



**Rochford District
Council**

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1990

January - December

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Y.T.S.

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12



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1990

February (Part 1)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 1st February 1990 Present: Councillors T. Fawell (Chairman), R.S. Allen, P.A. Beckers, C.I. Black, Mrs. R. Brown, W.H. Budge, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, Mrs. J. Fawell, I.R. Godfrey, M.J. Handford, N. Harris, D.R. Helson, Mrs. M. Hunnable, S.N. Jarvis, Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs. E. Marlow, C.R. Morgan, R.A. Pearson, J.M. Roden, J.A. Sheaf, S.H. Silva, S.A. Skinner, Mrs. L. Walker, P.F.A. Webster, D.A. Weir and D.C. Wood.

Apologies: Councillors C.K. Bellman, R.H. Boyd, J.A. Gibson, Mrs. E.M. Hart and A.J. Harvey.

42. MINUTES

Resolved (i) that the Minutes of the Meeting of 11th January 1990 be approved as a correct record and signed by the Chairman.

(ii) that the Minutes of the Meeting of the Matchbox Working Party held on 18th January 1990 be accepted, subject to the substitution of the month of "March" for "February" as the last word of the Minutes.

43. MONITORING OF PERFORMANCE - MEETINGS OF 7TH & 28TH SEPTEMBER AND 16TH NOVEMBER 1989

The Committee were satisfied that all necessary action had been taken. Minutes 131/89 Para. 26 (SEC), 447/89 Para. A (SEC) and 595/89 Para. 3 (SEC) were carried forward.

44. 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. D1 - ROC/804/89

Members were informed that a revised proposal had been received. The Committee agreed that consideration of this application should be deferred pending completion of neighbour consultations.

Para. 3 - ROC/982/89/CC

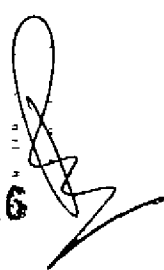
In accepting the recommendation, the Committee asked that Essex County Council be urged to repair the boundary fence to the site.

RECOMMENDED That arrangements be made accordingly. (DD)

Para. 6 - ROC/874/89

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

000116



Planning Services

Para. 7 - ROC/005/90

In accepting the recommendation for a Little Wheatleys Panel to be constituted which would report back to the Planning Services Committee in due course, it was moved from the Chair that the Panel should comprise the Chairman and Vice-Chairman of the Planning Services Committee, the Chairman of the Development Services Committee and the Chairman of the Policy & Resources Committee together with Councillor Miss B.G.J. Lovett and two Members nominated by the opposition party and one by the minority party. They were identified as Councillors C.I. Black, D.R. Helson and C.R. Morgan and it was agreed that Ward Members would be invited to attend Meetings of the Panel pursuant to Standing Order 21.16A.

Resolved that the constitution of the Little Wheatleys Panel be as set out above. (SEC)

Para. 14 - ROC/933/89

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

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

Para. 15 - ROC/453/89

Add description of development:-

"Demolish Existing Semi-Detached Houses and Erect Two Storey Block Comprising Two Shops with Self-Contained Offices Above".

In delegating authority to the Director of Development to determine the application, the Committee asked that two further conditions be included in any approval granted as follows:-

7. All access shall be obtained from Eastwood Road. No access shall be gained or formed to the site from the right of way to the west of the site leading off The Chase.

8. The forecourt of the premises shall be kept open at all times and shall not be used for vehicle parking or for the display and sale of goods.

Para. 17 - ROC/961/89

Add description of development:-

"Detached Two Bed Chalet and Detached Garage".

Para. 20 - ROC/811/89

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

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



000617

Planning Services

Para. 21 - ROC/981/89

NOTE: Councillor S.N. Jarvis declared a pecuniary interest in this item by virtue of former employment and left the Meeting whilst the matter was discussed.

Para. 22 - ROC/677/89

In delegating authority to the Director of Development to approve this application, the Committee asked that three further conditions be added as follows:-

6. A 1.8 metre high brick wall shall be erected along the boundary marked A - B - C on the plan returned herewith prior to the commencement of the proposed extension.

7. The proposed car park shall be laid out in accordance with the attached sketch plan. Cars shall not be parked within the area (shown cross-hatched on the attached sketch) which shall be planted and provided with a barrier to prevent access by vehicles in accordance with details to be submitted and agreed in writing by the local planning authority prior to the commencement of the proposed extension.

8. The surface of the proposed car parking area shall be constructed using "Grascrete" blocks. No other surfacing material shall be used unless previously agreed in writing by the local planning authority.

Para. 23 - ROC/890/89

Consideration of this application was deferred.

Para. 27 - ROC/945/89

In accepting the recommendation for a Gusted Hall Panel to be constituted which would report back to the Planning Services Committee in due course, it was moved from the Chair that the Panel should comprise the Chairman and Vice-Chairman of the Planning Services Committee, the Chairman of the Development Services Committee together with Councillors R.A. Pearson, Mrs. L. Walker and two Members nominated by the opposition party and one by the minority party. They were identified as Councillors M.J. Handford, S.N. Jarvis and D.A. Weir and it was agreed that Ward Members would be invited to attend Meetings of the Panel pursuant to Standing Order 21.16A.

Resolved that the constitution of the Gusted Hall Panel be as set out above. (SEC)

45. LAND ADJACENT TO LONG RIDINGS, GREENSWARD LANE, HOCKLEY

The Director of Development reported that this site had recently been cleared of vegetation, and materials and equipment deposited consistent with the advertised intention of constructing a market garden centre within the site. Endeavours had been made to contact the owner but without success. Members noted that the site was within the Metropolitan Green Belt and the use of the land for this purpose was considered to be inappropriate and contrary to the policies applicable to the area as defined in Policy GBI of the Local Plan and Policy S9 of the Essex Structure Plan. None of the exceptions to the policies applied and there was no justification for departing from those policies in this case.

000118

Planning Services

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. (16859)(SEC)

46. CHANGE OF USE AND CONVERSION OF A BARN AND STABLES INTO LIGHT INDUSTRIAL USE AND RETAIL SHOP AT LOWER BARN FARM, LONDON ROAD, RAYLEIGH

The Director of Development reported that the above premises were no longer in agricultural use and that conversion was taking place to provide light industrial facilities with a retail outlet. The buildings comprised a converted hay barn where timber was now stored and garden furniture etc. produced, and former stables which were currently being altered to enable the products to be sold direct. The Director of Development advised the Committee that a planning application had recently been submitted for a craft centre on the site.

The site was within the Metropolitan Green Belt and the use of the land for this purpose was considered to be contrary to the policies applicable to the area as defined in Policy S9 of the Approved Essex Structure Plan and Policies GB1, EB2 and SAT1 of the Local Plan. None of the exceptions to the policies applied and there appeared to be no justification for departing from these policies in this case.

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. (10888)(SEC)

47. CONSULTATION FROM CASTLE POINT DISTRICT COUNCIL ON FORMER S.W. WOOD SITE, RAT LANE, RAYLEIGH

With the consent of the Chairman pursuant to Standing Order 26.2 the Director of Development reported on a consultation received from the above neighbouring authority concerning a proposal to erect B1 units (light industrial and office buildings) at the above site and it was

Resolved that the Castle Point District Council be advised that this Council has no objections to the proposal.

48. COUNCILLOR M.J. HANDFORD

With the consent of the Chairman pursuant to Standing Order 26.2 Councillor Handford gave a personal explanation to the Committee regarding comments he had made at the last Council Meeting.

ROCHFORD DISTRICT COUNCIL

PLANNING SERVICES COMMITTEE - 1ST FEBRUARY 1990

MINUTES OF THE MATCHBOX WORKING PARTY

At a Meeting held on 18th January 1990

Present: Councillors B.A. Crick, T. Fawell, A.J. Harvey, J.M. Roden, J.A. Sheaf, D.A. Weir and D.C. Wood.

1. APPOINTMENT OF CHAIRMAN

Resolved that Councillor T. Fawell be appointed Chairman of the Working Party for the duration of the Panel.

2. BACKGROUND

Members were mindful of the earlier report of the Management Team to the Planning Services Committee on 11th January 1990 advising of recent developments regarding the then forthcoming Public Inquiry and noted the terms on which Fairview Homes PLC had agreed to its deferment. A copy of Minute 5 of the Planning Services Committee which set out the basis on which the Panel had been constituted had been circulated prior to the Meeting. It was clarified that the Water Authority's objection to the development had been overcome by Fairview Homes in negotiation.

A Member referred to the fact that whereas local residents had been closely involved in the preparation for the Public Inquiry they were unaware of the reasons for its deferment since the debate had been conducted after the exclusion of the public. It was agreed that a written explanation should be prepared which could be circulated on a wide basis to local residents and to the press, which was seen as preferable to a public meeting at this stage. Dependent on the reaction to the written advice it might then be appropriate to arrange a public meeting. In that event it would be a matter for decision whether or not that should be organised by the Council.

RECOMMENDED That the Officers be authorised to prepare a written explanation of the decision taken by the Planning Services Committee regarding the Matchbox Site for a wide distribution to local residents and release to the press. (DD)

3. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 12 of Part 1 of Schedule 12A of the Act.

4. FAIRVIEW HOMES PLC

Having considered further the basis on which the developers had agreed to a deferment of the Inquiry in terms of the improvements which Members wished to seek, the Working Party welcomed Mr. P. Cobb, the Group Architect and Technical Director and Mr. A. Edmunds, the Design Manager who had been invited to attend the Meeting on behalf of Fairview Homes.

They displayed a plan of their proposal and a panoramic representation of the development for Members' information.

Access to the Site

The Chairman referred to the fact that the original application had envisaged sole access to the site via "Swaines Avenue" and asked why that approach had been abandoned. Mr. Cobb explained that a number of problems had been identified, as follows:-

- (i) To widen the road to adoptable standard and improve the bellmouth would necessitate a lengthy process of acquisition of land from a significant number of separate ownerships which might not in the event be capable of achievement.
- (ii) There would be a fundamental conflict between industrial vehicles on the one hand and cars and pedestrians on the other which was viewed with concern on road safety grounds.
- (iii) There was no parking, servicing or turning facility within the industrial estate and it was not seen as appropriate that those activities should impinge upon the adjacent residential area.

Whilst accepting the validity of those arguments, Members said it had to be recognised that the subsequent proposal to use instead the present residential cul-de-sacs of Parklands and Barbara Close had generated considerable opposition. One way in which that might be overcome was if "Swaines Avenue" could be reconsidered as a third access by using the existing carriageway which it was ascertained lay within the developer's control without endeavouring to acquire additional land to achieve normal adoptable standards. It was established by reference to the plan of the development that such an additional access would be compatible with the existing layout and would link with the connection to Barbara Close but not with Parklands. The Director of Development said although the access was technically feasible such an expedient had to be viewed with some caution because it would probably be in conflict with advice from the County Surveyor. Members acknowledged that the resultant access would not meet the normal standard required but considered that this might be acceptable by virtue of the fact that it would be additional to the two already proposed. In any event they were mindful that County were no longer empowered to issue a direction on highways grounds and that the determination of the application would fall entirely within the local planning authority's discretion.

Mr. Cobb said he would need to consult his colleagues on the legal and highway aspects of the suggestion but he would expect to be in a position to respond in the very near future.

Flatted Units

In response to questions from Members the following details were given:-

- (i) Those flatted units adjacent to the railway line and the industrial estate had been designed to enable the kitchen and bathroom areas to serve as buffers to the main living areas so as to reduce noise levels therein. Certain works were also proposed to minimise the degree of disturbance from adjacent industrial units where that was appropriate.

- (ii) The flatted units were identified as being grouped within the core of the estate and bounded by traditional two and three bed. units adjacent to the existing residential areas to the north and south so as to respect the present scale. Mr. Cobb accepted that there was lee-way to re-examine some of the configurations of the latter units particularly those immediately adjacent to 88 Parklands.

Car Parking Facilities

It was ascertained that all three bed. units had both a garage and additional parking space for at least one and in some cases, two vehicles. The remainder of the development would be served by communal courtyards which were sufficient to provide 1.5 car parking spaces per unit, which the developers considered met the car parking requirement as set out in the Local Plan. Car parking spaces would not be assigned but it was the developer's experience that the creation of a management company for each block enabled control to be exercised via covenant agreements. In response to a request Mr. Cobb said consideration could be given to the design aspect of the courtyards in terms of surfaces and screening so as to minimise their impact.

Other Developments

It was ascertained that Fairview Homes were in the process of developing three estates similar to the one proposed for the Matchbox Site. The nearest was at Grays with another at Thurrock and the third at Romford.

The Chairman thanked Mr. Cobb and Mr. Edmunds for their participation in what had been a most useful Meeting and hoped that the suggestions which had been put forward by the Panel for consideration could be progressed noting that the developers were aiming to submit a revised application to the second Planning Meeting in ~~February~~.

March.

(Amended by Minute 426)
Planning Services Committee
1st February 1990)

000132

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 1ST FEBRUARY, 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.

000123



PLANNING SERVICES COMMITTEE 1st February 1990.

INDEX - DEFERRED ITEMS

<u>ITEM</u> <u>NO.</u>	<u>PROPOSAL</u>	<u>CASE</u> <u>OFFICER</u>
D.1 ROC/804/89	Two storey side extension and conversion of chalet to house. Woodside, Bullwood Approach, Hockley.	JW.

000124



PLANNING SERVICES COMMITTEE 1st February 1990.

INDEX

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
2.	ROC/930/89	Single storey extensions to front, sides and rear. 85, Hawkwell Chase, Hockley.	HL
3.	ROC/982/89/CC	Relocatable classroom with toilets. Plumberow County Primary School, Hamilton Gardens, Hockley.	HL
4.	ROC/976/89	Change of use of two police houses to offices. Police Station, South Street, Rochford.	JAW
5.	ROC/978/89	Demolish existing church hall and erect a pair of semi-detached 3-bed chalets with part integral garages. ADJ. 345, Little Wakering Road, Wakering.	MS
6.	ROC/874/89	Potting shed. 172, Ferry Road, Hullbridge.	LG
7.	ROC/005/90	Outline application for residential development. Land, Little Wheatleys Chase, Rayleigh.	TMM
8.	ROC/953/89	Ground and first floor extensions with additional parking spaces. 76, Ferry Road, Hullbridge.	LG
9.	ROC/003/90	Convert bungalow to house. 38, Stanley Road, Ashington.	LG
10.	ROC/975/89	Detached 4-bed house with part integral garage. 27, Ambleside Gardens, Hullbridge.	HL
11.	ROC/980/89	Single storey rear extension to provide canteen, offices and fish quarantine store. Swallow Nursery, London Road, Rayleigh.	LG
12.	ROC/3026/89/AD	Two illuminated flat wall mounted signs. Ernest Doe & Sons Ltd, Weir Pond Road, Rochford.	LG
13.	ROC/971/89	Outline application to erect two elderly persons homes with access onto Knivet Close, Eastwood Road. 195, Eastwood Road, Rayleigh.	JW
14.	ROC/933/89	Outline application to erect agricultural dwelling. Rochelles Farm, Lower Road, Hockley.	LG

000125

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| 15. | ROC/453/89 | Demolish existing semi-detached houses and erect two storey block comprising of 2 shops with self contained offices above.
235-237, Eastwood Road, Rayleigh. (Macs Garage). | JAW |
| 16. | ROC/950/89 | Detached chalet with integral garage.
Adj. 3, Eastcheap, Rayleigh. | LG |
| 17. | ROC/961/89 | Detached 2-bed chalet and detached garage.
Rear of 180, Eastwood Road, Rayleigh. | JW |
| 18. | ROC/988/89 | New pitched roof to incorporate rooms in roof.
11, Highams Road, Hockley. | HL |
| 19. | ROC/001/90 | Addition to hotel to provide 42 additional bedrooms and associated car parking facilities.
Hotel Renouf, Bradley Way, Rochford. | TMM |
| 20. | ROC/811/89 | Outline application to erect two detached houses and garages.
47, White Hart Lane, Hawkwell. | JW |
| 21. | ROC/981/89 | Erect storm porch to front and a 2.5m high boundary security fence.
Eastern Electricity, 190, London Road, Rayleigh. | HL |
| 22. | ROC/677/89 | Side extension and carpark.
Hullbridge Free Church, Lower Road, Hullbridge. | NACB |
| 23. | ROC/890/89 | Single storey side extension and enclose part of grassed amenity area.
12, Osborne Avenue, Hockley. | JW |
| 24. | ROC/880/89 | Two storey side extension to provide first floor bedsit and access through to rear.
113, Daws Heath Road, Rayleigh. | JW |
| 25. | ROC/712/89 | New shopfront and offices on first floor level to enlarge existing retail area. 5, Weir Pond Road, Rochford. | NACB |
| 26. | ROC/580/89/DP | Use of land as informal public open space, allotment gardens, layout of childrens play area and construct car park and vehicular access.
Lower Wyburns Farm, Daws Heath Road, Rayleigh. | JW |
| 27. | ROC/945/89 | Outline application to construct golf course with clubhouse facilities and new access road.
Gusted Hall, Gusted Hall Lane, Hawkwell. | JAW |

PLANNING SERVICES COMMITTEE

1ST FEBRUARY, 1990

DEFERRED APPLICATIONS

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

D1.

ROC/804/89 HOCKLEY

WOODSIDE, BULLWOOD APPROACH, HOCKLEY

TWO STOREY SIDE EXTENSION AND CONVERSION OF CHALET TO HOUSE.

DEFERRED REPORT:

Deferred at the request of the applicant and revised plans are still awaited at the time of drafting the report. Members resolved at the last meeting that if the plans were not forthcoming by this meeting then the application ought to be determined.

REFUSAL:

1. The overall mass produced by the proposed conversion to a house incorporating a two storey side extension and two storey twin gabled feature and the additional height thereby gained to this modest gable fronted chalet would be unduly dominant and could not fail to overpower and intrude into the outlook and amenities of the occupiers of the neighbouring dwellings while also causing overlooking and loss of privacy.
2. The property, if extended, will be out of sympathy with the scale and character of the existing development on the east side of the road and as a result the building would appear unduly dominant in the street scene.
3. The plot is considered to be of inadequate size to satisfactorily accommodate a 5-bed dwelling and will produce a cramped appearance within the site and street scene. Furthermore, there is inadequate private zone garden area. The minimum standard required within the policy provisions of the Rochford District Local Plan is 100sq.m.

REPORT:

The applicants are seeking to provide a 5-bed dwelling by extending and converting a chalet into a substantial house featuring twin gabled side elevations. There is a bungalow on one side (Treetops) with a modest pair of semi-detached houses on the other (Santis and Lapad). The occupier of Santis has submitted written representations supporting the stated reasons for refusal.

The stated recommendation is made notwithstanding a recent permission to convert a bungalow to a house at Greenhays, Bullwood Approach (ROC/632/88) where the site planning considerations are materially different from the present proposal, details and site.

PLANNING SERVICES COMMITTEE

1ST FEBRUARY 1990

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

2. ROC/930/89 HAWKWELL
85, HAWKWELL CHASE, HAWKWELL

SINGLE STOREY EXTENSIONS TO FRONT, SIDES AND REAR.

Applicant: Mr. & Mrs. M. Milne.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Prior to the commencement of the development hereby permitted, two car parking spaces, in addition to the garage space, must be provided in the curtilage of the dwellinghouse, clear of the highway, and thereafter maintained free of impediment for their intended use.

REPORT:

Permission is sought for the virtual rebuild of a bungalow in residential area, but is not considered excessive in view of the surrounding houses and chalets.

No representations have been received in response to consultations.

3. ROC/982/89/CC HOCKLEY

PLUMBEROW COUNTY PRIMARY SCHOOL, HAMILTON GARDENS, HOCKLEY.

RELOCATABLE CLASSROOM WITH TOILETS.

Applicant: Essex County Planner.

Zoning: Primary School.

RECOMMENDATION: - That the County Planner be advised that the Local Planning Authority has no objections to the proposal.

REPORT:

This proposal provides an additional classroom close to the Infants' School.

There have been no adverse comments from consultees.

4. ROC/976/89 ROCHFORD

POLICE STATION, SOUTH STREET, ROCHFORD

CHANGE OF USE OF TWO POLICE HOUSES TO OFFICE.

Applicant: Essex Police Committee.

Zoning: Residential and Conservation Area.

Rochford Parish Council - No objection.

Recommendation: - Delegate to the Director of Development to approve on expiry of Site Notice.

1. Std. Cond. 4 - Commence in five years.

REPORT:

The proposal is to change the use of the existing wings of the Police Station building from residential accommodation to office accommodation. The offices would accommodate police staff carrying duties which are currently undertaken from different premises e.g. Marine C.I.D. Dog Section.

The residential accommodation comprises two three bedroomed units, these have remained vacant for approx. 10 years, as have the two police houses to the rear. There is ample space for car parking to comply with the normal standards.

The site is within the residential zoning along South Street, and given the existence of the Police Station and other offices in this area together with the benefit of consolidating Police presence the proposal is considered reasonable.

No objections have been received.

5.

ROC/978/89 ROACH GROUP

ADJ. 345, LITTLE WAKERING ROAD, WAKERING.

DEMOLISH EXISTING CHURCH HALL AND ERECT PAIR OF SEMI-DETACHED 3-BED CHALETS WITH PART INTEGRAL GARAGES.

Applicant: Rev. R. Woolven.

Zoning: Residential.

Frontage: 16.5m. (54'2")

Depth: 32m. (104')

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 55 - Materials to be used - samples to be provided.
3. Std. Cond. 79 - Garage to be incidental to enjoyment of dwelling
4. Std. Cond 63 - Hedgerows to be retained.
5. Std. Cond. 101 - Obscure glazing to specified windows.
6. Details of any works involving the filling or piping of the ditch existing to the southern boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of those works.
7. The proposed accesses should be constructed a minimum of 2.5m. wide with suitable dropped kerb crossings.
8. Space should be provided within the site to accommodate the parking of all vehicles regularly visiting the site, clear of the highway and properly laid out and 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.

REPORT:

Full Planning Permission is sought to provide a pair of semi-detached chalets on the site formerly on which stood the Church hall.

The proposal satisfies Council normal policies for such development, the plot width extending to the centre line of the adjoining ditch.

The County Surveyor recommends conditions 7 and 8 above. An objection has been received from the neighbour at no. 345, essentially that the height of the garage will cause a loss of light darkening the ground floor toilet/cloak room. The neighbour also feels that the proposed design is out of keeping with other chalets in the locality. The neighbours property is however some 3.5m. (11') from the application site boundary.

The proposal would not appear objectionable in the streetscene and compares in height with a similar but detached dwelling at no. 355. The design also features details such as the front dormers that exist on existing properties nearby.

6.

ROC/874/89 HULLBRIDGE

172, FERRY ROAD, HULLBRIDGE

POTTING SHED.

Applicant: Mr. W. Lee.

Zoning: M.G.B.

Parish Council - objects to size of shed, but, if planning permission is to be granted, would require a condition to be imposed, restricting the use of the building to agricultural purposes only condition 3 refers.

APPROVAL:

1. Std. Cond. 4 - Commence in 5 years.
2. Std. Cond. 55 - Materials to be used - samples to be provided.
3. Std. Cond. 86 - Development Restrictions - agricultural limitation.

REPORT:

The application site comprises a detached bungalow on the Ferry Road frontage, with an area of land at the rear which has been authorised as a market garden since at least 1948.

There are several existing buildings on the site, which is enclosed on its boundaries by 1.8m. high fencing.

It is the stated intention of the new occupiers who have been on the site for approx. 9 months, to bring the site back into full use as a market garden, but at present, the use extends only to the bagging up of peat. The peat is delivered loose, by lorry, is bagged-up and then distributed to nurseries, garden centres etc.

The proposed building is required so that the delivery lorry can unload the peat directly under cover so as not to come into contact with the elements, hence the need for a building of such height (5.5m).

Although quite a large building, it is set back into the north-east corner of the site, some 30m. from the nearest dwelling, and subject to appropriate conditions, is considered acceptable.

There have been 3 replies from neighbours objecting to the proposal on the grounds of:-

1. Misuse of site e.g. residential use of building & lorry dismantling.
2. Loss of light;
3. Unsightliness;
4. Increased traffic;

No evidence of the alleged misuse of the site was found at the time of the officer's visit, and it is considered that the building is sufficiently isolated from dwellings not to have any undue effect on them. The circumstances of the occupation of a caravan on the site is currently being investigated.

7. ROC/005/90 RAYLEIGH

LAND, LITTLE WHEATLEYS CHASE, RAYLEIGH

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT.

Applicant: Beazer Homes (East) Ltd.

RECOMMENDATION: - that a Little Wheatleys Panel be constituted to consider the details of the proposal and to report back in due course to the Planning Services Committee.

REPORT:

The above application has been received from Beazer Homes for the development of the 19 acres off Little Wheatleys Chase identified in the Rochford District Local Plan as an area of Special Restraint and now scheduled for residential development in the post 1990 period.

The application is an outline submission supported by an indicative layout drawing of the form and layout of the development envisaged.

8.

ROC/953/89 HULLBRIDGE

76, FERRY ROAD, HULLBRIDGE

GROUND AND FIRST FLOOR EXTENSIONS WITH ADDITIONAL PARKING SPACES.

APPLICANT: Mrs. P. Wapples.

Zoning: Residential.

REFUSAL:

1. The proposal would result in the overdevelopment of this small but prominent site, which lies outside the areas allocated for office purposes in the Rochford District Local Plan. Furthermore, the proposal would produce a cramped appearance to the detriment of the street scene and the amenities of the nearby residents in both Ferry Road and Oakleigh Avenue by reason of the scale and size of the building and the two storey development up to the site boundary.
2. The proposal would amount to an undesirable and inappropriate expansion of a commercial use in an area allocated for residential purposes in the Rochford District Local Plan, and on a site bounded by residential properties.

REPORT:

This existing single storey building is on the north east corner of the junction of Ferry Road with Oakleigh Avenue, and has been used for office purposes since 1985 with the benefit of planning permission.

The proposal is to form a first floor extension over the existing building with pitched roof over, and abutting the northern boundary of the site.

The site is adjoined to the north and east by dwellings, and there is an existing parking area for 4 vehicles at the rear of the site, with access from Oakleigh Avenue.

This is an existing non-conforming use within a residential area, the extension and intensification of which is considered to be unsatisfactory and unacceptable, resulting in an overdevelopment of the site, detrimental to the appearance in the street scene.

In response to neighbour notification two replies have been received expressing concern regarding additional parking problems, loss of view and detrimental effect on adjoining dwellings.

9. ROC/003/90 HAWKWELL

38, STANLEY ROAD, ASHINGDON

CONVERT BUNGALOW TO HOUSE.

Applicant: Mr. & Mrs. P. Doman.

Zoning: Residential.

APPROVAL

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

Members will recall that planning permission was granted at the Planning Services Committee meeting on 18th May, 1989 for the conversion of this bungalow to a house. The current application proposes alterations to the design of the extension, although not significantly altering the size and scale, and is considered reasonable.

The dwelling is well isolated from adjoining dwellings, and will have no detrimental effect. Any response from neighbours, however, will be reported verbally.

10. ROC/975/89 HULLBRIDGE

27, AMBLESIDE GARDENS, HULLBRIDGE

DETACHED 4-BED HOUSE WITH PART INTEGRAL GARAGE.

Applicant: Estate of Maud Gertrude Hammond (Deceased).

Zoning: Residential.

Depth: 32m.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 53 - Materials to be used externally.
3. Std. Cond. 25 - Garage provision - prior to occupation.
4. Std. Cond. 56 - Landscaping scheme - details/implementation.
5. Std. Cond. 66 - Details of screening.
6. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

This proposal is to demolish a derelict single storey building and erect a detached four bedroom house, on a site flanked either side by houses.

No objections have been received in response to consultations.

11.

ROC/980/89 RAYLEIGH

SWALLOW NURSERY, LONDON ROAD, RAYLEIGH

SINGLE STOREY REAR EXTENSION TO PROVIDE CANTEEN, OFFICES AND FISH QUARANTINE STORE.

Applicant: Swallow Nursery.

Zoning: M.G.B.

REFUSAL:

1. Std. RFR9 - Green Belt - Standard Reason.

REPORT:

The site was originally permitted as a nursery in 1962, but in 1971, planning permission was granted for use of part of the building for the sale and storage of tropical fish, subject to a condition regarding no retail sales other than tropical fish.

In 1985 and 1986, proposals to further extend the building were resisted.

The present proposal is for an extension at the rear of the existing building, 15.8m. by 14m. to provide a fish quarantine store, canteen, offices and staff and customer toilets.

The existing use of the site appears to exceed the permitted use, and it is considered that any potential increase in the commercial and retail activity at the site should be resisted, given the location within the M.G.B.

In response to neighbour notification, no replies have been received.

Comments of the County Surveyor and Head of Environmental Services will be reported verbally.

12. ROC/3026/89/AD ROCFORD

ERNEST DOE & SONS LTD., WEIR POND ROAD, ROCFORD

TWO ILLUMINATED FLAT WALL MOUNTED SIGNS.

Applicant: Ernest Doe & Sons.

Zoning: Secondary Shopping.

REFUSAL OF EXPRESS CONSENT

1. It is considered that by reason of the siting, design and method of illumination, the proposed signs would be obtrusive, out of keeping with the character of the building and the Conservation Area in which it is situate, contrary to the interests of amenity Policy SAT8 of the Rochford District Local Plan. Furthermore, the site faces and adjoins residential properties, the occupiers of which would similarly suffer a loss of amenity contrary to Policy SAT10 of the Rochford District Local Plan.

REPORT:

The site is on the south side of Weir Pond Road, within the Rochford Conservation Area.

It is proposed to erect two no. internally illuminated signs, mounted on the front elevation of the building.

The proposals are considered inappropriate and out of character in this location in the interests of amenity and contrary to the policies of the Rochford District Local Plan.

In response to consultations, the Essex County Council, Specialist Advisor has suggested refusal, the signs being considered out of character, with no justification for such method of advertising.

13.

ROC/971/89 RAYLEIGH

195, EASTWOOD ROAD, RAYLEIGH

OUTLINE APPLICATION TO ERECT TWO ELDERLY PERSONS HOMES WITH ACCESS ONTO KNIVET CLOSE AND EASTWOOD ROAD.

Applicant: Mr. & Mrs. T. Spraggon.

Zoning: Residential.

Density: 30 bed spaces.

REFUSAL:

1. Notwithstanding, the outline submission, the proposed buildings indicated on the submitted plans by reason of their siting and excessive size and bulk in relationship to neighbouring dwellings will have a dominant and overbearing impact on the occupiers of adjacent properties, producing a cramped, overpowering feature within the site, Eastwood Road and Knivet Close street scenes. Furthermore, the development will produce overlooking to neighbouring properties, causing loss of privacy to the detriment of the amenities of the occupiers.
2. Notwithstanding, the outline submission, the proposed building indicated on the submitted plan would create strong twin hip gabled features and visual bulk to the front elevations in the street scenes and would produce alien features conflicting with the general character and detached residential development in the vicinity.
3. The private drive at the end of Knivet Close already serves 5 dwellings and therefore it is considered unsatisfactory to permit further development with access via this private drive. If allowed congestion and potential danger to highway safety could occur.

4. The proposed parking layout fronting Eastwood Road would not allow service vehicles to be able to park and turn within the site and could result in such vehicles having to manoeuvre within the Eastwood Road to the detriment of highway safety.

REPORT:

The applicants are seeking to demolish an existing dwelling fronting Eastwood Road and erect two substantial buildings within its curtilage to provide two aged persons homes one fronting Eastwood Road and the other Knivet Close behind.

The proposal is unacceptable for the stated reasons a view supported by neighbouring residents who have submitted 19 letters objecting to the development.

14. ROC/933/89 HOCKLEY

ROCHELLES FARM, LOWER ROAD, HOCKLEY

OUTLINE APPLICATION TO ERECT AGRICULTURAL DWELLING.

Applicant: Mr. & Mrs. D. J. Dear.

Zoning: M.G.B.

Parish Council - Considers there to be no agricultural justification.

APPROVAL:

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 3 - Commence in five or two years (outline).
3. Std. Cond. 20 - Car parking - single dwelling.
4. Std. Cond. 65 - Details of means of enclosure.
5. Std. Cond. 85 - Agricultural occupancy limitation.
6. Std. Cond. 56 - Landscaping scheme - Details/Implementation.
7. Details of the proposed foul drainage system shall be submitted to and approved, in writing, by the Local Planning Authority and installed prior to the occupation of the proposed dwelling.

REPORT:

Planning permission for the siting of a mobile home on this farm has been granted since 1983, the current permission expiring on 31st August 1991. The most recent permission, ROC/638/89, carried an informative at Members' request, that stated inter-alia that Planning Services Committee would not be prepared to consider a further permission for the mobile home, unless it is shown that there is a fully justified agricultural need.

As a result, the applicants now wish a permanent dwelling on the site.

The A.D.A.S report states the use is viable and well established, comprising some 25 hectares put down to grass, providing grazing for sheep and cattle and producing silage and bales of hay. There is also a small horticultural use, producing cut flowers and vegetables. In its conclusion, the A.D.A.S report considers it essential that a dwelling continue to be provided on the farm, on the grounds of animal welfare, good stock husbandry and security, and that a permanent dwelling would assist and encourage the owners to develop the farm to its fullest extent.

In all the circumstances, subject to the above conditions, the proposal is considered reasonable.

15. ROC/453/89 RAYLEIGH

235-237, EASTWOOD ROAD, RAYLEIGH (MACS GARAGE).

Applicant: Mr. J. Snell.

Zoning: Residential.

RECOMMENDATION: Delegate to Director of Development to determine on receipt of the County Surveyors consultation and subject to appropriate conditions.

1. Std. Cond. 4 - Commence in five years
2. Std. Cond. 33 - Provision of loading/unloading area - 1.
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 95 - Development as per specified plan.
5. Std. Cond. 98 - Removal of buildings.
6. Std. Cond. 63 - Hedgerows to be retained.

REPORT:

The proposal is to redevelop the site of a pair of semi-detached semi derelict houses which are adjacent the eastern side of Macs Garage, Eastwood Road. The site is sandwiched between Macs Garage and the retail shops on the corner of Eastwood Road and The Chase.

Permission for commercial developments of this site have previously been granted under ref.ROC/926/78 to erect a car showroom with offices over and ROC/642/86 - Renovate building and use for storage purposes with car parking and car storage on site.

Given the immediate commercial setting of the site and the sites history the principle of this development is not considered unreasonable. The proposed design is a satisfactory form and the County Surveyors response is awaited regarding the layout of the site and access details having regard to the proximity of the zebra crossing in Eastwood Road. The nearest part of the site is to continue to be used for car storage purposes.

Letters have been received from local residents objecting mainly to the commercial nature of the redevelopment scheme and to the following main points:

1. Traffic hazard.
2. Late night shop use and/or takeaway use.
3. Noise/stress from commercial premises.
4. Overlooking and loss of privacy.

16. ROC/950/89 RAYLEIGH

ADJ. 3, EASTCHEAP, RAYLEIGH

DETACHED CHALET WITH INTEGRAL GARAGE.

Applicant: Mr. H. Davies.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 20 - Car parking - single dwelling.
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 101 - Obscure glazing to specified windows.

REPORT:

Members may recall that planning permission has twice previously been refused on this site for a new dwelling.

The first application, ROC/384/88, was refused because the site was of insufficient width and a two storey house was considered inappropriate.

The second application, ROC/1120/88, showed a site of greater width, having incorporated an additional strip of land at the side, under which an Eastern Electricity cable is run. The proposed chalet style dwelling on the site was considered too large and unsatisfactory in its relationship with the adjoining bungalow.

The current application shows a site which satisfies the technical requirements, and the size of the proposed chalet has been reduced in height and depth, so as to render the proposal more appropriate to the area.

In response to neighbour notification, one reply has been received objecting on the grounds of loss of privacy, development out of keeping and electricity cables beneath the ground.

Eastern Electricity state that no structure or building should be built within 1m. of the cable, which is the main supply cable to Cheapside East. Notwithstanding these comments, the proposal is considered reasonable.

17. ROC/961/89 RAYLEIGH

REAR OF 180, EASTWOOD ROAD, RAYLEIGH

Applicant: Mr. & Mrs. C. Green.

Zoning: Residential.

Frontage: 20m.

Depth: 13.5m.

Density: 33d.ha (13.5d.a)

REFUSAL:

1. The site is considered to be of insufficient depth to enable a satisfactory form of development to be achieved in relationship to the existing form of development and neighbouring dwellings. If permitted it will have a dominant impact on adjacent properties and is poorly sited in a prominent exposed position

forward of the flank building lines of dwellings facing Eastwood Road and Nevern Road and if allowed will be detrimental to the street scene at this point. Furthermore, the development will produce overlooking to neighbouring properties, causing loss of privacy to the detriment of the amenities of the occupiers.

2. The form of the development is considered an overdevelopment of the site and, if allowed, would erode the private amenity space serving no. 180 Eastwood Road.

REPORT:

The proposal is unacceptable for the stated reasons

18. ROC/988/89 HOCKLEY

11, HIGHAMS ROAD, HOCKLEY

NEW PITCHED ROOF TO INCORPORATE ROOMS IN ROOF.

Applicant: A. Lane Esq.

Zoning: Residential.

RECOMMENDATION: Delegate to Director to approve subject to satisfactory revisions and completion of neighbour consultations.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Prior to the commencement of the development hereby permitted, two car parking spaces in addition to the garage space must be provided in the curtilage of the dwellinghouse, clear of the highway, and thereafter maintained free of impediment for their intended use.

REPORT:

Revised plans are anticipated, reducing the roof height and size of the rear dormer. The street scene comprises a mix of house types. No adverse comments have been received, but an additional neighbour consultation has not yet expired.

HOTEL RENOUF, BRADLEY WAY, ROCHFORD

ADDITION TO HOTEL TO PROVIDE 42 ADDITIONAL BEDROOMS AND ASSOCIATED CAR PARKING FACILITIES.

Applicant Hotel Renouf.

Zoning: Hotel.

RECOMMENDATION: Delegate to the Director of Development to approve subject to the satisfactory completion of consultations and the conclusion of a Legal Agreement to ensure that the development is not used and occupied prior to the withdrawal of the current drainage restrictions in Rochford.

1. Std. Cond. 4 - Commence in five years.
2. The car parking facilities indicated on drawing no. RH6748:89C shall be provided and available for use prior to the additional bedroom being first used.
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 58 - Landscaping - prior to commencement of development.

REPORT:

This application is a revised proposal following the Committees refusal of a similar but larger development at the Meeting on 14th December, 1989 on grounds of design, size, and car parking provision.

Arising from the Committees comments the scheme has been reduced and revised.

In a copy letter presented with the revised application the applicants agent explains:-

"I have made a reduction of some 2020sq.ft. to the building overall (approx.13.5%) this enables me to bring the building line further into the site from the front boundary, Bradley Way that being 4.26m (14'0") now 7.62m (25'0") increasing by 11'0" and 5.18m (17'0") now 9.45m (31'0") increasing by 14'0". To reduce the height and bulk; the roof pitch of 45 degrees is now at 37.5%.

Also you will note the two main elevations show the existing wing of the Hotel to give you the comparison of the overall concept, also denoting the tree planting around the site which blends the complete area.

The car parking of 42 spaces I have obtained and proposed to build a decorative wall closing off between the new addition of the Hotel and building to the south - Bradley House. This will also give an improved outlook from the Freight House opposite looking towards the Council Main Car Park, by closing the gap which exists at present.

We propose filling the old ditch/pond and re-piping same.

This was on the cards to do, as the committee are aware, that the Council Main Car Park, storm drains through this ditch/pond and in storm condition a large amount of oily deposits are carried through the system, so by re-claiming the ditch/pond we can landscape the area to a better use."

The revised form and architecture of the addition has been produced in conjunction with County Planners Specialist Advisor who comments:-

"This amended proposal, which I understand has been reduced at the request of your Council, does not have all the intricacy and interest which were incorporated in the previous scheme.

However, now that further revisions have been incorporated following our last meeting I am of the view that well-detailed and with a suitably high quality of materials this building will be complementary to the character of Rochford and the Conservation Area and will indeed be a building of considerably higher quality than the first phase of the hotel."

The additional car parking spaces equates with the current car parking standard for Hotels and the applicant intends to use Grasscrete concrete blocks in the car parking area rather than a hard surfacing material in the interests of conservancy the setting of the site. The car parking area also excludes those spaces within the public car park which were previously included with the application site boundary.

Replies to consultations are still awaited and will be reported verbally if available by the date of the Meeting.

The site does fall within the area currently the subject of the drainage restriction requested by Anglian Water which the Council agreed to support initially for 1 year w.e.f. 1st September, 1989. The previous application was submitted before the 1st September. The revised application was received on 2nd January 1990 and the drainage restriction objection would normally be applicable. It is anticipated that Anglian Water will raise objection to the application but in discussion with their officers it seems that they would not object to a grant of permission if the permission was subject to a Legal Agreement whereby the additional accommodation was not used and connected to the sewerage system until such time as the restriction was lifted.

The recommendation is made subject to the conclusion of such an agreement and the conclusion of consultations with the Director of Development being authorised to include any further conditions that consultation replies may dictate.

It is understood that the applicants agents has produced coloured elevational drawings which will be displayed in the Members Room prior to the meeting.

20. ROC/811/89 HAWKWELL/HOCKLEY

47, WHITE HART LANE, HAWKWELL

OUTLINE APPLICATION TO ERECT TWO DETACHED HOUSES AND GARAGES.

Applicant: Crouch Valley Homes Ltd.

Zoning: Residential

Hockley Parish Council comment as follows:

"The Council wish to make the following objections:-

1. The application falls within the development restriction area of the Anglian Water Rochford Pump Station.
2. The existing vehicular access from White Hart Lane to the B1013 is very difficult and potentially dangerous. No further development should be permitted in this area until the junction has been substantially improved.
3. There should be adequate off street parking provided in any new development in the area."

	Plot 1	Plot 2
Frontage:	16.6m.	18m.
Depth:	38m. average	24m. average
Density:	17dha (7d.a)	

RECOMMENDATION: Delegate to Director subject to the satisfactory conclusion of consultations with Anglian Water Services Ltd. and the imposition of appropriate conditions and Legal Agreement.

REPORT:

The present application for two dwellings is submitted following the refusal of a previous application for three (ROC/397/89) on 8th September, 1989. The stated reasons at that time were as follows:-

1. The proposal constitutes an overdevelopment of the site by reason of the number of dwellings, their relationship to the existing form of development, neighbouring dwellings and relative plot sizes. If permitted the development will have a dominant impact on adjacent properties producing a cramped, overpowering built form within the site and street scene. Furthermore, the proposed three detached dwellings with integral garages are identical in appearance and would produce a discordant, repetitive image within the site and street scene.
2. The proposed development if allowed would lead to the loss of trees and other natural cover within the site including trees the subject of Tree Preservation Order No. 9/89 within the south eastern corner frontage of the plot. This would destroy the pleasant arcadian setting of the land and street scene at this point.

The present scheme goes a long way to meeting these objections. Local residents do not agree and 14 letters of objection have been received confirming this. They accept that whilst two is better than three the sizes of the dwellings produce an overdevelopment of the site and character of White Hart Lane.

Since these comments were received the scheme has been revised to bring the southernmost property forward with a realignment of the northernmost one to produce a square attitude to the road frontage. Neighbouring occupiers were notified of these changes and any further representations received will be reported to the Planning Services Committee.

Though the development is located within the sewage embargo area it is thought that in this instance as there is only a net increase of one dwelling that the problem could be resolved if the Council could secure a legal agreement with the developer under section 52 of the Town and Country Planning Act 1971 to ensure that the second dwelling is not occupied before a specific date or the sewerage restrictions are lifted.

21.

ROC/981/89 RAYLEIGH

EASTERN ELECTRICTY, 190, LONDON ROAD, RAYLEIGH

Applicant: Eastern Electricity.

Zoning: Offices.

ERECT STORM PORCH TO FRONT AND A 2.5M HIGH BOUNDARY SECURITY FENCE.

RECOMMENDATION: Delegate to Director to approve subject to details of and appropriate conditions, regarding height reduction in part and adequate screening.

1. Std. Cond. 4 - Commence in five years.
2. Details of the colour of the proposed fence 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). Furthermore, the colour of the fence shall be retained in accordance therewith.

REPORT:

Officers have expressed concern due to the "heavy" appearance of this security fencing adjoining a residential area, and negotiations have produced a height reduction on the front to 1.5m. and eastern boundaries to 2.1m. This is supplemented by hedge screening in parts whilst the rear and western flank boundaries are less exposed and well screened. The applicant has explained that the proposal is put forward to overcome problems being experienced of vandalism and theft. Recommendation is therefore made on balance.

No adverse comments have been received in response to consultations.

22. ROC/677/89 HULLBRIDGE

HULLBRIDGE FREE CHURCH, LOWER ROAD, HULLBRIDGE

SIDE EXTENSION AND CAR PARK.

Applicant: Hullbridge Free Church.

Zoning: Residential.

Hullbridge Parish Council - had commented on the original proposal (which did not indicate the provision of a car park) that they would like to see plans for additional parking.

RECOMMENDATION: - Delegate to Director of Development to approve on the completion of the neighbour consultation period.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 19 - Parking and turning space provision.
3. Std. Cond. 53 - Materials to be used externally.
4. Std. Cond. 66 - Details of screening.
5. The use of the additions hereby permitted shall be restricted to uses ancillary to the main use of the existing building as a church and church hall. Notwithstanding the provisions of Regulation 3, Part D of Schedule of the Town and Country Planning use class Order 1987 (or any order revoking and re-enacting that order).

REPORT:

This proposal involves the demolition of an existing flat roof extension and its replacement with a larger addition which will incorporate classrooms for Sunday School use and an extension to the main church.

At present only some seven car parking spaces exist on site although during negotiations a revised scheme has now been submitted indicating further parking to the rear of the site. This indicates some 33 additional spaces making a total of 40. Using present day standards a minimum of 36 spaces would be required for both the existing building and proposed extension.

As this car park affects additional residents to those first notified, further letters have been forwarded. However, it is felt that a smaller area of land could be used to provide the same number of parking spaces and condition no. 2 above would allow for a revised scheme to be agreed.

23. ROC/890/89 HOCKLEY

12, OSBORNE AVENUE, HOCKLEY

SINGLE STOREY SIDE EXTENSION AND ENCLOSE PART OF GRASSED AMENITY AREA.

Applicant: Mr. & Mrs. Belsham.

Zoning. M.G.B.

RECOMMENDATION: Delegate to Director to approve on completion of consultations.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 54 - Materials to match existing.
3. Std. Cond. 67 - 1.8m high brick screen wall to be provided.
4. Std. Cond. 95 - Development as per specified plan.

REPORT:

This proposal would ordinarily be a delegated item but as it involves building upon & enclosure of part of an adjacent grassed amenity strip on the estate it is brought before the Committee for consideration.

The proposal is considered to be reasonable and Members are advised that the extension is proposed to accommodate a Physically Disabled Adult by providing a ground floor bedroom and en-suite shower room. This has been designed in conjunction with Essex County Council, Social Services who strongly support the provision of this accommodation.

There was an objection to the original scheme from the occupiers of number 26 Osborne Avenue who were concerned about the height and materials of the extended boundary wall and potential overlooking to their patio area.

The plans have since been revised and the boundary wall set in to meet the objection and retain more of the grassed amenity area. No further representations have been received following additional notification of the amended plans to the neighbour.

24.

ROC/880/89 RAYLEIGH

113, DAW'S HEATH ROAD, RAYLEIGH

TWO STOREY SIDE EXTENSION TO PROVIDE FIRST FLOOR BEDSIT AND ACCESS THROUGH TO REAR.

Applicant: Dearman Developments Ltd.

Zoning: Residential.

Density: 88d/ha (36d/a.)

REFUSAL:

1. The proposed development will result in the creation of 3 flats within the site and is considered to be an overdevelopment of the site as detailed in reasons 2 and 3 to the detriment of the appearance and character of the area.
2. The Local Planning Authority consider that the scale and design form of the two storey extension with external stairs up to the boundray, tunnelled driveway through together with the substantial continuous flank elevation are alien features detracting from the scale and appearance of this semi-detached pair of dwellings. Furthermore if permitted the proposed development would detract from the elevational composition of the building creating a cramped appearance within the site and street scene; and notwithstanding the difference in levels will reduce the degree of separation between buildings and dominate the setting of the neighbouring bungalow (number 111 Daws Heath Road).
3. The number of flats and parking facilities within the site will produce a concentration of car parking and car movements to and from and within the site to the detriment of neighbouring occupiers. Furthermore the two parking spaces shown to the front of the dwelling cannot be worked independently of each other and the mass of hard-standing will be detrimental to the appearance of the site and street scene.
4. If permitted, the proposal would set a precedent making it difficult for the Local Planning Authority to resist similar development in the area to the detriment of its character.

REPORT:

The proposed development is unacceptable for the stated reasons and follows a previous application to convert the dwelling in to two self-contained flats granted on 23rd June, 1989 (ROC/322/89).

Representations have been submitted by the occupiers of 98 Daws Heath Road supporting the reasons for refusal.

The applicants have submitted additional information in support of their application which can be summarised under the following headings:-

- a) High demand for cheap housing especially from the young.
- b) Shortage of Local Authority Housing shifting responsibility to the private sector.
- c) High property prices and interest rates.
- d) Cheap accommodation required close to workplaces.

- e) Proposal will provide modest bedsit flat reasonably priced in proximity to the town centre, railway station and other facilities.
- f) Proposal is visually in keeping with the existing dwelling and parking is provided for.
- g) Additional noise and disturbance is not anticipated.

Notwithstanding the applicants supporting information the proposal must be decided on the site specific planning matters and all other material considerations.

25. ROC/712/89 ROCHFORD

5, WEIR POND ROAD, ROCHFORD

NEW SHOPFRONT AND OFFICES ON FIRST FLOOR LEVEL TO ENLARGE EXISTING RETAIL AREA.

Applicant: J. Reeve & Son Ltd.

Zoning: Residential and Historic Core within the Conservation Area.

APPROVAL:

1. Std. Cond. 4 - Commence in five years.
2. Two parking spaces each measuring 2.5m. x 5m. shall be provided commensurate with the occupation of the development hereby permitted. The spaces shall be hard surfaced and marked out to the satisfaction of the Local Planning Authority and retained and used solely for the parking of vehicles and no other purpose. These spaces shall be additional to those required under the previous planning permission dated 10th October, 1986 (ROC/068/86).
3. The new brickwork shall be in a soft red facing brick laid in Flemish bond and the boarding shall be dense black in finish. All new external joinery including the barge board shall be painted rather than stained.

REPORT:

Members may recall granting permission for these premises to be used for the retail sale of timber and ancillary D.I.Y. products in October, 1986 (ROC/068/86 refers).

This current proposal involves the continuation of this use by transferring the small office element to a first floor location and utilising the remaining floorspace as an extension to the retailing part of the ground floor.

The proposal has been subject to negotiations which have resulted in the front elevation being altered to a more acceptable appearance in view of the site's location in the Conservation Area. This follows the County Planner's Specialist Adviser's comments who now has no objection to the proposal subject to the imposition of condition no. 3.

No objections have been received from the Head of Environmental Services or the Rochford Parish Council although the Rochford 100 Amenities Society did have similar reservations to those of the County Planner's Specialist regarding the original scheme.

26.

ROC/580/89/DP RAYLEIGH

LOWER WYBURNS FARM, DAWS HEATH ROAD, RAYLEIGH

USE OF LAND AS INFORMAL PUBLIC OPEN SPACE, ALLOTMENT GARDENS, LAYOUT OF CHILDREN'S PLAY AREA AND CONSTRUCT CAR PARK AND VEHICULAR ACCESS.

Applicant: Rochford District Council.

Zoning: Metropolitan Green Belt and proposed Public Open Space.

RECOMMENDATION: That the Leisure Services Committee be advised that no objection be raised to the proposal subject to the conditions outlined below and that the Committee be informed of the reservations expressed by the County Surveyor concerning the access and neighbour comments concerning site management, security, planting and layout, planning and planting of 'park' (western area), flooding, together with points raised by the Rayleigh Civic Society with respect to siting of the allotments and Eastern Sports Council suggestions for more formal facilities together with off road facilities for horses.

1. Std. Cond. 4 - Commence in five years.
2. Std. Cond. 56 - Landscaping scheme - details/implementation.
3. There shall be no direct vehicular or pedestrian access from the site to the trunk road and suitable fencing shall be erected and maintained along the trunk road boundary. Furthermore details of all other fencing or other means of enclosure together with their positioning, shall be submitted to and approved in

writing by the Local Planning Authority before the use is commenced and erected prior to the land being first used as public open space.

REPORT:

The site comprises two large fields to the west of the farmhouse. It is proposed to develop the site for informal recreation and allotments.

The A127 runs along the southern boundary and is partly screened by mature Oaks. The northern boundary is a steep sided ditch which carries surface water run off from the A127 and is subject to regular flooding. The western boundary is a bank of trees and brambles. A new boundary is to be created along the eastern boundary separating the open space from the farmstead. A ditch divides the site into two fields.

The following works are proposed:-

1. A new access road is to be created off the Daws Heath Road providing an entrance for the open space separate to the farm entrance. A small car park will be provided at the end of this road.
2. A children's play area for younger childre up to 9 years of age will be provided adjacent to the car park. This will be fenced to exclude dogs.
3. A 2.0 acre allotment site will be provided in the south east of the site. This will be fenced and separated from the A127 and hedgerow trees by a grassland buffer zone.
4. The allotments, car park and children's play area will all be landscaped.
5. A new fence will be erected along the eastern boundary. This will be underplanted with a thin hedge with occasional standard trees. The boundary to the A127 will be refenced.
6. The need for works to the ditch along the northern boundary is being evaluated as a separate exercise.
7. Extensive tree planting of dense beds of native trees and shrubs will be carried out along the southern and western boundaries to screen the A127 and industrial estate. Clumps of standard trees will be planted along the stream boundary. A line of Oaks will be planted along the ditch line dividing the site into two fields.

Three letters have been submitted by and on behalf of the occupiers of nos. 2, Wyburns Avenue East, 42 and 44, Wyburns Avenue listing points of concern and clarification referred to above. Members will note that the scheme description includes fencing, landscaping, planting and an evaluation of the need for

works to the ditch along the northern boundary where flooding sometimes occurs. It is understood one solution would be to re cut the ditch and culvert the resulting channel.

The County Planner raised no objection and the application is supported by the Rayleigh Civic Society who do however suggest that the proposed allotments area be sited as remote as possible from the A127. The Department of the Environment and Transport advises the imposition of stated condition number three. The Sports Council support the proposal but suggest the Council might consider at a later stage adopting such sites by providing facilities for more formal activities, such as goalposts, basketball nets or low-key skateboarding facilities. Also off road facilities for horses.

Following initial comments from the County Surveyor the access arrangements have been subject to minor revisions and further comments received from the Highway Authority are reproduced below:-

"The layout now shown is not considered completely satisfactory from a highway point of view. The provision of two accesses immediately adjacent to each other may give rise to general confusion to drivers turning into and out of the sites. Furthermore, the layout of the farm access is not considered satisfactory as large vehicles turning left out of the site would be forced to cross the centre line of the main road.

It is not clear from the plan submitted as to what standard of visibility is available to the south-east. As previously mentioned a sight splay 2.4m. x 90m. should be provided.

Having regard to all circumstances, I am still of the opinion that initially some form of combined entrance, constructed to meet the highway boundary at right angles, would prove the best arrangement to serve both sites."

Notwithstanding these comments the access arrangements shown are in the opinion of the head of Environmental Services (Engineers) the most expedient achievable and that a 2.4m. x 90m. visibility splay within the highway is not feasible given the land available.

27.

ROC/945/89 ROCHFORD

GUSTED HALL, GUSTED HALL LANE, HAWKWELL

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

Applicant: Gusted Hall Estates Ltd.

Zoning: M.G.B., Special Landscape and Roach Valley Conservation Zone.

RECOMMENDATION: That a Gusted Hall Panel be constituted to consider the proposal and to report back in due course to the Planning Services Committee.

REPORT:

The above application relates to some 67.35ha (166.5 acres) of land at the end of Gusted Hall Lane on either side of the Scrubs woodland. The application is in outline only seeking a decision in principle but is accompanied by indicative supporting plans of a possible golf course and club house layout.

The site is in the Green Belt and also within the area identified as both Special landscape and Roach Valley Conservation Zone.


DELEGATED PLANNING DECISIONS - 1st FEBRUARY 1990

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

APPROVALS

- ROC/391/86/7 One detached house and garage. Plot 20 at Land Albert to Clifton Road/Rectory Avenue, Hawkwell - M.B.C. Estates Ashington.
- ROC/572/89 Two storey rear extension at 382, Rectory Road, Hawkwell - D. Guligan Esq.
- ROC/630/89 Raise height of roof and chimney and re-tile at 1, Pudsey Hall Lane, Canewdon - Mr M.F. Gibson.
- ROC/640/89 Two storey rear extension and side dormer at 23, Albany Road, Rayleigh - Mr & Mrs D.P. Thompson.
- ROC/641/89 Detached double garage at 205, Lower Road, Hullbridge - G. White.
- ROC/751/89 Detached double garage at 16, New England Crescent, Great Wakering. (Plot 69) - Mr S. Jones.
- ROC/766/89 Retention of conservatory to the rear at 2, The Trunnions, Rochford - Mrs D. Collins.
- ROC/777/89 Extend roof to incorporate rooms in roof at 22, Purleigh Road, Rayleigh - P. Carter Esq.
- ROC/778/89 Single storey side extension incorporating garage and front canopy at 68, Castle Road, Rayleigh - G. Champman.
- ROC/836/89 Two storey side and single storey rear extensions to incorporate garage and granny annexe at 25, Broad Oak Way, Rayleigh - Mrs T. Clarke.
- ROC/839/89 Single and two storey rear extensions at 28, Moons Close, Ashington - Mr J. Woodcock.
- ROC/853/89 Single storey rear extension at 15, Hainault Avenue, Rochford - A. Dabbs.
- ROC/865/89 First floor rear extension, garage extension and front porch at 28, Great Wheatley Road, Rayleigh - Mr & Mrs C. Reagan.
- ROC/885/89 Single storey front extension at 17, Woodlands Avenue, Rayleigh - Mr J. Ballam.
- ROC/886/89 First floor rear extension at 2, The Limes, Rayleigh - Mr & Mrs I. Leece.
- ROC/908/89 Detached 3-bed house and garage at Adjacent 60, High Street, Great Wakering - Mr G. Reece.
- ROC/913/89 Extend front dormer at 24, White Hart Lane, Hawkwell - Mr J. Collins.
- ROC/920/89 Single storey rear extension and carport at 44, The Bramleys, Rochford - M.F. Weaver.
- ROC/924/89 Convert hip to gable roof, front and rear dormers, single storey rear extension and detached garage at 73, Cotswold Avenue, Rayleigh - Mr P. Pestell.

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ROC/925/89 First floor rear extension and alterations to front porch at 4, Roding Close, Great Wakering - Mr & Mrs G. Halls.

ROC/926/89 Two storey side extension, incorporating integral garage and front porch with canopy over at 20, Whitehall Road, Great Wakering - Mr J. Frewer.

ROC/931/89 Front porch and carport at 92, Bull Lane, Rayleigh - Mr & Mrs M. Utting.

ROC/934/89 Front and rear dormers at 4, Johnson Close, Rochford - Mr & Mrs I. Walker.

ROC/937/89 Front and rear dormers at 16, Nutcombe Crescent, Rochford - Mr V. Brown.

ROC/938/89 Single storey rear extension at 8, The Dales, Rochford - Mr Harrington.

ROC/952/89 Single storey rear extension at 29, Spencer Gardens, Rochford - Mrs C. Cheveralls.

ROC/956/89 Bay window to lounge at 12, Lancaster Road, Rayleigh - Barry Sippitt.

ROC/968/89 Front porch with pitched roof at Greenacre Smallholdings, Hyde Wood Lane, Ashingdon - Mr J. Morley.

ROC/972/89 Relaxation of condition 4 imposed on ROC/735/88 in respect of the distance of the garage from the highway at 7, Lindsey Road, Great Wakering - Mr W. Clement.

ROC/3017/89/AD Erect illuminated and non-illuminated fascia signs. (16 in total) at Texas Homecare Ltd, 10, Purdeys Way, Rochford - Texas Homecare Ltd.

REFUSALS

- ROC/610/89 Single storey rear extension and new access at 326, Plumberow Avenue, Hockley - Mr P.S. Bowman.
Reason: Excessive development in the Metropolitan Green Belt.
- ROC/758/89 Front extension incorporating porch and garden store at 54, Banyard Way, Rochford - J.C. Bunn Esq.
Reasons: 1) Detrimental to visual amenities of the street scene
 2) Unbalancing effect on one-half of a pair of semi-detached bungalows.
- ROC/847/89 Single storey hay store and implement shed at 28, Southend Road, Rochford - Mr Goodliffe.
Reasons: 1) Excessive development in the Metropolitan Green Belt.
 2) Roach Valley Conservation Zone.
 3) Hay store will detract from the setting of existing dwelling and surrounding countryside.
- ROC/848/89 Enclosure over existing swimming pool at Ropers Farm, Mucking Hall Lane, Barling - F. Lawrence.
Reasons: 1) The enclosure will detract from the adjacent Grade II Listed Building.
 2) Significant visual intrusion contrary to policies.
- ROC/863/89 Two storey rear extension at Glen Cottage, Sutton Road, Rochford Mr & Mrs P. South.
Reason: Excessive development in the Metropolitan Green Belt.
- ROC/907/89 Extend garage to front and add front porch at 226, Eastwood Road, Rayleigh - Mr & Mrs J. Massey.
Reason: Loss of turning space and will create a hazard to other road users.
- ROC/912/89 Single storey rear extension and side dormers at 190, Hockley Road, Rayleigh - J. Munroe.
Reason: Detrimental to visual amenity of the street scene.
- ROC/944/89 Outline application to demolish existing dwelling and erect detached chalet and double garage at Wee six, Bullwood Approach, Hockley - P. Reynolds Esq.
Reason: Excessive development in the Metropolitan Green Belt.
- ROC/3021/89/AD Internally illuminated fascia box sign at 17-19, Main Road, Hockley - Trevor A. Murray.
Reason: Detrimental to visual amenities of the street scene.

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/~~RETECTIONS~~

DATE: 1.2.90

PLAN NO.	ADDRESS	DESCRIPTION
89/884	38, London Hill, Rayleigh	Replacing existing flat roof with tiled pitched roof.
89/907	10, Glebe Drive, Rayleigh.	Flat roof extension on rear elevation.
89/833	Junction White Hall Road, Wakering High Street, Gt. Wakering.	Erect Detatched house & detached garage.
89/676 A	18, Victor Gardens, Hawkwell.	Rooms in the roof.
89/898	21, Manstead Gardens, Rochford.	Loftrooms.
89/831	Rear 13, High Road, Rayleigh.	Alterations to toilet block.
89/834	Unit 4, Rawreth industrial estate, Rawreth.	Offices to factory.
89/905	12, Osbourne Avenue, Hockley.	Ground floor extension for registered disabled person.
89/834	Unit No 4. Rawreth ind. estate. Rawreth.	Offices to factory.
89/678 A	35, Middle Mead, Rochford, Essex.	Single storey side extension.
BN 90/4	5, Minster close, Rayleigh, Essex.	Front kitchen / Hall extension.
89/632 A	27, Rocheway, Rochford.	2 storey side extension.
89/867	Site of 34, High Road, Hockley.	Erect two detached dwellings & garages.
89/886	36, Love Lane, Rayleigh.	First floor en-suite bathroom extension.
89/899	Pyne Cottage, Trenders Avenue, Ray.	Two storey side extension and internal alterations.
90/8	17a, Dalys Road, Rochford.	First floor extension.
89/408 A	3, Harewood Ave, Rochford.	New chalet.
89/720A	17, Hollytree Gardens, Rayleigh.	Rear and side extension.
89/839	25, Barling Road, Great Wakering.	Amended plan BR/89/522, Front & rear dormers alterations & garage.
89/868	93, Alexandra Road, Ashingdon.	Proposed new roof and toilet.
89/876	27, Trinity Road, Rayleigh.	Proposed bedroom addition.
89/881	'Glamis' Rawreth Lane, Wickford.	Single storey rear extension.
89/888	10, Hilltop Avenue, Hullbridge.	3 bedroom detached house and garage.

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DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONS

DATE: 1.2.90

PLAN NO.	ADDRESS	DESCRIPTION
89/892	1, Trinity Close, Rayleigh.	Amended plans of proposed additions.
89/764	17, Brook Close, Rochford.	Double storey extension and alterations.
89/906	10, Seaview Drive, Great Wakering.	Pitch roof extension on the rear elevation
90/6	17, Barbara Close, Rochford.	Proposed loftrooms and cloaks.
90/17	124, Rochford Garden Way, Rochford.	Rear Extension.
90/26	10, King Henry's Drive, Rochford.	Create an intervening ventilated space between W.C. & Kitchen.
89/759	78, Daws Heath Road, Rayleigh.	Garage/kitchen Extension.
89/763	Springfields, Chapel Lane, Great Wakering.	Extension and alterations
89/818	60, London Hill, Rayleigh.	Extension to entrance hall & install new cloakroom.
89/855	4, Johnson Close, Rochford.	Rooms in roof.
89/612	Britavia Hanger, Southend Airport, Southend-on-sea.	Alterations and additions internally.
90/1	1, Ashington Road, Rochford.	Foundation underpinning.

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DELEGATED BUILDING REGULATION DECISIONSAPPROVALS/REJECTIONS

DATE: 1.2.90

PLAN NO.	ADDRESS	DESCRIPTION
89/824	Plot 1, Western Road, Land bet. 25-29. Rayleigh.	Dwelling House.
89/828	Unit 9, The Foundary, Spa Road, Hockley.	Two storey extension.
89/829	3, Ash Green, Canewdon.	Garage extension & conversion, Lounge extension with bay and storm porch.
89/835	216, Ferry Road, Hullbridge.	Double storey side & single storey rear extensions.
89/842	14, Belvedere Avenue, Hockley.	First floor extension over attached garage and single storey rear extension.
89/843	73, Cotswold Avenue, Rayleigh.	Roof conversion and rear extension.
89/844	85, Hawkwell Chase, Hockley.	Alterations and extensions.
89/846	20, Whitehall Road, Gt. Wakering.	Two storey side extension, porch & garage
89/855	4, Johnson Close, Rochford.	Rooms in roof.
89/856	8, The Dales, Rochford.	Rear extension.
89/871	Avalon, 33, Creekview Ave, Hullbridge	Rear extension.
89/865	120, High Street, Rayleigh.	New kitchen and toilets.

C. IRMAN

DATE

22/2/90
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ROCHFORD DISTRICT COUNCIL

Minutes of the Health & Housing Services Committee

At a Meeting held on 6th February 1990. Present: Councillors J.A. Sheaf (Chairman), P.A. Beckers, Mrs. R. Brown, W.H. Budge, Mrs. P. Cooke, B.A. Crick, Mrs. J. Fawell, Mrs. V. Grigg, N. Harris, Mrs. E.M. Hart, S.N. Jarvis, Mrs. S.J. Lemon, Mrs. E. Marlow, C.R. Morgan, R.A. Pearson, J.M. Roden, S.H. Silva and P.F.A. Webster.

Apologies: Councillors I.R. Godfrey and A.J. Harvey.

Visiting: Councillors D.F. Flack, D.R. Helson, Mrs. M. Hunnable and Miss B.G.J. Lovett.

Visiting by Invitation: Councillor S.A. Skinner.

49. MINUTES

Resolved that the Minutes of the Meeting of 14th November 1989 be approved as a correct record and signed by the Chairman.

50. MONITORING OF PERFORMANCE - MEETINGS OF 23RD MAY AND 5TH OCTOBER 1989

The Committee were satisfied that all necessary action had been taken.

51. HOMELESSNESS (Minute 649/89)

The Committee noted the report of the Chief Housing Manager on the level of homelessness and use of bed and breakfast hotels as requested by the Policy & Resources Committee in December. Members expressed concern at the growing size of the problem and the inability of local authorities to overcome it. (2122)

52. NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 41/90)

The following Motion standing in the name of Councillor S.H. Silva and seconded by Councillor D.F. Flack had been referred from Council on 30th January 1990 for consideration:

"That since youngsters of 10 and 7 years of age loiter in the Council-maintained toilets to smoke, this Council resolves to allocate funds in the Budget to affix on the entrance internal wall of such toilets a notice stating "NO LOITERING. By order of Rochford D.C." to avoid moral danger to such youngsters".

Whilst accepting the spirit of the Motion Members expressed doubts as to its effectiveness and bearing in mind the costs involved considered that it would be more practical to affix "No Smoking" stickers within the Councils public conveniences and ~~with the consent of the mover of the Motion~~ it was

*Amended by
Minute 144 of
Council 13/3/90*

RECOMMENDED That arrangements be made accordingly. (4493) (HES)

53. LAND AT THE JUNCTION OF MERCER AVENUE AND TWYFORD AVENUE, GT. WAKERING (Minute 265/89)

The Secretary to the Council reported that in considering the application for two factory made dwellings on the above site the Planning Services Committee had identified the following reasons for refusal:-

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Health & Housing Services

"The proposal would detract from the visual amenities and character of the area by reason of

- (a) the poor visual quality of the building and the prominence of the site in the street scene;
- (b) the form and nature of the prefabricated units being inappropriate in this setting amidst a traditional housing estate;
- (c) the modular design of the units incorporating poor elevational detailing and a slack pitched roof."

Although the provision of non-traditional housing for use by homeless families was one of the options identified by the Housing Strategy Panel and endorsed by this Committee, Members considered that it should now be left in abeyance whilst other options were pursued.

RECOMMENDED That the reasons identified by the Planning Services Committee for the refusal of ROC/771/89/DP be accepted and that no further action be taken on this strategy option for the present. (12839) (SEC,CHM)

54. SECTION 164 LOCAL GOVERNMENT AND HOUSING ACT 1989: AMENDMENT TO RIGHT TO BUY (Minutes 73/89 and 39/87)

The Chief Housing Manager reported that Section 164 of the Local Government and Housing Act 1989 would transfer from a local authority to the Secretary of State the power to exercise discretion in exempting from the Right to Buy certain dwellings provided for aged persons subject to such property meeting defined criteria. Members noted that the Council owned 246 dwellings designated for use by persons of pensionable age which would be affected by the legislation and were advised how the system of applications for exemption would operate. They expressed the view that every endeavour should be made to retain these dwellings within municipal ownership and it was

RECOMMENDED That authority be delegated to the Chief Housing Manager to determine which dwellings should be submitted to the Secretary of State claiming exemption. (2387) (CHM)

55. WOMEN'S AID - HOUSING MOBILITY SCHEME (Minute 883/84)

The Chief Housing Manager reported that the Essex Branch of the ADC had received a request from the Association of Essex Women's Refuges (AEWR) proposing that the current scheme for assisting victims of domestic violence be expanded to include a County-wide mobility scheme and had asked all member Authorities to consider the proposal.

Members noted the Council had a duty to assist in such cases and had provided financial support to women's refuges, but that the number of cases was increasing. The AEWR were seeking a scheme whereby each District in the County would accept one family per year regardless of origin, nominated on the basis that they were in priority need of housing and could not establish a connection elsewhere.

Health & Housing Services

Members were sympathetic to the request and considered that for the avoidance of any problems the normal assistance available to local homeless should apply. On that basis the family would remain in the refuge from the date of referral for the same time as the current waiting period in bed and breakfast accommodation, would then be offered accommodation in one of the Council's hostels or temporary units and permanent housing when their turn was reached.

RECOMMENDED That the AEWR be advised that the Council is willing to participate in the Mobility Scheme on the terms outlined above.
(2122) (CHM)

56. HOUSING ASSOCIATIONS - JOINT STATEMENT BY NFHA/AMA/ADC ON LOCAL AUTHORITY NOMINATIONS TO HOUSING ASSOCIATIONS

The Chief Housing Manager reported that the above statement adopted in December 1989 was intended to ensure all lettings were made to those in the greatest need, particularly the homeless. To that end the Associations were recommending each Council to appoint a Housing Association Liaison Officer and set up a liaison group with Housing Associations working in its area.

The Chief Housing Manager had accordingly written to the Chief Executive of each locally based Association and reported on the responses received.

RECOMMENDED That the Council fully supports and adopts without reservation the joint statement by NFHA/AMA/ADC on Local Authority nominations to Housing Associations and that the Housing Manager be nominated as this Council's Housing Association Liaison Officer. (225) (CHM)

57. LOCAL AUTHORITY AIDS EDUCATION OFFICER (Minute 651/89)

Further to his earlier report to this Committee the Head of Environmental Services advised that Southend Health Authority were now seeking a joint finance arrangement with Essex County Council, Social Services Department in respect of the appointment of an Aids Care Liaison Officer. In the meantime joint discussions with the Southend-on-Sea Borough and Castle Point District Councils had enabled the role of the Local Authority Aids Education Officer to be comprehensively reviewed on the basis of a part-time post (18 hours per week) to which the Council had been asked to contribute one-quarter of the cost estimated not to exceed £2,000 in 1990/91. In accepting that request the Committee asked that they receive six-monthly reports on the work carried out by the incumbent.

RECOMMENDED (1) That a contribution not exceeding £2,000 be made to Southend Health Authority for the post of Local Authority Aids Education Officer.

(2) That arrangements be made for six-monthly reports to the Committee on the work carried out by the incumbent. (26609) (HES,T)

58. REVIEW OF LAW ON INFECTIOUS DISEASE CONTROL

The Committee considered the appended report of the Head of Environmental Services on a consultation document from the Department of Health about changes to the law and allocation of responsibilities for infectious disease control.

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RECOMMENDED That the Department of Health be advised of the comments outlined in the report. (23243) (HES)

NOTE: The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to enable the return of comments within the consultation period.

59. LITTER INITIATIVES (Minute 583/89)

(1) Greensward School, Hockley

The Assistant Chief Executive reported on further discussions with the Headmaster of the above school to overcome litter problems in the vicinity of the school premises by involving the pupils, providing more litter bins within the school premises and undertaking a joint campaign within the school playing fields and on the footpath immediately adjacent to the school. In that connection a Member suggested that fencing the footpath might improve the situation.

(11) Southend Arterial Road

The Assistant Chief Executive reported that routine inspections to deal with litter problem areas had identified the A127 Southend Arterial Road as a major eyesore in the District.

A joint scheme with Southend Borough Council was now being proposed to provide for litter to be removed from the A127 between Rayleigh Weir and the Southend Boundary four times per year at an estimated cost of £500 a time. Rochford's contribution of £1,000 per year could be financed from the litter initiative budget, the scheme to commence in April 1990.

In accepting the need to improve the appearance of the Arterial Road Members were mindful that responsibility lay in the first instance with the County Council as Highway Authority. Furthermore the stretch of carriageway involved was bounded on the southern side by the District of Castle Point which Council ought to have some interest also particularly since they had permitted a Sunday Market to trade near the Rayleigh Weir which contributed to the problems. The Committee considered therefore that a formal approach should be made to those Authorities to make a financial contribution to the scheme.

RECOMMENDED (1) That approval be given for the Council's participation in this joint scheme financed from the Litter Initiative budget.

(2) That Essex County Council and Castle Point District Council be formally urged to contribute towards the cost of this joint scheme. (667) (ACE)

60. CHLOROFLUOROCARBONS (CFC's)

(i) General

The Head of Environmental Services reported that because of the acknowledged dangers of the release of chlorofluorocarbons (CFC's) into the atmosphere there was an urgent need to reduce their emission. Members noted their main applications, that the Council could take action in a number of areas to reduce the potential for CFC release and that reports would be presented in due course on the options available.

Health & Housing Services

RECOMMENDED That further reports be made on ways in which the Council can assist in reducing the potential for release of chlorofluorocarbons.
(705) (HES)

(11) CFC's in Refrigerators

The Assistant Chief Executive reported that a review had been undertaken into present methods of refrigerator disposal and the alternatives available during which the present disposal system had been suspended and the refrigerators stockpiled at the Council Depot. Both methods of dealing with this problem would have involved the Council in significant cost but a company had offered to collect all refrigerators and freezers from a central collection point free of charge for safe disposal. Enquiries had been made which confirmed their credibility and the first load was shortly being collected. In response to Members' requests for further information the Assistant Chief Executive said details would be provided in the Chief Executive's Newsletter. (667)

61. CONTRACT PROGRESS REPORT

The Committee noted the report of the Head of Environmental Services on the progress of a number of contracts. (647)

62. WASTE DISPOSAL LICENCES - STATUTORY CONSULTATIONS

The Head of Environmental Services reported that statutory consultations under the provisions of the Control of Pollution Act 1974 had been received from Essex County Council on applications for Waste Disposal Licences for two waste transfer stations, as follows:-

(1) Cottis & Sons (Transport) Limited. Purdeys Farm, Purdeys Way, Rochford

The Council had already been consulted by County on the application for planning consent for the proposal which had been approved subject to the completion of a Section 52 Agreement concerning traffic routing. The basis on which County proposed to issue a Waste Disposal licence was considered to be satisfactory subject to the inclusion of the following additional Condition:-

"All loose, low-density waste delivered to the site shall be deposited directly into a container in such a manner as to minimise the risk of waste being wind-borne."

(11) Aceland Limited. Unit 13, Rawreth Industrial Estate, Rayleigh

Application had been made to renew the planning consent and the Waste Disposal Licence for this existing transfer station which expired on 31st December 1989. To minimise delay in the issue of a new Waste Disposal Licence Essex County Council were seeking the Council's comments prior to determination of the planning application.

The Committee considered that the conditions proposed which were the same as applied to the previous Licence were satisfactory subject to the inclusion of the same additional condition as proposed above in respect of the Purdeys Way site.

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RECOMMENDED That Essex County Council be advised that the Council has no objection to the issue of a Licence for waste disposal

(i) at Purdeys Farm, Purdeys Way, Rochford subject to the proposed conditions and the additional condition set out above.

(ii) at Unit 13, Rawreth Industrial Estate, Rayleigh subject to the same conditions as on the previous Licence together with the additional condition set out above and the grant of planning consent. (4291) (2161) (HES)

NOTE: The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to enable return of comments within the consultation period.

63. REVIEW OF CARAVAN SITE LICENCES

The Committee considered the appended report of the Head of Environmental Services on proposals to amend the conditions attached to Caravan Site Licences of residential sites with the exception of The Dome Country Club and Caravan Park, Lower Road, Hockley (Site Licence No. 24) where residents had petitioned for a meeting and noted an amendment to the first recommendation to exclude that site and the holiday sites which would be the subject of further reports.

In response to points raised by Members the Head of Environmental Services clarified certain aspects of the new conditions which were based on revised Model Standards from the DoE, the issue of which had been anticipated for some time and which the Committee accepted should be incorporated within the Site Licences as soon as possible.

Resolved (1) that notice be given to the holders of Caravan Site Licence Nos. 1, 2 and 26 that the Council intends to modify site licences in the manner specified in the Appendix to the report, in accordance with the Caravan Sites and Control of Development Act 1960.

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

(3) that the Head of Environmental Services be authorised to meet with residents of The Dome Country Club and Caravan Park and that consideration of the proposed licence conditions for this site be deferred to enable their comments to be reported. (246) (HES)

64. ESSEX FAMILY PRACTITIONER COMMITTEE (ESSEX FPC) CLASSIFICATION OF DISPENSING AREAS

The Head of Environmental Services reported that in considering applications for the provision of dispensing facilities (i.e., pharmacies or dispensing doctors' surgeries) the Essex FPC Dispensing Sub-Committee took into account the character of the area, classified as either urban or rural, the latter being designated as "controlled localities" within which applications for dispensing facilities were less likely to succeed. The Council had been invited to comment on the classification of Hullbridge as

Health & Housing Services

a "controlled locality" which was currently under review. Members considered it appropriate to suggest re-classification as urban in character that part of Hullbridge which carried residential notation within the District Plan.

RECOMMENDED That the Essex Family Practitioner Committee be advised that the Council considers the part of Hullbridge shown in the District Plan as carrying residential notation should be classified as an urban dispensing area. (27002) (HES)

NOTE: The Chief Executive & Director of Finance exercised his authority under Standing Order 18 to enable return of comments within the consultation period.

65. NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 (Minute 41/90)

A Motion standing in the name of Councillor S.A. Skinner relating to the provision of a toilet for the disabled in Hockley which had been referred from Council on 30th January 1990 for consideration was withdrawn by the mover in the light of information supplied to the Committee.

RECOMMENDED That no further action be taken on this matter. (SEC)

66. MONITORING SERVICE CONTRACT PERFORMANCE - STREET CLEANSING (Minute 410(D)/89)

The Chairman introduced Mr. P. Plenge the Area Manager of Tyler Environmental Services, the Council's Street Cleansing Contractor who answered questions from Members regarding the frequency of sweeping with particular reference to Fambridge Road, the use of manual or mechanical sweepers as appropriate, the problem of trimmings deposited by hedge flailing and the capacity of litter bins.

Members also noted in confidence advice from the Head of Computer Services & Audit that arrangements being made to improve the supervision of contracts would produce a more accurate measure of the quality of service provided. In the meantime Members were reassured by the relatively small number of complaints received about the service, details of which were noted, and congratulated Mr. Plenge on the standard of the work performed. (942)

67. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involved the likely disclosure of Exempt Information as defined in paragraphs 12, 8 and 9 respectively of Part I of Schedule 12A of the Act.

68. SPACING OF CARAVANS - PROGRESS REPORT (Minute 511/89)

The Head of Environmental Services reported in confidence on the satisfactory outcome of action to resolve spacing problems at the Tower Caravan Park, Pooles Lane, Hullbridge. (1482)

Health & Housing Services

69. CARAVAN SITE - BREACH OF SITE LICENCE CONDITIONS (Minute 55/88)

The Head of Environmental Services reported in confidence that although the Halcyon Caravan Park was a recreational caravan site, which should only be in use for occupation between 1st February and 30th November in any year, an inspection in January 1990 had revealed that 8 caravans were occupied. Some Members expressed concern that revocation of the Site Licence would result in residents being displaced but whilst sympathetic the Committee were mindful of the past history of the site and it was

Resolved (1) that legal proceedings be instituted against the holder of Site Licence No. 6 under the provisions of the Caravan Sites and Control of Development Act 1960, Section 9, in respect of Licence Condition 1.3.

(2) that should a conviction be obtained application be made to the Magistrates Court for revocation of Site Licence No. 6. (1479)(HES)

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.

70. RECYCLING - PROGRESS REPORT (Minute 584/89)

The Assistant Chief Executive reported in confidence on the potential for recycling various commodities, namely:-

(i) Waste Paper - This would involve a significant initial cost to the Council in subsidising a scheme.

(ii) Glass - Endeavours were being made in the long term to achieve an improvement on the existing arrangements.

(iii) Metal Cans - A scheme was now operating in the Southend area.

(iv) Plastic - This was not yet a commercial proposition.

Members expressed disappointment that despite the considerable quantities of waste paper generated by commercial undertakings including the Council there did not appear to be any economic advantage in using recycled paper and that the quality was not compatible with current office equipment. They were pleased to note advice from the Treasurer that the leaflet being prepared to explain the Community Charge level would be printed on recycled paper. The Committee asked that a further report be made on the potential for using recycled paper within the Council.

RECOMMENDED That arrangements be made accordingly. (1346)(ACE)

71. CONTRACT NO.1476 - CLEANING OF PUBLIC CONVENIENCES

The Head of Environmental Services reported in confidence pursuant to Financial Standing Order 4.6 that of seven Tenders invited for this Contract five had been received, none of which included a contingency sum and it was

RECOMMENDED That the lowest Tender submitted by National Cleaning Services in the sum of £20,800 per annum be accepted, subject to contract.
(CON 1476) (HES)

ROCHFORD DISTRICT COUNCIL

HEALTH AND HOUSING SERVICES COMMITTEE - 6TH FEBRUARY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

REVIEW OF LAW ON INFECTIOUS DISEASE CONTROL

Background

The Council has been invited by the Department of Health to comment on a review of the law on infectious disease control. This review was recommended by the Committee of Inquiry (the Acheson Committee) in their report "Public Health in England" which was published in 1988.

The current review concentrates on the Public Health (Control of Diseases) Act 1984 and associated Regulations, with the aim of modernising the law relating to infectious diseases so that it reflects today's situation.

Three main issues are addressed:-

- (a) Updating the law to control infections.
- (b) The relationship between District Health Authorities and Local Authorities; the role and accountability of appointed officers.
- (c) Requirements and procedures for notification of infectious diseases.

Views have been invited on a wide range of matters and those of most significance to the Council are considered below. A copy of the consultation document has been placed on deposit in the Members' Room.

Responsibilities and Functions (Section 2)

At present, both local authorities and health authorities are involved in activities connected with the prevention and control of infectious disease. The Council's environmental health staff have training and extensive practical experience in the control and prevention of infections transmitted through food and water and in health promotion. Additionally, the Council has appointed medically qualified specialists as "proper officers" to advise and assist in carrying out various functions. These joint working arrangements have been effective in Rochford, although the current lack of clearly defined responsibilities is undesirable. The report considers a range of options, including allocation of responsibility for all infectious disease control to one or other of the authorities, allocation according to the type of disease or based on the specific areas of expertise and knowledge of local and health authorities. It is clear that any future arrangement will require continued co-operation and consultation between local authorities and health authorities. The consultation document seeks views on the future responsibilities of local and health authorities.

Comment:

District Councils should be given statutory responsibility in respect of infectious diseases transmitted through food or water, and discretionary powers for health promotion activities. District health authorities should be given statutory responsibility in respect of other infectious diseases. Officers should be appointed by both authorities for discharging these functions.

Notification of Diseases (Sections 3 & 4)

A doctor who diagnosis or suspects a case of one of 30 defined diseases is required to inform the proper officer of the local authority. Details must then be passed to the health authority who pay a fee to the doctor for each notification. A complex range of control powers is available to deal with the various diseases.

The review offers the opportunity to examine which diseases need notification and the notification procedures. Some diseases require early action to prevent spread of infection or to enable effective investigation of the source of infection and it would be appropriate to ensure that these remain notifiable without delay. The great majority of notifications currently made by doctors relate to those diseases, such as mumps and measles where the information is used by the health authority for statistical purposes and surveillance of trends.

The Head of Environmental Services considers that cases or suspected cases of food and water borne diseases which might require early action by environmental health officers should remain directly notifiable to the local authority (i.e. food poisoning, typhoid and paratyphoid fever, viral hepatitis, cholera). Campylobacter and listeria infection, cryptosporidiosis and giardiasis should also be made notifiable for early action by the local authority, also cases of malaria and yellow fever where early notification assists investigation.

Notifications of other diseases which may require action by the district health authority or which they may require for statistical and surveillance purposes, should be made directly to that authority. The notification of any disease which requires early action should be by the quickest practicable means, with confirmation in writing to be dispatched within two working days. Such notifications should continue to be a statutory requirement for doctors, who should receive payment only for their administrative costs.

Comment:

There should be a statutory requirement to notify certain diseases to enable early action to be taken; notifications should be by the quickest practicable means, with confirmation in writing to be dispatched within two working days. Reimbursement should be for administrative costs only. Local authorities should directly receive notifications of cases or suspected cases of food poisoning, typhoid and paratyphoid fever, viral hepatitis, cholera, campylobacter and listeria infection, cryptosporidiosis, giardiasis, malaria and yellow fever. Other notifications should be to the district health authority, and should include the requirement to notify legionella infection.

For those diseases where notifications are used for statistical purposes and surveillance of trends, it would be appropriate for information to be supplied to health authorities in the form of periodic returns.

Control Measures (Section 5)

There are currently twelve different packages of control measures applicable to the thirty defined, notifiable diseases, to assist in identification, investigation and control of spread of infection, e.g. exclusion of infected persons from work, compulsory medical examination, disinfection of articles and premises. The review proposes simplification of these formal powers with a single broad "infectious disease control order" which would clearly inform an individual what actions were required and/or what restrictions were imposed.

The present law requires local authorities to compensate a person who suffers loss because they are unable to attend work. Ensuring that adequate compensation is paid encourages co-operation and a responsible attitude towards essential control measures to prevent spread of infection, but full payment would be more appropriate through the Statutory Sick Pay (SSP) and Sickness or Invalidity Benefit provisions, rather than the local authority being required to contribute.

Clinical waste from hospitals, private dwellings, residential homes and other premises is a potential source of infection. There is a need for clear, legislative control to ensure that all producers of clinical waste can be identified and that all waste is properly disposed of. Reliance on voluntary codes of practice and guidance is not sufficient.

Comment:

The introduction of infectious disease control orders is to be supported.

Full compensation for loss caused by incapacity for work as a result of infectious disease should be paid solely through the Statutory Sick Pay and Sickness or Invalidity Benefit provisions.

Legislation should be introduced to ensure that all producers of clinical waste are identified and that all waste is properly disposed of.

Port Health (Section 6)

The Council is responsible for port health control functions at Southend Airport and Baltic Wharf, including food hygiene, imported food, pest control, water supplies and infectious diseases. To assist and advise in carrying out certain of these duties the Council has appointed medically qualified specialists.

In larger sea and air ports there may be a separate "port health authority", where Environmental Health Officers undertake these, and other environmental health functions.

Comment:

District Councils and Port Health Authorities, as appropriate, should be given statutory responsibility at ports in respect of infectious diseases transmitted through food or water. District health authorities should be given statutory responsibility in respect of other infectious diseases. Officers should be appointed by both authorities for discharging these functions.

RECOMMENDED That the Department of Health be advised of the comments outlined in the report. (23243)(HES)

ROCHFORD DISTRICT COUNCIL

HEALTH & HOUSING SERVICES - 6TH FEBRUARY 1990

REPORT OF THE HEAD OF ENVIRONMENTAL SERVICES

REVIEW OF CARAVAN SITE LICENCES

Introduction

Caravan sites are controlled by means of licences issued by the local authority under the provisions of the Caravan Sites and Control of Development Act 1960. Conditions may be attached to a licence to protect the interests of occupiers and to ensure adequate safety, hygiene and facilities on the site. In deciding what conditions are appropriate the local authority must have regard to Model Standards issued by the Minister. The conditions currently attached to the licences for major holiday and residential sites in the District are based on Model Conditions which were issued in 1977.

Revised Model Standards

Revised Model Standards for permanent residential caravan sites and holiday caravan sites were issued last year which incorporate the results of recent research into fire spread between park homes and caravans, as well as more detailed specifications on electrical installations and other fire safety measures, including the storage of liquefied petroleum gas.

The revised Model Standards, particularly those parts concerned with fire safety, have been produced in consultation with the trade organisations which represent caravan manufacturers and site operators.

The Model Standards represent what is normally to be expected as a matter of good practice on a site, but they must be applied with due regard to the particular circumstances of each case. The Circular which accompanied the revised Model Standards suggested that the introduction of new requirements needs to be carefully phased.

Implementation

A comprehensive review of existing licences has been carried out and new conditions drafted for each site. Detailed consultations have been carried out with site operators and the Fire Authority. Site residents have also been invited to comment on the proposals, and during this process it became clear that the occupiers of holiday caravans would need a longer consultation period because of the winter closure of sites. A further report on the proposed conditions for holiday caravan sites and comments received thereon, will be made to a future Meeting.

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

* A summary of the responses received is appended. Those relating to the Dome Country Club and Caravan Park, Lower Road, Hockley will be the subject of a supplementary report which is to follow.

The Council must give licence holders formal notice of the intention to amend the licence and there is provision for appeal to the Magistrates' Court within 28 days on the grounds that any condition is unduly burdensome.

RECOMMENDED (1) That notice be given to the holders of caravan site licence numbers 1, 2, 24 and 26 that the Council intends to modify site licences in the manner specified in the appendix to this report, in accordance with the Caravan Sites and Control of Development Act 1960.

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

Background Papers: Circular 14/89 and Model Standards 1989, Department of the Environment. (HES/Technical Library)

Letters from Essex Fire & Rescue Service 15th November 1989 and 15th January 1990 (HES)(246)

Consultation responses from site owners and residents (HES)(246)

ROCHFORD DISTRICT COUNCIL

REVIEW OF CARAVAN SITE LICENCES

SUMMARY OF CONSULTATION RESPONSES

1. TOWER CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No. 1)(Residential Site)

SITE OPERATOR'S COMMENTS

- (a) Liquefied Petroleum Gas - does not agree with proposed Condition B.3.

Head of Environmental Services' comment: The Department of the Environment has confirmed the Council's interpretation of this Model Standard.

RESIDENTS' COMMENTS (187 consultations sent out)

- (b) Recreation Space (2 responses) - recreation space should be reinstated.

Head of Environmental Services' comment: The Model Standards provide for recreation space requirements to be omitted where publicly provided facilities are readily available.

- (c) Space Between Caravans (1 response) - concern at restrictions on awnings and steps sited between caravans.

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

- (d) Maximum Number of Caravans (1 response) - maximum number of 250 does not reflect trend to smaller number of larger units.

Head of Environmental Services' comment: Reducing the maximum permitted number of caravans would restrict the site operator's flexibility in choice of caravans.

- (e) Car Parking (1 response) - 110 spaces is inadequate.

Head of Environmental Services' comment: There are currently 110 parking spaces on the site and the proposed new conditions permit the parking of 1 car between caravans.

ADDITIONAL COMMENTS RECEIVED

- (f) Car Parking (1 response) - car parks poorly maintained.
- (g) Electrical Installation (3 responses) - inadequate capacity in present system and inadequate protection of electric meters.

- (h) Drainage (1 response) - smell from drains.
- (i) Rodents (1 response) - site owner should take action.
- (j) L.P.G. Cylinders (1 response) - should be fitted with pressure gauge.
- (k) Helicopter Noise (1 response) - helicopter movements should be restricted.
- (l) Movement of Caravans (1 response) - objection to site owner moving caravan against occupiers' wishes.
- (m) Lighting of Footpaths and Roads (1 response) - currently inadequate.

Head of Environmental Services' comment: Not directly relevant to the review of site licences, but will be investigated as separate issues.

2. CROUCH CARAVAN PARK, POOLES LANE, HULLBRIDGE
(Site Licence No. 2)(Residential Site)

SITE OPERATOR'S COMMENTS

Agents acting for the site operator, who is in hospital, have indicated that they will comment on the proposals as quickly as possible. No comments received as at 23rd January 1990.

RESIDENTS' COMMENTS (82 consultations sent out)

- (a) Space between Caravans (6 responses) - concern at restrictions on sheds and porches between caravans.

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

- (b) Period for Compliance (1 response) - considers 5 years to be inadequate for replacement/removal of sheds and other improvements.

Head of Environmental Services' comment: Improvement works should be completed within a realistic timescale. Fire Authority would not wish to delay completion beyond 5 years.

ADDITIONAL COMMENTS RECEIVED

- (c) Cost of Implementation (4 responses) - concern that costs of improvements will be passed on to residents.

Head of Environmental Services' comment: The site operator is responsible for complying with licence conditions.

3. HOCKLEY MOBILE HOMES, LOWER ROAD, HOCKLEY
(Site Licence No. 26)(Residential Site)

SITE OPERATOR'S COMMENTS

None received.

RESIDENTS' COMMENTS (72 consultations sent out)

- (a) Site Boundaries (1 response) - regards spacing requirements between caravans and storage sheds on the boundary to be unreasonable.

Head of Environmental Services' comment: Condition reflects the Model Standard recommendation and is supported by the Fire Authority.

- (b) Space between Caravans (2 responses) - considers restrictions on porches, combustible sheds etc. to be unreasonable.

Head of Environmental Services' comment: Condition reflects Model Standard recommendation and is supported by the Fire Authority.

- (c) Electrical Installation (1 response) - regard requirements for installation and testing to be excessive.

Head of Environmental Services' comment: Condition reflects Model Standard recommendation.

- (d) Parking (3 responses) - suggests that cars should not be permitted to be parked between caravans.

Head of Environmental Services' comment: Department of the Environment has advised that research has shown this to be acceptable.

- (e) Storage of Boats (1 response) - objects to restriction on parking of boats between caravans. Suggests small boats be permitted.

Head of Environmental Services' comment: Condition reflects Model Standards and is supported by the Fire Authority.

- (f) Maintenance of Grassed Areas (1 response) - suggests site owner should cut grass regularly on areas over 50 sq. ft.

Head of Environmental Services' comment: Proposed condition requires regular maintenance.

- (g) Washing Facilities (1 response) - suggests that reference to washing facilities be deleted in Condition 11, as it does not apply on this site.

Head of Environmental Services' comment: Title of condition is as detailed in Model Standards.

- (h) Notices (1 response) - suggests plan should show position of fire points.

Head of Environmental Services' comment: A constructive idea, but not recommended in Model Standards or by the Fire Authority.

ADDITIONAL COMMENTS RECEIVED

- (i) Electrical Installation (1 response) - Inadequate capacity.

- (j) Drainage (1 response) - smells occur.

- (k) Refuse Disposal (1 response) - change in collection day requested and stronger sacks.
- (l) Grass Cutting/Recreation Space (2 responses) - not regularly cut and maintained.
- (m) Refuse Dumping (1 response) - Rubbish dumped on field opposite etc.

Head of Environmental Services' comment: .Not directly relevant to the review of site licences, but will be investigated as separate issues.

CONDITIONS

Tower Caravan Park

1. Site Layout

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

2. Site Boundaries

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

Within 5 years of the date of these amendments, condition 2.2 shall apply:
- 2.2 A 1 metre wide area shall be kept clear between any caravan and a boundary or shed, garage, covered storage space or other structure.
- 2.3 No caravan shall be sited within 3 metres of the eastern boundary of the site, where it adjoins Crouch Caravan Park.

3. Density and space between caravans

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

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

- (a) Open porches may protrude 1 metre into the separation space.
- (b) Where awnings are used, there shall be not less than 3 metres between any part of the awning and an adjoining caravan. Awnings shall not incorporate sleeping accommodation and shall not face each other or touch.
- (c) Eaves, drainpipes and bay windows may extend into the 6 metre separation space provided there is not less than 5.25 metres between the extremities of two adjacent units.
- (d) Where there are ramps for the disabled, verandahs and stairs extending from a unit, there shall be not less than 4.5 metres clear space between them, and two such items shall not face each other in any space. If enclosed they shall not intrude into the 6 metre separation space.
- (e) Any garage, shed or covered storage space situated between units shall be totally of non-combustible construction. At least 2 metres clear space shall be maintained around each structure. Windows shall not face towards the units at either side. No carport or covered walkway shall be permitted in the 6 metre separation space.

(f) Any garage, shed or covered storage space sited within 3 metres of the eastern boundary of the site where it adjoins Crouch Caravan Park shall be totally of non-combustible construction.

3.2 The total number of caravans stationed on the land at any one time during the period licensed shall not exceed 250.

4. Roads, Gateways and Footpaths

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

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

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

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

4.5 Footpaths shall not be less than 0.75 metres wide.

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

4.7 The riverside public footpath running through the site shall not be obstructed in any way.

5. Hardstandings

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

Hardstandings shall be maintained in satisfactory condition.

6. Fire Fighting Appliances

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

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

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

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

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

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

"On discovering a Fire

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

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

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

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

7. Telephones

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

8. Storage of Liquefied Petroleum Gas (LPG)

8.1 Where provision has been made for the storage of liquefied petroleum gas on the site it shall be in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

8.2 Where a British Gas mains gas supply is provided, the installation shall comply with the Gas Safety (Installation and Use) Regulations 1984, the Pipe-lines Act 1962 and the Gas Safety Regulations 1972, where applicable.

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

8.3 No exposed LPG cylinder or bottle shall be within the separation boundary of an adjoining unit, unless a fire separation wall has been provided in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

8.4 LPG installations shall comply with British Standard 5482, Code of Practice for domestic butane and propane gas burning installations, Part 2:1977 Installations in Caravans and non-permanent dwellings."

8.5 Where provision is made for the supply of gas to caravans by the site operator, authorisation in accordance with the Gas Act 1976 shall be obtained where necessary.

9. Electrical Installations

9.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans sited on it.

9.2. Such electrical installations which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under the Energy Act 1983, Section 16, and the Electricity Act 1947, Section 64, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers (IEE), Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, Statutory Instrument 1988 No. 1057.

9.3 Work on electrical installations and appliances shall only be carried out by a competent person who shall be one of the following:-

- The Manufacturer's appointed agent
- The electricity supplier
- A member of the Electrical Contractor's Association
- A contractor approved by the National Inspection Council for Electrical Installation Contracting
- A qualified person acting on behalf of one of these.

9.4 The electrical installation shall be inspected not less than once in every 12 months (or such longer period not exceeding 3 years as the person carrying out the inspection may specify) by a competent person as specified in (9.3) above. The installation shall be judged against the standards in the current I.E.E. Wiring Regulations and within 1 month of such inspection the site operator shall obtain from the competent person an inspection certificate in the form prescribed by the I.E.E. Wiring Regulations which shall be displayed with the site licence and supplemented or replaced by subsequent certificates, as necessary. The cost of inspections and reports shall be met by the site operator or licence holder.

9.5 Any deficiency in an installation shown by inspection to no longer comply with the regulations in force at the time it was first installed, shall be remedied.

9.6 Major alterations and extensions to an installation and all parts of the existing installation affected by them, shall comply with the latest version of the I.E.E. Wiring Regulations.

9.7. Where there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on the supports for the line.

10. Water Supply

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

11. Drainage, Sanitation and Washing Facilities

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

12. Refuse Disposal

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

13. Parking

- 13.1 Not more than one car may be parked between adjoining caravans, provided that the door to the caravan is not obstructed, and that a hardstanding of suitable material has been constructed and maintained in satisfactory condition.
- 13.2 Adequate, suitably surfaced parking spaces shall be provided on the site. Such parking places shall accommodate not less than 110 cars and shall be maintained in satisfactory condition.
- 13.3 Plastic or wooden boats shall not be parked between caravans.

14. Notices

- 14.1 A notice shall be displayed at the entrance to the site indicating the name of the site.
- 14.2 A copy of this site licence and conditions shall be displayed prominently on the site.

- 14.3 Notices and a plan shall be prominently displayed on the site setting out the action to be taken in the event of an emergency. The notices shall indicate where the Police, Fire Brigade, Ambulance and local doctors can be contacted, and the location of the nearest public telephone.

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

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

15. Type and Repair of Caravans

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

16. Unauthorised Structures

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

CONDITIONS

Crouch Caravan Park

1. Site Layout

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

2. Site Boundaries

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

Within 5 years of the date of these amendments, condition 2.2 shall apply:

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

3. Density and Space between Caravans

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

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

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

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

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

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

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

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(f) Any garage, shed or covered storage space sited within 3 metres of the western boundary of the site where it adjoins Tower Caravan Park shall be totally of non-combustible construction.

3.2 The total number of caravans stationed on the land at any one time during the period licensed shall not exceed 83.

4. Roads, Gateways and Footpaths

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

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

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

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

4.5 Footpaths shall not be less than 0.75 metres wide.

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

5. Hardstandings

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

Hardstandings shall be maintained in satisfactory condition.

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

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

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

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(i) Ensure the caravan or site building involved is evacuated.

(ii) Raise the alarm.

(iii) Call the Fire brigade (the nearest telephone is sited.....)

(iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

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

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

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

7. Telephones

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

8. Storage of Liquefied Petroleum Gas (LPG)

8.1 Where provision has been made for the storage of liquefied petroleum gas on the site it shall be in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

8.2 Where a British Gas mains gas supply is provided, the installation shall comply with the Gas Safety (Installation and Use) Regulations 1984, the Pipe-lines Act 1962 and the Gas Safety Regulations 1972, where applicable.

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

8.3 No exposed LPG cylinder or bottle shall be within the separation boundary of an adjoining unit, unless a fire separation wall has been provided in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

- 8.4 LPG installations shall comply with British Standard 5482, Code of Practice for domestic butane and propane gas burning installations, Part 2:1977 Installations in Caravans and non-permanent dwellings."
- 8.5 Where provision is made for the supply of gas to caravans by the site operator, authorisation in accordance with the Gas Act 1976 shall be obtained where necessary.
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- 9.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans sited on it.
- 9.2. Such electrical installations which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under the Energy Act 1983, Section 16, and the Electricity Act 1947, Section 64, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers (IEE), Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, Statutory Instrument 1988 No. 1057.
- 9.3 Work on electrical installations and appliances shall only be carried out by a competent person who shall be one of the following:-
- The Manufacturer's appointed agent
 - The electricity supplier
 - A member of the Electrical Contractor's Association
 - A contractor approved by the National Inspection Council for Electrical Installation Contracting
 - A qualified person acting on behalf of one of these.
- 9.4 The electrical installation shall be inspected not less than once in every 12 months (or such longer period not exceeding 3 years as the person carrying out the inspection may specify) by a competent person as specified in (9.3) above. The installation shall be judged against the standards in the current I.E.E. Wiring Regulations and within 1 month of such inspection the site operator shall obtain from the competent person an inspection certificate in the form prescribed by the I.E.E. Wiring Regulations which shall be displayed with the site licence and supplemented or replaced by subsequent certificates, as necessary. The cost of inspections and reports shall be met by the site operator or licence holder.
- 9.5 Any deficiency in an installation shown by inspection to no longer comply with the regulations in force at the time it was first installed, shall be remedied.
- 9.6 Major alterations and extensions to an installation and all parts of the existing installation affected by them, shall comply with the latest version of the I.E.E. Wiring Regulations.
- 9.7 Where there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on the supports for the line.

10. Water Supply

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

11. Drainage, Sanitation and Washing Facilities

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

12. Refuse Disposal

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

13. Parking

- 13.1 Not more than one car may be parked between adjoining caravans, provided that the door to the caravan is not obstructed, and that a hardstanding of suitable material has been constructed and maintained in satisfactory condition.
- 13.2 Adequate, suitably surfaced parking spaces shall be provided on the site. Such parking places shall accommodate not less than 40 cars and shall be maintained in satisfactory condition.
- 13.3 Plastic or wooden boats shall not be parked between caravans.

14. Notices

- 14.1 A notice shall be displayed at the entrance to the site indicating the name of the site.

14.2 A copy of this site licence and conditions shall be displayed prominently on the site.

14.3 Notices and a plan shall be prominently displayed on the site setting out the action to be taken in the event of an emergency. The notices shall indicate where the Police, Fire Brigade, Ambulance and local doctors can be contacted, and the location of the nearest public telephone.

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

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

15. Type and Repair of Caravans

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

16. Unauthorised Structures

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

CONDITIONS

Hockley Mobile Homes

1. Site Layout

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

2. Site Boundaries

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

Within 5 years of the date of these amendments, condition 2.2 shall apply:

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

3. Density and space between caravans

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

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

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

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

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

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

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

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(f) Any garage, shed or covered storage space sited within 3 metres of the southern boundary where it adjoins Dome Country Club shall be totally of non-combustible construction.

3.2 The total number of caravans stationed on the land at any one time during the period licensed shall not exceed 77.

4. Roads, Gateways and Footpaths

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

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

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

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

4.5 Footpaths shall not be less than 0.75 metres wide.

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

5. Hardstandings

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

Hardstandings shall be maintained in satisfactory condition.

6. Fire Fighting Appliances

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

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

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

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

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

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

"On discovering a Fire

(i) Ensure the caravan or site building involved is evacuated.

(ii) Raise the alarm.

(iii) Call the Fire brigade (the nearest telephone is sited.....)

(iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

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

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

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

7. Telephones

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

8. Storage of Liquified Petroleum Gas (LPG)

8.1 Where provision has been made for the storage of liquified petroleum gas on the site it shall be in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

8.2 Where a British Gas mains gas supply is provided, the installation shall comply with the Gas Safety (Installation and Use) Regulations 1984, the Pipe-lines Act 1962 and the Gas Safety Regulations 1972, where applicable.

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

8.3 No exposed LPG cylinder or bottle shall be within the separation boundary of an adjoining unit, unless a fire separation wall has been provided in accordance with the current edition of the appropriate Health and Safety Executive Guidance Notes.

8.4 LPG installations shall comply with British Standard 5482, Code of Practice for domestic butane and propane gas burning installations, Part 2:1977 Installations in Caravans and non-permanent dwellings."

8.5 Where provision is made for the supply of gas to caravans by the site operator, authorisation in accordance with the Gas Act 1976 shall be obtained where necessary.

9. Electrical Installations

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

10. Water Supply

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

11. Drainage, Sanitation and Washing Facilities

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

12. Refuse Disposal

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

13. Parking

- 13.1 Not more than one car may be parked between adjoining caravans, provided that the door to the caravan is not obstructed, and that a hardstanding of suitable material has been constructed and maintained in satisfactory condition.
- 13.2 Adequate, suitably surfaced parking spaces shall be provided on the site. Such parking places shall accommodate not less than 77 cars and shall be maintained in satisfactory condition.
- 13.3 Plastic or wooden boats shall not be parked between caravans.

14. Recreation Space

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

15. Notices

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

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

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

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CHAIRMAN

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DATE 20th March 1980

ROCHFORD DISTRICT COUNCIL

Minutes of the Leisure Services Committee

At a Meeting held on 8th February 1990. Present: Councillors Miss B.G.J. Lovett (Chairman), R.S. Allen, Mrs. P. Cooke, J.A. Gibson, N. Harris, Mrs. E.M. Hart, D.R. Helson, S.N. Jarvis, Mrs. S.J. Lemon, C.R. Morgan, J.M. Roden, S.A. Skinner, C. Stephenson, Mrs. L. Walker, P.F.A. Webster and D.C. Wood.

Apologies: Councillors P.A. Beckers and C.K. Bellman.

Visiting: Councillors Mrs. R. Brown and Mrs. E. Marlow.

72. MINUTES

Resolved that the Minutes of the Meeting of 21st November 1989 be approved as a correct record and signed by the Chairman.

73. MONITORING OF PERFORMANCE - MEETINGS OF 25TH MAY AND 10TH OCTOBER 1989

The Committee were satisfied that all necessary action had been taken. Minutes 570/86(SEC), 132/87(SEC), 308/87(SEC), 453/88(ACE), 289/89(SEC,HES), 517/89(SEC), 518/89(SEC), 519/89(SEC), 520/89(SEC), 521/89(SEC), 524/89(HCSA) and 526/89(ACE) were carried forward.

74. DEEMED CONSENTS

(i) Brooklands Garden Extension, Rayleigh (Minute 191/89)

The Secretary to the Council reported that when this application was considered by the Planning Services Committee a Member asked that the possibility of providing access for the disabled be investigated. The Committee noted that the need to review access for the disabled at most of the Council's pleasure grounds would form part of the Corporate Plan review of service provision. Because of the topography of the Brooklands site it would be virtually impossible to provide safe access for the disabled to some areas, but generally speaking the suggestion was consistent with the standards adopted for the open space development programme.

RECOMMENDED That for the purpose of paragraph 4(5) of the Town and Country Planning General Regulations 1976 the extension of Brooklands Garden as public open space be carried out subject to the conditions in Minute 667/89. (6001)(DD,SEC)

(ii) Rochford Water Sports Centre (Minute 542/87)

The Assistant Chief Executive reported that although a First Resolution was passed in 1987 for the above scheme in the event neither this authority nor the County Council had been able to make financial provision for the project. The Committee noted that the scheme was not now contained within the Capital Programme nor did it form any part of the Corporate Plan and it was therefore

RECOMMENDED That the First Resolution be rescinded and that no further action be taken on this matter. (131)(SEC)

Leisure Services

75. BETTS WOOD PLAY AREA - HOCKLEY (Minutes 603 & 664/89)

Complaints having been received from local residents about the scale and location of the new play equipment a site visit had been held in December as a result of which Members considered that it would be necessary to relocate that equipment. The various bids which had been submitted for an alternative site were discussed and the concept of a new site adjacent to the Hockley Community Centre which was supported by the Parish Council commended itself to Members, noting that the cost of £2,000 could be part funded from the unspent balance and that certain aspects remained to be resolved by the Director of Development.

- P RECOMMENDED That subject to the satisfactory outcome of discussions with the Hockley Community Association approval be given to the relocation of the children's play equipment from its existing location to a new site adjacent to the Hockley Community Centre. (91)(DD)

76. PARISH SIGNS (Minute 438/88)

Arising out of the decision of the Council, in support of the Essex Heritage Year, to promote with local Parish Councils and the Rayleigh Civic Society the provision of appropriate Parish or town signs for display within different communities within the District, Members were pleased to note the various designs which had been produced. They considered that the Council should acknowledge the efforts of those involved by provision of suitably inscribed brass plaques to be attached to each sign. Whilst recognising that there were resources available to the Parishes to finance the erection of these signs a Member drew attention to the fact that Rayleigh was unparished and suggested that if the burden of cost fell to the Rayleigh Civic Society that could delay the project in that area. Other Members commented that planning permission would be required and that unless a suitable privately owned site could be identified for use it could be necessary to seek permission from the Highway Authority and the Department of Transport, whose initial response indicated that this would not be achieved within the desired timescale. It was accordingly

RECOMMENDED (1) That provision be made for the Council to award a suitably inscribed brass plaque to be affixed to each Parish sign.

(2) That the County Council as Highway Authority and the Department of Transport be urged to expedite the grant of permission for siting of Parish signs as required. (131)(ACE)

77. Added by Council 13.3.1990 under Minute 141:

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

Proposals for dog licensing had not demonstrated a sufficient level of public support for the considerable expenditure involved another consultation had been carried out. The Committee were disappointed that only a further 50 replies had been received, an analysis of which was noted.

A further report would be made to the Committee as soon as advice was received on the Government's measures to deal with dog and litter problems. However as a consequence of slippage in the capital programme in the current financial year it would be possible to carry out fencing works to all children's play areas not already fenced to prevent dog

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77. DOG FOULING (Minute 523/89)

The Secretary to the Council reminded Members that because the result of the earlier public consultation exercise on the Council's proposals for control of dog fouling had not demonstrated a sufficient level of public support for the considerable expenditure involved another consultation had been carried out. The Committee were disappointed that only a further 50 replies had been received, an analysis of which was noted.

A further report would be made to the Committee as soon as advice was received on the Government's measures to deal with dog and litter problems. However as a consequence of slippage in the capital programme in the current financial year it would be possible to carry out fencing works to all children's play areas not already fenced to prevent dog

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Leisure Services

nuisance. No further response had been received from the Education Authority about the abuse of school playing fields by dogs and Members considered that the County should at least be encouraged to ensure that boundary fencing was adequately maintained. The National Trust had advised that they would wish the Council's new bye-laws to be applied to Rayleigh Mount subject to a report thereon to their Committee.

As regards the enforcement of the existing bye-laws the Committee noted that the Secretary had sought quotations from security firms the outcome of which would be reported after the exclusion of the public.

RECOMMENDED (1) That the results of the second consultation exercise be noted.

(2) That the Education Authority be encouraged to maintain school playing field boundary fencing against ingress by dogs. (641)(SEC)

78. TURRET HOUSE FARM (Minute 33/89)

The Secretary to the Council advised Members that following the formal Conveyance of this area of open space to the NPFA that body were eager to publicise the arrangements so that this Council's gift of land could be used as an example to other local authorities. They had in mind some formal event later in the year to attract national publicity which might involve the unveiling of a plaque and/or a tree planting ceremony. It was accordingly

RECOMMENDED That the Chief Executive & Director of Finance be authorised to consult with the NPFA to enable the necessary arrangements to be made. (7059)(GE)

79. USE OF LAND AS PUBLIC OPEN SPACE, ALLOTMENT GARDENS, THE LAYOUT OF CHILDREN'S PLAY AREA AND CONSTRUCTION OF CAR PARK AND VEHICULAR ACCESS: LOWER WYBURNS FARM, DAWS HEATH ROAD, RAYLEIGH (Minute 94(2)(ii)/89)

The Secretary to the Council reported that the above application had been considered by the Planning Services Committee.

RECOMMENDED That pursuant to Paragraph 4(5) of the Town and Country Planning General Regulations 1976 the use of Lower Wyburns Farm as public open space with allotment gardens, children's play area, car park and vehicular access be carried out subject to the conditions in Minute 44/89. (6235)(SEC)

80. EXCLUSION OF THE PUBLIC

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

81. ENFORCEMENT OF BYE-LAWS AGAINST DOG FOULING

Further to his earlier report the Secretary to the Council reported in confidence on quotations received from two security firms to enforce the existing bye-laws by means of a mobile patrol on which a further report was requested on the credentials of the lower tenderer and as to whether an in-house solution could be identified on a more economic basis.

Leisure Services

RECOMMENDED That a further report be made to the next Meeting of the Committee. (641)(SEC)

82. MONITORING SERVICE CONTRACT PERFORMANCE - GROUNDS MAINTENANCE

The Chairman welcomed Mr. L. Godfrey and Mr. J. Negus, Contracts Manager and Area Manager respectively of Tylers Landscape Division the Council's grounds maintenance contractors who answered questions from Members on a number of minor items of concern including maintenance of goal mouths, Crown Hill shrubbery and the removal of dead wood following tree pruning, Stile Lane hedging and screen hedging along London Road, Rayleigh and Members expressed their general satisfaction with performance.

The Head of Computer Services & Audit reported in confidence that action being taken to improve the supervision of this contract would produce a more accurate measure of the quality of service provided. In the meantime Members noted an analysis of the complaints received which had highlighted certain critical areas that had been taken into account for future monitoring.

The Chairman thanked the representatives for their attendance. (131)

83. LEISURE BUS (Minute 608/89)

The Assistant Chief Executive reported in confidence on various options to revise the present service so as to contain the cost within the current budget provision. Members noted the extent of the Council's contractual obligations both with regard to the operator of the service and CIRCA Leisure, the level of use and details of the current timetable and proposed routeing. Of the various options presented for consideration the Committee favoured the revision of the hours of operation from 9.00 a.m. - 5.00 p.m. to 10.00 a.m. - 4.00 p.m. on weekdays and a half-day service on Saturday and noted the revised schedule which would provide for a more direct and regular routeing between Rayleigh, Rochford and Clements Hall with a District-wide service on a Wednesday and Saturday. The District service would, for a trial period, include Canewdon and Great Wakering to assess the level of demand. They accepted also that management of the service should pass to CIRCA Leisure on the basis that the Council would continue to agree the standard level of service with the operator and provide the necessary funding; CIRCA Leisure would finance any additional service which they required.

P RECOMMENDED That the foregoing changes to the Leisure Bus service be agreed. (790)(ACE)

84. CLEMENTS HALL LEISURE CENTRE - REPLACEMENT OF ASTO-TURF SPORTS PITCH (Minute 13/90)

The Head of Environmental Services reported in confidence that the all-weather outdoor pitch at Clements Hall Leisure Centre, which had been laid in 1983, was nearing the end of its useful life and needed to be replaced, a more modern equivalent having been identified. Some Members expressed concern that tenders should have been invited because of the cost involved but the Committee noted that this was a specialist product and that financial provision had already been made within the current financial year for its replacement, the balance falling in 1990/91.

RECOMMENDED That a "DLW Sport Floor" be installed to the outdoor all-weather facility at Clements Hall Leisure Centre. (6771)(HES)

CHAIRMAN

DATE

27/3/90