within Rochford, it will relocate in another area.
- (c) A significant number of other local businesses depend on the Company.
- (d) Relocation to Broomhills will maintain and improve employment opportunities in Rochford.
- (e) The Company is engaged in a very specialised high-tech operation which requires a good location, image, security and working environment.
- (f) The buildings the Company requires would be purpose designed for their own specific needs and would not be suitable for general industrial users.
- (g) Broomhills has been vacant for four years and, notwithstanding permission for more modest commercial developments, remains unused and a target for vandalism.
- (h) Broomhills is bordered by a large and dominant mill complex to the west and by an industrial estate to the south and is no longer attractive as a dwelling. Both of these existing industrial sites are allocated for industrial purposes in the Rochford District Local Plan.
- (i) The development would result in the refurbishment of Broomhills which is a Listed Building.
- (j) The location of the design studios and workshops to the rear of Broomhills on lower ground and amongst existing tree cover will minimise the impact of the development within the Green Belt.
- (k) The approach to Broomhills and its status as the focal point in the landscape will be maintained.

- (l) Additional landscaping and the use of planting and mounding around the envisaged car parking areas will minimise the impact of the development in the landscape.
- (m) The development would not be visible from Stambridge Road and existing tree cover and supplementary planting would effectively conceal most of the buildings from the public footpath bordering the northern boundary of the site.
- (n) The Company intends to retain the cricket ground and retain the residue of the application site as open land. In this regard, the Company have indicated their willingness to enter into a Legal Agreement to preserve these areas from future development. Furthermore, they have agreed to grant the existing Cricket Club a lease for a term of 25 years at a peppercorn rent.
- (o) Arising from an objection from the National Rivers Authority because of the site's unsatisfactory standard of tidal defence, the Company have agreed to fund and build a new sea wall to the Authority's requirements.
- (p) The nearby Purdeys Industrial Estate does not offer a suitable alternative location.
- (q) The application is an outline submission and therefore the details of the development, including the design of the buildings, would be reserved for subsequent approval.

#### Consultations

Responses to consultations have, where available, been reported to the Broomhills Panel and are included in the Minutes of the Panel meetings.

The notable exceptions have been the County Planner (Para.19) and the County Surveyor. Their replies were circulated at the last meeting of the Planning Services Committee on 17th May, 1990. Since that time discussions have taken place with the County Surveyor who has superseded his recommendation of refusal with a recommendation of approval provided certain highway improvements are made. Copies of the County Planner's and County Surveyor's replies are appended.

#### County Planner

It will be seen from the County Planner's letter of 16th May that the County considers that an exception to policy is justified in order to retain the firm within the Rochford District and in recognition of the unsuitability of a location on the nearby Purdeys Industrial Estate.

Understandably the County Planner suggests certain provisions and these are acknowledged and embraced in the recommendation.



The County Planner does also remark on the policy/land allocation issue being dealt with through the Review of the Rochford District Local Plan. It is felt that this should be pursued but should not delay the consideration of the application. If Members agree to support the application, it is suggested that this issue is referred to the District Plan Working Party for consideration as part of the Local Plan Review.

If the Council considers it necessary to deal with the application in advance of the Local Plan Review, the County Planner feels the proposal should be advertised as a major departure from the Development Plan and that the Secretary of State should be given an opportunity to call the application in.

#### Departure Publicity

The application has in fact been advertised as a departure by a Public Notice which was published in the Evening Echo on 3rd May, 1990 giving 21 days for any representations to be made.

Arising from the Public Notice, five letters of representation have been received. Three from local residents in Gloster Terrace, Stambridge Road, one from a resident in Sutton Court Drive, Rochford which is some considerable distance from the site, and a letter from the London Green Belt Council.

The local residents are concerned about the effect on the Green Belt, the prospect of more traffic in Stambridge Road, safeguarding the countryside, and the availability of the existing public footpath. Their image of the proposal is the creation of a mini-industrial estate in a rural area.

The resident in Sutton Court Drive is also concerned about the use of Green Belt land and sees no case to justify acceptance, including the issue of refurbishment of the Listed Building. The writer is also concerned about safety aspects arising from products and materials used both in the existing mill complex and the proposed development and the prospect of Canewdon and Stambridge being engulfed by new development.

The London Green Belt Council consider that the massive increase in industrial floor space, together with offices, cannot be justified in the Green Belt.

#### County Surveyor

The original recommendation of the County Surveyor dated 2nd May, 1990 recommended that permission be refused unless certain highway improvements, including the provision of a segregated right turn lane in Stambridge Road, would be provided.

In subsequent discussions the County Surveyor has taken account of the fact that the Company operates a shift system of working and, as a result, traffic movements to and from the site will be spread over several hours and not concentrated on normal peak hours. Because of this and the low volume of existing traffic movements in Stambridge Road, the County Surveyor now feels a right turn facility is not required. He does, however, maintain the requirement for sight splays and improvements to the access junction and the applicants have indicated their agreement to the required works.

The County Surveyor hopes to issue a revised recommendation in sufficient time to be circulated with the Schedule and this will be appended if available.

#### Other Consultation Responses and Representations

C.P.R.E. - no comments.

English Heritage - no comments.

Rochford Hundred Amenities Society - opposed to large office/industrial use in the Green Belt.

Anglian Water - no objection.

M.A.F.F. - no objection.

N.R.A. - object unless provision made to improve sea defences - applicants have agreed to undertake necessary works to N.R.A.'s requirements.

Stambridge Parish Council - to date the Parish Council has lodged an objection and have requested the Secretary of State to call the application in. It is, however, understood that there has been discussion between the applicant and the Parish Council and further comments are expected. Any correspondence received from the Parish Council will be reported verbally at the meeting.

Mrs. J. McConnell, a resident in Leigh-on-Sea - objects to proposal on grounds of precedent, possible expansion into major industrial complex and enhanced development value.

#### Conclusions

1. The applicant Company is engaged in a prestigious, high technology sector of the motor industry in which it has an international reputation and is therefore a credit to Rochford and the County as a whole.

2. The Company provides a very important service of employment which is particularly vital in the Rochford area context where jobs have recently been lost to business closures, e.g. Matchbox and where, according to the County Council's January, 1990 Unemployment and Vacancies Bulletin, unemployment in Rochford District is rising and vacancies are falling.
3. The Company has grown from local beginnings and, despite the advantages of other locations, wishes to remain loyal to the area and community that has nurtured it. Should the application be unsuccessful, it is likely that the Company will move to another part of the country.
4. There is no other suitable site in Rochford which meets the Company's requirements, although an exhaustive search has been made, including existing industrial estates. By virtue of the nature of the Company's business, a high degree of privacy and security is required to protect against industrial espionage, and Broomhills enables these requirements to be met due to its location and access arrangements in a way a normal business park would not.
5. The proposal may be the last chance to save Broomhills, a Grade II Listed Building. Permissions have already been given for a hotel and offices. Favourable consideration has also been given to its use as a private school but none of these have come to fruition. The property is no longer attractive as a dwelling because of the impact and effects upon it by the adjacent mill complex.
6. In order to protect the building from flooding, the National Rivers Authority requires over £200,000 to be spent on raising the sea wall and such expenditure will only be viable and available if supported by development of the type now proposed.
7. Although in the Green Belt the site and setting of the existing house are dominated and overshadowed by the massive grain mill complex immediately adjoining to the west and the buildings and further landscaping proposed will soften the impact of and act as a transitional foil to these high structures. In so doing, it will enhance this sector of the Green Belt rather than impair it.
8. On the opposite bank of the River Roach are industrial uses forming part of the extensive Purdeys Industrial Estate.
9. Policy S.9 of the Structure Plan relating to the Green Belt makes provision for some developments to be permitted in very special circumstances and it is considered that the particular features of the case do constitute a special circumstance and allowing the development would not be contrary to policy or set a precedent which would justify further development in the Green Belt.

10. The Company is prepared to enter a Legal Agreement to prevent the future development and expansion of the site onto the cricket ground to the north and the open land to the east, and with the river preventing development to the south and the mill to the west, this will effectively contain the site.
11. The Altered Structure Plan requires an additional five hectares of land for employment uses and this site could be set against that requirement and could be incorporated into the Review of the Rochford District Local Plan which is currently in progress.
12. The Company has endeavoured to satisfy any requirements raised by the Council or by consultees.
13. The County Planner agrees that the proposal amounts to an exception to policy and that a permission is justified to retain this established local firm within the Rochford District.
14. The County Surveyor has modified his requirements and no longer raises an objection. The Company have agreed to satisfy the County Surveyor's requirements.
15. Advertising the proposal as a Departure from the provisions of the Development Plan has brought forward only five responses, three from immediately local residents and one from the London Green Belt Council.
16. The proposal involves a specialised high-tech use for the research, design, and development of prototype products with buildings and facilities designed for the particular needs of the Company.

Having regard to all the considerations mentioned above, and examined by the Broomhills Panel, and taking account of all the consultation replies and representations received, it is considered that the merits of the proposal amount to an exception to the restraint policies which apply to the site and that a grant of outline planning permission is justified.

#### RECOMMENDATION

That the Director of Development be delegated to grant outline planning permission for the development proposed, subject to :-

- (i) The application being first referred to the Secretary of State as a material departure and the Secretary of State not issuing a Direction that he wishes to restrict the grant of permission or requires reference of the application to him within the prescribed period.

(ii) The conclusion of a Legal Agreement regarding the retention of the cricket ground and the residue open land at the eastern end of the application site.

(iii) The following Conditions :-

1. Std. cond. 2 - Reserved Matters to be approved.
2. Std. Cond. 3 - Time Limits (Outline).
3. The proposed buildings shall be first used by Canewdon Consultants Group Ltd., and by no other persons or business undertaking unless otherwise previously agreed in writing by the Local Planning Authority.
4. The use of the premises shall be limited to that specified in Class B.1. (b) Part B of the Schedule to the Town and Country Planning Use Classes Order 1987 namely a business use for the research and development of products. The development hereby permitted shall not be used for any other purpose notwithstanding the permitted development provision of the Town and Country Planning Use Classes Order, 1987 or the Town & Country Planning General Development Order, 1988 or any statutory instrument revoking and re-enacting that Order.
5. Std. Cond. 23 - Parking area - provision and retention.
6. Details of the surface finish of the proposed parking areas security yards, viewing yards, and access thereto shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
7. Details of the height, materials and location of all walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
8. There shall be no obstruction of the public footpath bordering the northern boundary of the application site.
9. Std. Cond. 28 - Visibility - no obstruction within splays.
10. Std. Cond. 35 - Storage restriction - on open areas.
11. Std. Cond 44 - Industrial - control of air pollution.
12. Std. cond. 45 - Industry - Control of dust.
13. Std. Cond. 46 - Paint spraying - provision of booth/area.
14. Std. Cond. 47 - Burning of waste materials restricted.
15. Std. Cond. 53 - Materials to be used externally.
16. Std. Cond. 56 - Landscaping scheme - details/implementation.

17. Std. Cond. 59 - Tree and shrub protection during construction.
  18. The proposed works to the sea defences as required by the National Rivers Authority shall be undertaken and completed to the satisfaction of the Local Planning Authority prior to the development hereby permitted being brought into use.
-