



**Rochford District
Council**

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1991

January - December

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1991

October (Part 2)

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 17th October 1991. Present. Councillors R.E. Vingoe (Chairman), R.S Allen, Mrs. V.J. Arnold, P.A. Beckers, C.I. Black, R.H. Boyd, M.C. Brown, B.A. Crick, Mrs. J. Fawell, T. Fawell, D.F. Flack, G. Fox, Mrs J M Giles, Mrs. H.L.A. Glynn, M.J. Handford, N. Harris, Mrs. J. Helson, S.N. Jarvis, G.C.A. Jones, Mrs. S J. Lemon, Mrs. E. Marlow, C.R. Morgan, J.M. Roden, S.A. Skinner, A. Stephens, Mrs. M.W. Stevenson, S.R. Tellis, Mrs. L. Walker and D.A. Weir.

Apologies: Councillors Mrs. E.M. Hart, D.R. Helson, Mrs. M. Hunnable, Mrs. A.R. Hutchings, Miss B.G.J. Lovett and Mrs. K.E. Smith.

538 MINUTES

Resolved that the Minutes of the Meeting of 26th September 1991 be approved as a correct record and signed by the Chairman.

539. MONITORING OF PERFORMANCE - MEETINGS OF 14TH MARCH, 4TH APRIL, 4TH JULY AND SPECIAL MEETING OF 11TH JULY 1991.

The Committee were satisfied that all necessary action had been taken. Minutes 426/89 Paras.1 and 2 (SOL), 329/90 Para.13 (SOL), 592/90 Para.7 (SOL), 3/91 Para.12 (SOL), 155/91 Paras.D1 & D7 (SOL), and 371/91 Para.3 (SOL) were carried forward.

540. 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. At a later stage in the Meeting, shown here for convenience, the Chairman drew to the attention of Members that application ROC/681/90 for clay extraction and waste landfill on land adjacent to Creeksea Road, Canewdon had been refused under delegated authority.

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

Para D1 - F/0459/91/ROC

Consideration of this application was again deferred for further negotiations with the applicant.

Para.3 - CU/0562/91/ROC

NOTE: Councillor J.M. Roden declared a non-pecuniary interest by virtue of acquaintance with the applicant but remained in the Meeting and participated in the discussion and voting thereon.

Authority delegated to the Director of Development to approve following negotiation to secure an additional condition and if possible a Legal Agreement restricting the occupancy of the proposed dwelling to the proprietor of the approved adjoining Wine Bar and members of his family or to persons employed in the adjoining Wine Bar and their family.

REV.
001293

Planning Services

Para 6 - GU/0602/91/ROC

Add Conditions:

10. The rear part of the application site shown hatched on the submitted plan as a staff and service customers car park shall be used for these purposes only with at least 5 spaces being retained at all times for staff car parking.
11. No delivery or collection of vehicles by road transporter shall take place within the application site between the hours of 0730 and 0900 or 1500 and 1700 on any day.

Add Informative:-

Further to Condition 11 above, in the interests of highway and pedestrian safety, the applicant's co-operation is requested not to undertake any delivery or collection of vehicles by road transporter between the specified hours whatsoever either in the adjoining garage site or within the highway.

Para.7 - F/0570/91/ROC

Application refused for the following reasons:-

1. The Rochford District Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy S9 of the Essex Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions as defined in Policies GB2 and GB6), or for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, institutions in large grounds, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting that the appearance of the countryside is not impaired. In November 1990 amendments to these policies were agreed by the local planning authority as part of the First Review of the Local Plan. As a consequence Policy GB6 has been renumbered as Policy GB7.

The proposal for development of this site does not fall into any of the above categories and it is the opinion of the local planning authority that no evidence has been presented sufficient to justify overriding the strong presumptions against such development in the Green Belt, particularly having regard to the extent of accommodation available within existing premises on both this and the adjoining site owned by the applicant.

2. The local planning authority consider that this application represents an unacceptable intensification and consolidation of an existing non-conforming use in the Metropolitan Green Belt. If permitted, it would only serve to perpetuate this inappropriate use contrary to the Metropolitan Green Belt policy further eroding the character of the area.

Planning Services

Para. 8 - F/0578/91/ROC

NOTE: (1) Councillor J.M. Roden declared a pecuniary interest in this matter by virtue of being a Trustee and President of the Club and left the Meeting whilst the matter was discussed.

(2) Councillor Mrs. V.J. Arnold declared a non-pecuniary interest in this matter by virtue of her children using the Club but remained in the Meeting and participated in the discussion and voting thereon.

Authority delegated to the Director of Development to approved subject to additional conditions to require cessation of floodlighting by 2200 hours each day at the latest, fencing on the northern boundary to be supplemented where necessary and for the floodlights to be used only in connection with the playing of Rugby and ancillary or related uses.

Para 9 - OL/0402/91/ROC

NOTE: Councillor Mrs. V.J. Arnold declared a non-pecuniary interest in this matter by virtue of being a Governor at Westerings School but remained in the Meeting and participated in the discussion and voting thereon.

Authority delegated to the Director of Development to approve on being satisfied that the site benefits from a right of access off Sunny Road, and subject to two additional conditions as follows:-

9. That only this part of the earlier overall site allowed on appeal be accessed off Sunny Road.
10. That no construction work be undertaken on Sundays without the prior written consent of the local planning authority.

and two informatives to the effect that no deliveries shall take place to the site around school opening or closing times and drawing to the applicant's attention that Hawkwell Parish Council may be interested in adopting the proposed footpath through the site.

Para. 11 - RM/0408/91/ROC

In accepting the recommendation the Committee asked that a condition be added to require traffic calming measures at road construction stage within the development together with an informative specifying the local planning authority's interest in enabling the provision of a local health centre within the development site and requesting the developer to use his best endeavours to make a site available to help achieve this objective.

Para.12 - RM/0524/91/ROC

In accepting the recommendation the Committee asked that a condition be added to require traffic calming measures at road construction stage within the development.

Para.13 - CU/0580/91/ROC

NOTE: Councillor S.N. Jarvis declared a non-pecuniary interest in this matter by virtue of proximity of residence but remained in the Meeting and participated in the discussion and voting thereon.

Planning Services

In delegating authority to the Director of Development to approve the application the Committee considered that the conditions attached to the permission should be modified where appropriate and expanded to require

- (1) the provision of a sign directing the public to the public car park in Websters Way,
- (2) the use of the forecourt as a service area for the loading/unloading of trade vehicles only,
- (3) no goods to be displayed within the forecourt service area,
- (4) all goods to be displayed and auctioned within the building only,
- (5) staff parking to be provided and maintained on land on the opposite side of Websters Way identified in previous proposals as being available and required to serve the premises,
- (6) no display or auctioning of livestock or motor vehicles.

The Director of Development also reported that the wording of Condition 3 should be amended to stipulate that the specified hours during Monday to Saturday and on Sundays and Bank Holidays should not be exceeded unless otherwise agreed in writing by the Local Planning Authority.

541. USE OF LAND ADJACENT TO UNDERWOOD LODGE, ETHELDRE AVENUE, HOCKLEY, ESSEX AS A STORAGE DEPOT

The Director of Development reported on the planning history and notation of the above site where the storage of timber and the operation of vehicles, plant and equipment in connection with a tree surgery business was now giving rise to complaints of nuisance. The Committee considered that whilst there appeared to have been some small-scale storage of timber in the past, the activities had changed materially to the extent that the site was now a major storage depot. This was regarded as inappropriate and contrary to Policy H16 of the Rochford District Local Plan which had a presumption against development likely to damage the character of residential areas.

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and and action in the Courts to secure the remedying of the breach of planning control now reported. (31616)(SOL)

542. APPLICATION NUMBER CM/0634/90/ROC - MINERAL EXTRACTION, WASTE LANDFILL AND CONSTRUCTION OF EXTERNAL HAUL ROAD, BARLING MARSH AND LAND WEST OF LITTLE WAKERING ROAD/CHURCH ROAD, BARLING

NOTE: Councillor T. Fawell declared a non-pecuniary interest in this matter by virtue of proximity of the proposed new haul road to his place of employment but remained in the Meeting and participated in the discussion and voting thereon.

ACK

Planning Services

The Director of Development reminded Members that County's consideration of the above application had been deferred to enable a joint site visit to take place on Monday 21st October. In that connection it was agreed that the Chairman of the Planning Services Committee should attend in place of Councillor C I. Black and that the Council should again seek to be represented when the matter came back to the County Development Control Sub-Committee on 25th October 1991.

The Committee were mindful that despite this Council's total opposition to the proposed new haul road, the County Planner was recommending the revised application for approval and that the County need not accept this Council's objections to the application. Whilst remaining of the view that barges would be a far more acceptable form of transport than road haulage, the Committee accepted that it would be politic to consider a number of possible alternative routes for the latter to identify whether there was a preferred option to the one proposed. Members had before them for that purpose a plan of the area on which the application route was defined together with various alternative combinations.

The Committee supported a variation to the southern half of the application route which would provide for lorry traffic to join the principal road network at Bournes Green by-pass.

Resolved that the County Council be advised

- (i) that this Council remain of the view that barge transport would be a better option, but that if the County are minded to approve the application as submitted they be strongly urged to consider an alternative route for the southern half of the proposed new haul road as set out above.
- (ii) that any new haul road be subject to a Legal Agreement to require its removal on the cessation of operations at the application site. (DD)

543. BREACH OF PLANNING CONTROL AT 52 GREAT WHEATLEY ROAD, RAYLEIGH, ESSEX
(Minute 470/91 Para.8)

The Director of Development reminded Members of the reasons why at the previous Meeting a retrospective application F/0425/91/ROC to regularise a single storey rear extension with balcony over had been refused and enforcement action had been authorised.

For the record the Committee were advised of the breach of planning control against which it was appropriate and expedient to take enforcement action, namely to secure cessation in use of the flat roof as a balcony and the removal of the surrounding balustrade and of the means by which that breach could be remedied. It was accordingly

Resolved that the breach of planning control in respect of which authority has already been given to the Solicitor to take enforcement action be as set out above. (22342)(SOL)

Planning Services

544. BREACH OF PLANNING CONTROL AT FAIRFIELDS, LOWER ROAD, HULLBRIDGE, ESSEX

The Director of Development reported against the background of its planning history on the following developments at the above site.-

1. The current construction of a swimming pool enclosure and garage which normally would not require planning permission by virtue of permitted development rights under the General Development Order, but that because there was some uncertainty as to whether the development fell fully within the residential curtilage of the dwellinghouse a planning application had been submitted without prejudice and would come forward for consideration in due course.
2. The construction of a first floor rear extension for which a planning application had recently been refused. The Committee noted that the original dwelling had already been extended over a period by an area of 90 sq.metres including a conservatory to the eastern flank which did not appear to have the benefit of planning permission.

Resolved that the Solicitor be authorised to take all necessary action including the issue and service of Notices and action in the Court in respect of the unauthorised first floor rear extension constructed in breach of planning control now reported. (10902)(SOL)

545. DEVELOPMENT CONTROL STATISTICS - PLANNING APPLICATIONS (Minute 369/91)

The Committee noted the report of the Director of Development regarding the official countrywide statistics for the quarter ending March 1991 and the percentage of applications determined within 8 weeks compared with other Authorities within the same family cluster and commended the Officers concerned on the high level of performance that had been achieved.

546. CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL ON APPLICATION SOS/91/0780 FOR THE ERECTION OF FOUR HOUSES AT LAND EAST OF 161 GREEN LANE, EASTWOOD, LEIGH-ON-SEA

The Director of Development reported on the above consultation from Southend-on-Sea Borough Council, on the nature and location of the site, that it was notated as Green Belt/farmland in the deposit draft Southend Local Plan and was adjacent to a Bridleway.

Members were mindful that the site constituted the remaining area of undeveloped land to the Green Lane frontage and in view of the Green Belt allocation of this site considered that this outline application for further urban development was inappropriate and should be resisted.

Resolved that Southend-on-Sea Borough Council be informed that this Authority raise objections to the proposed development on the grounds of conflict with their Local Plan, loss of rural land detrimental to the open character of the area, and adverse effect to the adjacent bridleway and traffic safety. (DD)

REV

Planning Services

547. F/0468/91/ROG - ERECTION OF THREE CHALETs AND ONE BUNGALOW WITH DETACHED GARAGE ON LAND TO THE WEST OF MOAT FARM, LONDON ROAD, RAWRETH (Minute 471/91)

The Director of Development reminded Members that at the last Meeting it had been agreed to meet a request from the County Council for a Member level Meeting prior to determination of the above application but that County had since decided not to take up the offer of a site meeting.

The Committee noted the application had now been advertised in accordance with the departure procedures, that the Solicitor considered this proposal to be a minor departure and that it was for the Local Planning Authority to consider any representations received before determining the application

548. PLANNING ENFORCEMENT PERFORMANCE MONITOR (Minute 311/91)

The Committee noted the report of the Solicitor setting out the present position of planning enforcement cases authorised over the past two years, together with a summary of cases outstanding from prior to the introduction of the current monitor which reflected a high degree of resolution of the breaches.

The Chairman reminded Members that the production of the monitor enabled them to view progress on current cases and that any queries arising therefrom should be taken up with the appropriate Officer prior the Meeting.

549. BREACH OF PLANNING CONTROL - 32 HULLBRIDGE ROAD, RAYLEIGH

Pursuant to Standing Order 26.2 the Chairman admitted the following item of business on grounds of urgency.

The Director of Development and Solicitor reported on a car valeting business being conducted from the carparking area at the front of the above residential dwelling house on a regular basis involving use of machine polishing equipment causing nuisance and disturbance to residents. The service was advertised by a notice board at the front of the property and occasional vehicle repairs were also carried out at the premises. The report had been made a matter of urgency to avoid any delay in the commencement of enforcement proceedings and the Committee accepted that this activity was not appropriate or acceptable at a residential property.

Resolved that the Solicitor be authorised to take all necessary action including the issue and services of Notices and action in the Courts to secure the remedying the breach of planning control now reported.
(23416)(SOL)

550. HOCKLEY PARISH COUNCIL

With the consent of the Chairman pursuant to Standing Order 26.2, the Director of Development reported that he had recently been invited by the Hockley Parish Council to attend a forthcoming Meeting to discuss the redevelopment of the Foundry site. The Committee noted that Ward Members had also been invited to attend.

Planning Services

In authorising the attendance of the Director of Development they concurred with the suggestion of a Member that the Policy and Resources Committee should be asked to delegate authority to the Director of Development to attend Meetings of Parish Councils at their invitation where major planning applications were involved, subject to the proviso that the Planning Services Committee should be kept informed.

Resolved that the Director of Development be authorised to attend a Meeting of the Hockley Parish Council to discuss the redevelopment of the Hockley Foundry Site. (DD)

P RECOMMENDED That the Policy and Resources Committee be asked to delegate authority to the Director of Development as aforesaid. (CE(D))

001300

REV.

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 17th OCTOBER 1991

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.

001301 *REV*

PLANNING SERVICES COMMITTEE

17TH OCTOBER 1991

DEFERRED ITEMS

- D.1 F/0459/91/ROC MW
RETENTION OF EXISTING BARN FOR AGRICULTURAL PURPOSES
BALDWINS FARM LITTLE WAKERING ROAD LITTLE WAKERING
- D.2 CU/0490/91/ROC LG
CHANGE OF USE TO CHILDREN'S PLAY SCHOOL
HOMEFIELD TRENTERS AVENUE RAYLEIGH

SCHEDULE ITEMS

3. CU/0562/91/ROC LG
CHANGE USE OF OFFICES TO RESIDENTIAL
REAR OF 74-78 WEST STREET ROCHFORD
4. CU/0582/91/ROC NACB
CHANGE USE TO GROUNDWORK CONTRACTORS' YARD WITH ANCILLARY
CAR PARKING
YARD 3 IMPERIAL PARK RAWRETH LANE RAYLEIGH
5. OL/0583/91/ROC NACB
OUTLINE APPLICATION FOR CONSTRUCTION OF BUILDINGS ON SITE
IN ASSOCIATION WITH USE AS A GROUNDWORK CONTRACTORS YARD
INCLUDING OFFICES, STORAGE BAYS, WORKSHOPS, TEAM ROOM AND
TOILET ACCOMMODATION
YARD 3 IMPERIAL PARK RAWRETH LANE RAYLEIGH
6. CU/0602/91/ROC TF
DEMOLISH EXISTING DWELLINGS AND USE AREA FOR CAR SALES AND
CUSTOMER/STAFF PARKING
235-237 EASTWOOD ROAD RAYLEIGH
7. F/0570/91/ROC JW
FIRST FLOOR EXTENSION AND ALTERATIONS TO FORM ADDITIONAL
OFFICES
HAMBRO HILL GARAGE HAMBRO HILL RAYLEIGH
8. F/0578/91/ROC JAW
ERECTION OF FOUR FLOODLIGHTING COLUMNS AND FLOODLIGHTS
ROCHFORD HUNDRED RUGBY FOOTBALL CLUB MAGNOLIA ROAD
ROCHFORD

001302

REV.

9. OL/0402/91/ROC JW
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
ADJ 21 SUNNY ROAD HAWKWELL
10. OL/0474/91/ROC NACB
OUTLINE APPLICATION TO ERECT NINE DETACHED HOUSES AND
GARAGES (ALTERNATIVE APPLICATION)
LAND WEST SIDE RECTORY AVENUE ASHINGTON
11. RM/0408/91/ROC GJ
RESERVED MATTERS FOR THE ERECTION OF 144 DETACHED, SEMI-
DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/
PARKING AND LAYOUT OF ESTATE ROADS (STAGE 2)
LAND LITTLE WHEATLEYS CHASE RAYLEIGH
12. RM/0524/91/ROC GJ
RESERVED MATTERS FOR THE ERECTION OF 61 DETACHED, SEMI-
DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/
PARKING AND LAYOUT OF ESTATE ROADS (PHASE 3)
LAND LITTLE WHEATLEYS CHASE RAYLEIGH
13. CU/0580/91/ROC JW
CHANGE USE OF INDUSTRIAL BUILDING TO STORAGE AND AUCTION
ROOMS
1 WEBSTERS WAY RAYLEIGH

PLANNING SERVICES COMMITTEE

17TH OCTOBER 1991

DEFERRED ITEMS

D.1

F/0459/91/ROC PARISH OF BARLING MAGNA

BALDWINS FARM LITTLE WAKERING ROAD LITTLE WAKERING

RETENTION OF EXISTING BARN FOR AGRICULTURAL PURPOSES

Applicant: MR A S HARDY

Zoning: M.G.B.

DEFERRED REPORT

This application was deferred for further clarification which is still being sought and will be the subject of a report to a subsequent meeting.

D.2

CU/0490/91/ROC

HOMEFIELD TRENTERS AVENUE RAYLEIGH

CHANGE OF USE TO CHILDREN'S PLAY SCHOOL

Applicant: F & R WEIDNER

Zoning: M.G.B.

DEFERRED REPORT:

Officers have discussed at length possible alternative locations with the applicants to that now proposed in the event that they move from their existing location at the T.A. centre, Hullbridge Road, Rayleigh.

The applicants have pursued at least one of these in the past and are in the process of re-doubling efforts to see if accommodation could be made available to them.

In the meantime, they have asked that the application be progressed to a decision as submitted.

Accordingly, the earlier recommendation made to the Committee is set out below:-

NOTES:

This proposal involves the use of an existing building in the garden of 'Homefield', previously used for purposes incidental to the enjoyment of 'Homefield', as a play school. The use is already in operation at the T.A Hall in Hullbridge Road, and it is proposed to relocate the use. In view of the location within the M.G.B. approached by an unmade road, the proposed use is considered inappropriate. ESSEX COUNTY COUNCIL HIGHWAYS DEPARTMENT has recommended refusal for the reasons set out at 2 and 3 below.

Two letters of objection have been received from RESIDENTS of Trender Avenue whilst the FIRE OFFICER and SOCIAL SERVICES raise no objection and HEAD OF ENVIRONMENTAL SERVICES has no adverse comment.

REFUSE:

01 GREEN BELT - STANDARD REASON

PLUS It is the opinion of the Local Planning Authority that to allow such a change of use in this location would be inappropriate and would adversely affect the character and amenities of this semi-rural area with consequential detriment to the objectives of the Green Belt.

02 NON STANDARD REFUSAL

The proposal would lead to an increase in slowing and turning movements by vehicles at the existing junction of Trender Avenue and Rawreth Lane and would therefore interfere with the free and safe flow of through traffic and result in danger and inconvenience to other road users.

03 NON STANDARD REFUSAL

Trender Avenue, by reason of its substandard carriageway, width, lack of footways and streetlights, is considered to be inadequate to serve a development of this type.

04 NON STANDARD REFUSAL

To allow a proposal of this type would set an undesirable precedent, making it difficult to resist similar proposal elsewhere in the District, to the long term detriment of the green belt.

REV.

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

3.

CU/0562/91/ROC PARISH OF ROCHFORD

R/O 74-78 WEST STREET ROCHFORD

CHANGE USE OF OFFICES TO RESIDENTIAL

Applicant: MR R PEARCE

Zoning: Secondary Shopping.

ROCHFORD PARISH COUNCIL - no objections.

APPROVE:

01 COMMENCE IN 5 YEARS

02 DEVELOPMENT AS PER PLAN

03 RETENTION OF WINDOW PATTERN

REPORT:

Members may recall that planning permission was recently granted under CU/0117/91/ROC for use of adjoining premises as a wine bar. This application relates to the use of the building, previously used for office purposes, as a dwelling for occupation by the prospective licensee of the wine bar.

Although no amenity area is available for use by occupants of the proposed dwelling, an existing courtyard area adjacent to the property and the proposed wine bar will provide an outdoor sitting-out area.

In response to CONSULTATIONS, NEIGHBOUR notification and PRESS and Site Notices, no adverse comments have been received. The plans have been revised to accord with the requirements of the Specialist Adviser from Essex County Council.

4.

CU/0582/91/ROC RAYLEIGH

YARD 3 IMPERIAL PARK RAWRETH LANE RAYLEIGH

CHANGE USE TO GROUNDWORK CONTRACTORS YARD WITH ANCILLARY
BUILDINGS AND CAR PARKING

Applicant: H & B GROUNDWORK CONTRACTORS LTD

Zoning: Industrial.

APPROVE:

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

The use hereby permitted shall not commence until the buildings permitted under the planning permission of even date (OL/0583/91/ROC) have been constructed on site.

03 NON STANDARD CONDITION

The hours of operation shall not exceed the following :-

8.00 a.m. to 6.00 p.m. Monday to Friday
8.00 a.m. to 2.00 p.m. Saturdays,

with no working on Sundays or Public Holidays.

04 HEIGHT OF STORED GOODS

05 BURNING OF WASTE MATERIALS

06 PAINT SPRAYING PROVIDE BOOTH

07 PARKING AND TURNING SPACE PROV

08 SERVICES-SURFACE WATER

09 OIL INTERCEPTION ARRANGEMENTS

10 NON STANDARD CONDITION

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

11 NON STANDARD CONDITION

No retail sales shall take place on the site.

REPORT:

This and the following item were originally submitted as one application but were 'split' for legal and procedural reasons. Consequently, it is recommended that they are considered together.

H & B Groundwork Ltd wish to relocate their existing business from an unauthorised site in the Green Belt to this more suitable yard which is allocated for industrial purposes. The applicants are groundwork contractors engaged in the work of reinstatement of carriageways and pavements, groundwork for all building operations and operations of a builders yard.

Members may recall that permission was granted in June this year (CU/0291/91/ROC) for use of this site as a scaffolding/vehicle depot and the siting of a "portakabin". Both this and the previous permission (ROC/559/86) for the storage and manufacture of concrete products imposed several similar conditions, one of which required the hours of operation to be limited to those stated in Condition 3 above. The applicants had originally proposed 7.00 a.m. to 5.30 p.m. day but have now indicated their willingness to comply with the above. Policy EB2 of the Local Plan restricts the use of this estate to light industrial purposes only to prevent nuisance being created to neighbours.

The CHIEF ENVIRONMENTAL HEALTH OFFICER reports that having regard to the location there is potential for nuisance by way of noise, dust and odours than exists at present. No objections are raised if Conditions 3, 5, 6 and 9 are imposed as well as Nos. 11 and 13 in the following item.

ANGLIAN WATER and the NATIONAL RIVERS AUTHORITY have no objections subject to the imposition of Conditions 8, 9 and 10.

The COUNTY SURVEYOR has no objections subject to Condition 7 being imposed.

One letter from a NEIGHBOUR at Barons Court Kennels has been received objecting to this proposal - referring to the current levels of noise from the estate and the potential for noise from this yard.

In response to concerns about such matters the applicants have agreed to site their main buildings - i.e. offices, stores, team room and others which will be relatively quiet - along the eastern boundary to shield the open areas of the site from the kennels and potential residential land adjacent. Condition 2 above would tie in the item with the following to ensure such building takes place.

5.

OL/0583/91/ROC RAYLEIGH

YARD 3 IMPERIAL PARK RAWRETH LANE RAYLEIGH

OUTLINE APPLICATION FOR CONSTRUCTION OF BUILDINGS ON SITE IN ASSOCIATION WITH USE AS A GROUNDWORK CONTRACTORS YARD INCLUDING OFFICES STORAGE BAYS WORKSHOPS TEAM ROOM AND TOILET ACCOMMODATION

Applicant: H & B GROUNDWORK CONTRACTORS LTD

Zoning: Industrial.

APPROVE:

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 NON STANDARD CONDITION

The use of the site and the buildings hereby permitted shall not exceed the following :-

8.00 a.m. to 6.00 p.m. Monday to Friday

8.00 a.m. to 2.00 p.m. Saturdays

with no working on Sundays or Public Holidays.

04 HEIGHT OF STORED GOODS

05 BURNING OF WASTE MATERIALS

06 PAINT SPRAYING PROVIDE BOOTH

07 PARKING AND TURNING SPACE PROV

08 SERVICES-SURFACE WATER

09 OIL INTERCEPTION ARRANGEMENTS

10 NON STANDARD CONDITION

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

11 NON STANDARD CONDITION

Any woodworking to be carried out on site shall be contained within a building the details of which shall have been previously submitted to and approved in writing by the Local Planning Authority.

12 NON STANDARD CONDITION

No retail sales shall take place on the site.

13 NON STANDARD CONDITION

Details of the siting and construction of the storage bins shall be submitted as part of the reserved matters referred to above.

REPORT:

This proposal, (see also previous item), although in outline form only, involves the actual buildings to be used in conjunction with the use indicated in the preceding item. The siting of the buildings is a matter reserved for subsequent approval although, as mentioned in the previous report, the applicants are willing to site some of their buildings along the eastern boundary to screen the site to a certain extent. The submitted plan is an indicative layout which will need to be altered to take account of this and other factors.

The comments of the various CONSULTTEES and NEIGHBOURS are referred to in the previous report.

6.

CU/0602/91/ROC RAYLEIGH

235-237 EASTWOOD ROAD RAYLEIGH

DEMOLISH EXISTING DWELLINGS AND USE AREA FOR CAR SALES AND CUSTOMER/STAFF PARKING

Applicant: MR J SNELL

Zoning: Residential.

Frontage: 19m. Depth: 50m.

APPROVE:

01 COMMENCE IN 5 YEARS



02 NON STANDARD CONDITION

The existing hedgerow and planting on that section of the north-western boundary marked E-F on drawing No. MG.R. 1 returned herewith shall be retained and shall not be removed, reduced in height or trimmed back without the prior consent in writing of the Local Planning Authority. Any such planting being removed or trimmed without such consent, being severely damaged or becoming seriously diseased shall be replaced to the satisfaction of the Local Planning Authority by the applicants or their successors in title.

03 NON STANDARD CONDITION

The proposed parking areas, the subject of this application, shall be hardsurfaced to the satisfaction of the Local Planning Authority prior to the commencement of their use.

04 NON STANDARD CONDITION

No mechanical repairs, spraying or steam cleaning of motor vehicles shall take place within the proposed car sales and customer and staff parking areas.

05 NON STANDARD CONDITION

The proposed 1.8m high brick wall on the northern boundary of the site shall be erected prior to the parking area being first used.

06 NON STANDARD CONDITION

The proposed low brick wall (and incorporated landscape features) to be sited around the new sales area, shown on Drawing No. MG.R.1 shall be provided prior to use of this area.

07 NON STANDARD CONDITION

A barrier should be erected between points A, B, C and D as shown on the enclosed plan, not exceeding a height of 0.6m.

08 LANDSCAPING SCHEME - DETAILS

09 NON STANDARD CONDITION

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.

REPORT:

This proposal is for the redevelopment of the site of a pair of semi-detached semi-derelict houses to a hardstanding area for car sales and customer and staff parking for the purposes of MAC's Garage, Eastwood Road. The site is sandwiched between MAC's Garage and a couple of retail units on the corner of Eastwood Road and The Chase.

The site has for many years been under the ownership of MAC's Garage. They have applied and been granted permission for a number of commercial uses on the site. Under ROC/926/78 permission was granted for a car showroom and offices over. ROC/642/86 granted permission to renovate the two properties for storage purposes and ROC/453/89 gave permission for a two storey block comprising of two shops with offices over. A number of other applications, notably ROC/423/79 and ROC/280/80, which primarily deal with the existing car showrooms, show the application site as being used for staff and customer car parking. In the case of the latter application the two houses would have been demolished to provide an area to be reserved for parking new vehicles delivered direct from the factory.

Given the immediate commercial setting of the site and the site's history the principle of this development is not considered unreasonable. The semi-detached houses have formed a major eyesore on this part of Eastwood Road for many years and, as such, their removal and the subsequent tidying up of the site should be regarded as an improvement. In essence the site will become purely an extension of the existing car display forecourt of MAC's Garage - which in itself is not an ideal use for the site. However, the details of the application do include provision for a low brick wall to be sited around the car sales area which will act as some relief to the general openness of the site and help delineate the car sales area from the staff/customer car park at the rear. The drawings also make provision for landscaping within this low brick wall planter.

The COUNTY SURVEYOR raises no objection to the proposal subject to Condition 7 and the HEAD OF ENVIRONMENTAL SERVICES has no adverse comments subject to Condition 4.

No NEIGHBOUR comments have been received by the Council.

7.

F/0570/91/ROC RAYLEIGH

HAMBRO HILL GARAGE HAMBRO HILL RAYLEIGH

FIRST FLOOR EXTENSION AND ALTERATIONS TO FORM ADDITIONAL OFFICES

Applicant: DEVENISH LTD

Zoning: Metropolitan Green Belt.

Floor Area: 90sq.m. (295sq.ft.)

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS PROVISION OF SAMPLES

03 NON STANDARD CONDITION

The proposed extension shall only be used as offices by Devenish Ltd and shall not be used for any other purpose or by any other persons or business undertaking.

04 TREE AND SHRUB PLANTING SCHEME

REPORT:

The applicants are seeking to create first floor office accommodation and remodel part of the south-western end of an existing building to provide additional office space at first floor level.

Notwithstanding the Green Belt location, the commercial enterprise is established and the business operations on the site are controlled by a Legal Agreement concluded in 1986. Furthermore, the net increase in size of the extension over and above the existing building is modest and the full symmetrical roof pitch will improve the overall appearance of the building.

The RAYLEIGH CIVIC SOCIETY state that the extension is contrary to Metropolitan Green Belt policies, will have a detrimental impact on the countryside and should be resisted as it would intensify a non-conforming business use in the Green Belt.

The COUNTY SURVEYOR raises no objection and the HEAD OF ENVIRONMENTAL SERVICES has no adverse comments. The ESSEX COUNTY COUNCIL CONSUMER and PUBLIC PROTECTION DEPARTMENT state that as no new or changes to foundations are involved they have no comments to make.

8.

F/0578/91/ROC PARISH OF HAWKWELL

ROCHFORD HUNDRED RUGBY FC MAGNOLIA ROAD ROCHFORD

ERECTION OF 4 FLOODLIGHTING COLUMNS AND FLOODLIGHTS.

Applicant: ROCHFORD HUNDRED RUGBY FC

Zoning: M.G.B./Private Open Space.

Site Area: 8.6 acres.

APPROVE: Delegate to the Director of Development to approve subject to the recommended conditions and to negotiate further control by condition of the hours of operation of the floodlights.

01 COMMENCE IN 5 YEARS

02 NON STANDARD CONDITION

The proposed floodlights should be suitably positioned and shielded to the satisfaction of the Local Planning Authority prior to the commencement of use of the installation so as to orientate the lighting onto the playing surface and to avoid unnecessary light spillage onto surrounding land and dazzle to drivers using the highway. Furthermore, the installation shall be permanently retained in such a form.

01 NON STANDARD INFORMATIVE

Condition 2 is imposed in part at the request of the Highway Authority, and the Local Planning Authority should be notified as soon as the installation is completed to ensure this condition is satisfied or whether remedial measures are necessary.

02 NON STANDARD INFORMATIVE

The applicants attention is drawn to the gas pipelines and is advised to consult with the Health and Safety Executive and British Gas - Regional Transmissions Engineer.

REPORT:

The application proposes the illumination of the westernmost of three pitches at the Rochford Hundred Rugby Football Club and the partial illumination of the adjoining pitch.

The ground is accessed off Magnolia Road, which runs just to the north and parallel with the railway line (which is on a high embankment at this point). The ground is surrounded on all four sides by substantial treed hedgerows. These are generally as tall as the rugby goal posts and in places notably higher.

The four columns are single upright masts 12.0m high with four 2200w Linear Mercury Halide lights fitted at the top of each column to a horizontal bar. Partial illumination of the centre pitch is achieved by rotating the lights on the adjacent two columns through 180 degrees.

In view of the excellent tree screening to all boundaries and beyond and the considerable distance to the nearest residential properties of some 130m plus, it is considered that the proposal will not be directly intrusive to any residents of the surrounding unmade roads. Although, when lit it is clear that the floodlighting will be apparent in this rural location.

BRITISH GAS and HEALTH AND SAFETY EXECUTIVE raise no objection in principle. An informative is to be added drawing the applicant's attention to the gas pipeline

CIVIL AVIATION AUTHORITY raises no objection. HEAD OF ENVIRONMENTAL SERVICES has no adverse comment. The COUNTY SURVEYOR leaves the application to the Council's discretion but advises the floodlighting in terms of height and wattage appears to be commensurate with the intended use and that a condition is required to avoid glare to motorists vision should be imposed in case it proves to be a problem. BRITISH RAIL comments are awaited.

Objections are raised by four LOCAL RESIDENTS on grounds of late night disturbance and security risk, trespass, roads busy when club in use, already have smaller lights at other end, activity and lighting will disturb peace and quiet of area.

9.

OL/0402/91/ROC PARISH OF HAWKWELL

ADJ 21 SUNNY ROAD HAWKWELL

OUTLINE APPLICATION FOR NINE DETACHED HOUSES.

Applicant: E L VAUGHAN

Zoning: M.G.B.

Site Area: .5 ha (1.1 acre)

HAWKWELL PARISH COUNCIL object most strongly to the application on the grounds that this site is within the Green Belt as per the Approved Rochford District Local Plan. If this site is allowed the area adjoining it would become vulnerable to release and so on.

APPROVE:

01 NON STANDARD CONDITION

This permission conveys no approval to the proposed layout or number of dwellings shown on the submitted indicative drawing No. 91.109/01 returned herewith as agreed in writing by the applicants agent dated 1st September, 1991. Approval of the details of the siting, number of dwellings, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority, and these reserved matters shall also include sections showing proposed and existing ground levels in relationship to the proposed dwellings within the site and the existing dwelling bounding the site to the north. Furthermore, the details shall include an independent footpath link from Sunny Road to approximately the point where the (existing) informal path joins Public Footpath No. 2.

02 TIME LIMITS (OUTLINE)

03 CAR PARKING-MULTIPLE DWELLINGS

04 NON STANDARD CONDITION

The development hereby permitted shall not begin until drainage works have been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority.

05 LANDSCAPING-BEFORE DEVELOPMENT

06 LANDSCAPING - IMPLEMENTATION

07 NON STANDARD CONDITION

The existing public footpath (public footpath No. 2) to the southern perimeter of the site shall not be obstructed and shall be maintained free of any obstacle or impediment to its full width at all times.

08 DETAILS OF MEANS OF ENCLOSURE

REPORT:

Though the land is still designated Metropolitan Green Belt within the Rochford District Local Plan, the principle of development is established via planning permission granted for development of this site, together with adjoining land to the east (1.7 ha - 4.2 acres total) on appeal on 24th April, 1991. (ROC/229/89 refers). The applicants are seeking to develop this smaller parcel of land (.5 ha, 1.1 acres independently of the larger site and will effectively square the south eastern end of Sunny Road.

Although this application seeks outline permission again for only part of the previous larger site allowed on appeal, beyond this it does not raise any new issues as the earlier indicative plan indicated this part of the site to be developed in a similar fashion as a cul-de-sac extension of Sunny Road.

The County Planner has been consulted under the Paragraph 7 (Departure) procedure of the Town and Country Planning Act, 1990 and makes the following comments which are self-explanatory :-

"This site lies within the Metropolitan Green Belt in the Adopted Rochford District Local Plan and the proposal would normally be contrary to Policy S9 of the Approved Structure Plan as amended by the First Alteration. However, in view of the fact that the Department of the Environment in allowing an appeal on a larger area which included this site has already overruled Green Belt Policy (Application ROC/229/89 Appeal Ref. T/APP B1550/A.89.1333 27/P7) the County Council would wish to waive its right to submit formal observations."

The COUNTY SURVEYOR raises no objections to the principle of the proposal subject to satisfactory turning and footpath arrangements being provided at the detailed plans stage. He also notes that further clarification of the definitive route of footpath No. 2 to the southern perimeter of the site should be advised by the County Planner prior to commencement and is included as an informative.

ANGLIAN WATER raises no objection in view of the timing of the outline planning application allowed on appeal (ROC/229/89).

The NATIONAL RIVERS AUTHORITY acknowledge that the application site forms part of a larger site and a balancing reservoir was previously proposed to attenuate surface water discharge rate from the whole site. They request therefore that as the application site is to be considered independently that the surface water attenuation be provided separately and indicate a number of ways that this can be achieved.

The HEAD OF ENVIRONMENTAL SERVICES raises no adverse comments.

39 Letters have been submitted by LOCAL RESIDENTS including a small PETITION containing 6 signatures; 28 object and 11 express points of concern and more general comments. Letters have also been received from the HEAD TEACHER of The Westerings County Primary School and the PARENT TEACHERS ASSOCIATION of the school located immediately opposite the application site.

The objections from residents are summarised as follows :-

1. Contrary to M.G.B. policy and loss of green lung, setting an undesirable precedent, producing urban sprawl, affecting the appearance of the country including potential loss of trees, undergrowth and increased denudation of woods (especially Hockley Woods) to the detriment of wildlife.
2. Danger to highway safety (especially clubs attending Westering School) via increased traffic and congestion in proximity to the school entrance including the presence of construction vehicles.
3. Potential loss or obstruction of footpaths especially the path which traverses the site diagonally encouraging parents to deliver and collect children by car.
4. Noise, fumes and general disturbance, loss of privacy and no essential need for more housing.

The eleven further letters echo the above in softer tones but raise the additional following matters as points of concern :-

- drainage problems;
- overdevelopment of site;
- location of new footpath close to the school perimeter creates a security risk.

The HEAD TEACHER of the neighbouring school supports points stated by local residents and is also concerned about the effect the proposal will have on the school open air swimming pool and swimmers during the construction period via general dust, fumes, noise and disturbance.

THE WESTERING SCHOOL P.T.A. express concern but are pleased that the proposal recognises the need to maintain a footpath link between the school entrance in Sunny Road and Elizabeth Close. They think construction traffic should access via The Westerings utilising land adjoining the site for which permission was granted on appeal in the interests of highway safety. The land in question is not, however, within the applicant's control.

When considering the previous application to develop this land together with the larger site to the east, similar issues were raised and considered by the Inspector. Paras. 11 and 12 of his decision notice are of particular relevant and are reproduced below :-

"11. Overall, I have reached the following conclusions: first, an exception is justified, in the particular circumstances of this case, to policies of restraint on new development in the Green Belt; second, the proposal would not be detrimental to the character and appearance of the area; and third, siting of the proposed dwellings and associated garages is unsatisfactory. On balance I have decided that the proposal is acceptable.

12. In reaching this decision I have taken account of all other matters raised both at the inquiry and in writing. In particular I understand the Council's fear that allowing this proposal would set an undesirable precedent making it more difficult to resist similar proposals, elsewhere, including in the immediate vicinity of the appeal site..... I have also taken account of local residents' concern about highway safety, particularly in relation to the school. The Highway Authority made no objection, however, and though I sympathise with residents' understandable fears I am not persuaded the proposal would be detrimental to highway safety in the area. None of these other matters is sufficient to outweigh the conclusions the main issues which have led me to my decision."

10.

OL/0474/91/ROC PARISH OF ASHINGTON

LAND END (WEST OF) RECTORY AVENUE ROCHFORD

OUTLINE APPLICATION TO ERECT 9 DETACHED HOUSES AND GARAGES
(ALTERNATIVE APPLICATION)

Applicant: CROWSTONE PROPERTIES LIMITED

Zoning: Residential.

Frontage: 93.27m. (306ft.) Depth: 36.58 (120ft.)

APPROVE:

01 RESERVED MATTERS TO BE APPROVED

02 TIME LIMITS (OUTLINE)

03 PRIVATE DRIVES-SURFACE FINISH

04 CAR PARKING-MULTIPLE DWELLINGS

05 VISIBILITY SPLAYS 2.1M X 2.1M

06 SERVICES-DETAILS TO BE PROVIDED

07 LANDSCAPING SCHEME - DETAILS

08 TREE PROTECTION - CONSTRUCTION

09 NON STANDARD CONDITION

The footpaths commensurate with the frontage of each dwelling shall be constructed and completed within 12 months from the date of occupation of dwellings.

10 NON STANDARD CONDITION

Prior to the occupation of the dwelling indicated as plots 6 to 9 on the submitted drawing no. 1327.5A provision shall be made for each to be served by turning areas as indicated on that drawing. Thereafter these areas shall be retained and used solely for the turning of vehicles and for no other purpose.

REPORT:

Members will recall that at the last meeting, this item was considered acceptable subject to clarification with the County Surveyor of an amendment to Condition 9. This condition concerned the making up of the footpath to these dwellings within twelve months of occupation and the Committee sought to have the footpaths made up immediately.

The County Surveyor's standard recommended condition for such cases requires that such surfacing occurs within twelve months of the occupation. His further comments have now been received and his considered opinion is that such a condition should again be imposed in this case; no support could be given to the alternative suggestion. It appears that his recommendation reflects the view that significant operations occur immediately after occupation that would damage the finished surface of public footpaths, e.g. laying of additional services, landscaping of gardens, delivery of topsoil, materials, etc. to the site and so on. The accepted norm is that a sub-base is provided to the footpath prior to occupation of the dwellings and the final finished surface is laid within a year. This also tends to enable continuous lengths of footpaths to be finished in one go rather than have short unconnected lengths.

In view of the foregoing, which is a consistent approach in Essex, and the County Surveyor's lack of support for any subsequent enforcement action, it is considered that the original recommendation (reproduced below) should prevail.

7

11.

RM/0408/91/ROC RAYLEIGH

LAND LITTLE WHEATLEY'S CHASE RAYLEIGH

RESERVED MATTERS FOR THE ERECTION OF 144 DETACHED SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/PARKING AND LAYOUT OF ESTATE ROADS (STAGE 2)

Applicant: BEAZER HOMES (EAST) LTD

Zoning: H8 (Previous approval given to residential development of site)

Density: 13.3dpa.

APPROVE: Delegated to the Director of Development to be issued on completion of the consultation period.

01 ESTATE ROADS-PRIOR CONS.

02 ROADS & ACCESS WAYS-SURFACE FIN

03 PRIVATE DRIVES-SURFACE FINISH

04 CAR PARKING-MULTIPLE DWELLINGS

05 SERVICES-SURFACE WATER

PLUS: Full details of the proposals for the disposal of surface water from the development must include a balancing reservoir to cater for a 1:50 year event

06 MATERIALS FOR EXTERNAL USE

07 LANDSCAPING SCHEME - DETAILS

08 TREE AND SHRUB PROTECTION

09 HEDGEROWS TO BE RETAINED

10 DETAILS OF MEANS OF ENCLOSURE

11 DETAILS OF SCREENING

12 PD RESTRICTIONS-GARAGES

13 RETENTION OF WINDOW PATTERN

14 SLAB LEVELS SPECIFIED

15 OBSCURE GLAZING

16 NON STANDARD CONDITION

Street lighting shall be provided to the proposed estate roads and footpaths to the satisfaction of the Local Planning Authority prior to the occupation of the proposed dwellings.

17 NON STANDARD CONDITION

Notwithstanding the details specified on the submitted site layout plan appertaining to "paving" details of the final finished surfaces of the roads, footpaths, and garage drives shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

18 NON STANDARD CONDITION

Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country General Development Order 1988 (or any order revoking and re-enacting that order), the roof space of the dwellings hereby permitted shall not be converted to habitable accommodation and no dormer windows, roof lights, other windows or extensions shall be installed or erected within the roof.

19 NON STANDARD CONDITION

A 2.1 metre x 2.1 metre pedestrian visibility splay, relative to back of footway/highway should be provided on both sides of all vehicular accesses and no obstruction above 600mm in height should be permitted within the area of the splays.

20 DEVELOPMENT AS PER PLAN

21 NON STANDARD CONDITION

Within such period as to be agreed in writing by the Local Planning Authority prior to the commencement of the development, the pond shown on the submitted plan shall be retained and reinstated to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Council.

22 NON STANDARD CONDITION

Gates/barriers shall be provided and thereafter maintained at the boundary of the site where the proposed footpaths join the adjacent public open space, in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced

REPORT:

This application relates to the southern section of the site off Little Wheatleys Chase, which received outline planning approval for residential development on 25th April 1990 (ROC/005/90). Stage one of the development of the estate, for the erection of 51 houses, has commenced, following planning approvals RM/0438/90/ROC and F/0811/90/ROC dated 14th December 1990 and 19th December 1990 respectively. The site excludes the site of the demolished farmhouse which is within separate ownership. It is envisaged to retain the centrally located pond.

A separate application by Ideal Homes (Central) Limited (ref RM/0524/91/ROC), for stage three, on land to the north of this application, has also been submitted and is the subject of the next report on the Schedule which should be considered together with this report.

The site is adjacent to Council owned land which is to form part of the public open space which will eventually surround the housing development to the west, south and east.

This second phase comprises a total of 144 two storey houses of mixed character ranging from one to four bedrooms and includes terraced, semi-detached and detached properties. The density for this phase is 13.3 dwellings per acre which is similar to the density previously approved for this estate. Plots 39 to 49 show a variation of layout from that previously approved on the same part of the site as part of phase one and have been considered as a separate application (F/0518/91/ROC). This proposal results in a net increase of 136 houses.

The proposed development will include :-

10 one bedroom houses
73 two bedroom houses
44 three bedroom houses
17 four bedroom houses

total 144

A mixture of garages and parking spaces is proposed with only a limited use of shared parking. Two further pedestrian links to the adjacent public open space are proposed. The type of housing and character of the development will be in keeping with phase one.

On 3rd September 1991 the Little Wheatleys Panel considered this application and decided to support the proposal. The applicants have since submitted revised plans in response to some detailed points raised by the Panel. In particular, the scheme has been amended to satisfy the requirements of the County Surveyor, widen private drives and provide an additional pedestrian link to the open space.

The Panel also asked for the need for traffic calming measures to be considered. The developers are prepared to provide speed ramps, if required but Members are asked to consider this aspect in the light of the comments made by the County Surveyor, set out later in this report.

In addition the Panel felt that a doctor's surgery/local health centre should be incorporated within the scheme. At this stage no provision for such a facility has been made but, at the time of compiling this report, the Council are still awaiting a response from the Essex Family Health Services Authority and the Southend Health Authority to correspondence concerning this matter. Any progress will be reported verbally at the Committee.

As a result of consultations carried out for the originally submitted plan, the following comments have been received :-

The COUNTY SURVEYOR has raised no objections, subject to certain conditions. The application has been amended to overcome some highways concerns with the original scheme and the views on the current plan are expected prior to the Committee. With regard to traffic calming, the site has been planned in accordance with the Design Guide for Residential Areas, Highways Standards. In Design Guide terms the site layout is considered good and therefore traffic calming measures are deemed unnecessary.

The NATIONAL RIVERS AUTHORITY have raised no objections.

ANGLIAN WATER have raised no objections.

The RAYLEIGH CIVIC SOCIETY note some tandem parking is envisaged which will affect accessibility, are pleased with the mix of brick and render but would suggest the use of lighter bricks and white woodwork. They also wish to see the pond retained and raise concern regarding the close proximity of the overhead electricity power lines.

The FIRE OFFICER considers access for fire appliances to be satisfactory. Additional fire hydrants will be required.

The HEAD OF ENVIRONMENTAL SERVICES requires surface water drainage to be to the previously approved balancing pond to the north-west. No adverse comments are made from an environmental health point of view.

The CRIME PREVENTION OFFICER has raised some concerns with regard to boundary fencing, road pattern, access to open space and pedestrian routes.

ESSEX WATER have raised no objections.

The RAMBLERS ASSOCIATION requested that a second access to the public open space land be provided. This has been included as part of the revised scheme.

SOLICITOR - no comments.

NORTH THAMES GAS have raised no objections.

EASTERN ELECTRICITY - no comments.

The NATIONAL GRID Co. have raised no objections.

The COUNTY EDUCATION OFFICER - no comments.

BRITISH RAIL have no objection in principle.

The LOUIS DRIVE ESTATE RESIDENTS ASSOCIATION raise no objections to the layout and the design of the buildings but raise concern with regard to increased traffic using London Road.

Following NEIGHBOUR notification and the display of a site notice, no objections have been received.

Further consultation/notification has been carried out following the submission of the revised plan and any representations received will be reported to Members. The period for response will not expire prior to the date of the Committee but to avoid any delay in the processing of this application Members are asked to delegate the decision to the Director of Development to enable the decision to be issued on the completion of the consultation period.

AW

12.

RM/0524/91/ROC RAYLEIGH

LAND LITTLE WHEATLEY'S CHASE RAYLEIGH

RESERVED MATTERS FOR THE ERECTION OF 61 DETACHED, SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/PARKING & LAYOUT OF ESTATE ROADS (PHASE 3)

Applicant: IDEAL HOMES (CENTRAL) LTD

Zoning: H8 (Approval given for residential development of the site)

Density: 14.3 dpa

APPROVE: Delegated to the Director of Development to be issued on completion of the consultation period.

01 ESTATE ROADS-PRIOR CONS.

02 ROADS&ACCESS WAYS-SURFACE FIN

03 PRIVATE DRIVES-SURFACE FINISH

04 CAR PARKING-MULTIPLE DWELLINGS

05 SERVICES-SURFACE WATER

ADD "Full details of the proposals for the disposal of surface water from the development must include a balancing reservoir to cater for a 1:50 year event

06 MATERIALS FOR EXTERNAL USE

07 LANDSCAPING SCHEME - DETAILS

08 TREE AND SHRUB PROTECTION

09 HEDGEROWS TO BE RETAINED

10 DETAILS OF MEANS OF ENCLOSURE

11 DETAILS OF SCREENING

12 PD RESTRICTIONS-GARAGES

13 RETENTION OF WINDOW PATTERN

14 SLAB LEVELS SPECIFIED

15 OBSCURE GLAZING

16 NON STANDARD CONDITION

Street lighting shall be provided to the proposed estate roads and footpaths to the satisfaction of the Local Planning Authority prior to the occupation of the proposed dwellings.

17 NON STANDARD CONDITION

Notwithstanding the details specified on the submitted site layout plan appertaining to "paving" details of the final finished surfaces of the roads, footpaths, and garage drives shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

18 NON STANDARD CONDITION

Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country General Development Order, 1988 (or any order revoking and re-enacting that order), the roof space of the dwellings hereby permitted shall not be converted to habitable accommodation and no dormer windows, roof lights, other windows or extensions shall be installed or erected within the roof

19 NON STANDARD CONDITION

A 2.1m x 2.1m pedestrian visibility splay, relative to back of footway/highway should be provided on both sides of all vehicular accesses and no obstruction above 600mm in height should be permitted within the area of the splays.

20 NON STANDARD CONDITION

The development shall be carried out in accordance with the details shown on the revised plan (drawing No. 91045-01C) received on 8th October, 1991.

21 NON STANDARD CONDITION

Pedestrian access shall be provided to the adjacent public open space at points A and B as indicated on the approved plan, within a period to be agreed in writing by the Local Planning Authority prior to the commencement of the development.

22 NON STANDARD CONDITION

Gates/barriers shall be provided and thereafter maintained at the boundary of the site where the proposed footpaths join the adjacent public open space, in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced

REPORT:

This report should be read in conjunction with the preceding report for application RM/0408/91/ROC which relates to the adjacent site.

This application relates to the eastern section of the site off Little Wheatleys Chase, which received outline planning approval for residential development on 25th April 1990 (ROC/005/90). Stage one of the development of the estate (by Beazer Homes), has commenced and is referred to in the previous report. This application is on land situated immediately to the north of the site of application RM/0408/91/ROC.

This application does not include land within the applicants ownership adjacent to the northern boundary but an illustrative layout for this area has been produced, for information purposes only, at this stage.

This third phase of the overall development of the estate comprises a total of 61 two storey houses of mixed character ranging from one to four bedrooms and includes terraced, semi-detached and detached properties. The density for this phase is 14.3 dwellings per acre which is similar to the density previously approved for this estate.

BEV

The proposed development will include :-

6 one bedroom houses
34 two bedroom houses
17 three bedroom houses
4 four bedroom houses

total 61

A mixture of garages and parking spaces is proposed with some use of shared open parking areas and further pedestrian links to the adjacent public open space to the east are proposed. The type of housing and character of the development will be in keeping with phase one and sympathetic to the proposals for phase two.

On 3rd September 1991 the Little Wheatleys Panel considered this application and decided to express serious reservations on the car parking aspects of the proposal having regard to the number of open car parking areas envisaged and their locations. The applicants have since submitted revised plans in response to this criticism and some other detailed points raised by the Panel.

In particular, the scheme has been amended to satisfy the requirements of the County Surveyor, the number of shared parking areas has been significantly reduced, the layout has been amended to improve the convenience and security of the parking areas, one dwelling has been deleted, improved pedestrian links to the existing public footpath and adjacent public open space have been included, improved turning areas have been introduced and screen walls are now shown to a number of prominent areas along the road frontage.

The Panel also asked for the need for traffic calming measures to be considered. The developers are prepared to provide speed ramps if required but Members are asked to consider this aspect in the light of the comments made in the previous report.

As a result of consultations carried out for the originally submitted plan, the following comments have been received :-

The COUNTY SURVEYOR has raised no objections, subject to certain conditions. The application has been amended to overcome some highways concerns with the original scheme and the views on the current plan are expected prior to the Committee. With regard to traffic calming, the comments set out in the previous report also apply to this application.

The NATIONAL RIVERS AUTHORITY have raised no objections.

ANGLIAN WATER no comments.

The RAYLEIGH CIVIC SOCIETY have no comments to make on the overall layout but have expressed some concern regarding security from the proposed footpath system. Problems of water supply to the area have also been identified.

The FIRE OFFICER considers access for fire appliances to be satisfactory. Improved water supplies for fire fighting is required.

The HEAD OF ENVIRONMENTAL SERVICES - no adverse comments.

The CRIME PREVENTION OFFICER comments as for RM/0408/91/ROC.

ESSEX WATER have raised no objections and foresee no difficulty in supplying this development.

The RAMBLERS ASSOCIATION have expressed a wish to see the development integrated with the existing public footpath to the north. This has been achieved on the revised plans.

SOLICITOR - no comments.

NORTH THAMES GAS have raised no objections but state that a new gas main will be required.

EASTERN ELECTRICITY have raised no objections but point out that a substation may be required.

The LOUIS DRIVE ESTATE RESIDENTS ASSOCIATION - comments as for RM/0408/91/ROC.

Following NEIGHBOUR notification and the display of a site notice, one letter has been received raising concern mainly with regard to; the single access road from Little Wheatley Chase, increased traffic and impact on the area and the need for vehicular access to the site from Latchingdon Close.

Further consultation/notification has been carried out following the submission of the revised plan and any representations received will be reported to Members. The period for response will not expire prior to the date of the Committee but to avoid any delay in the processing of this application Members are asked to delegate the decision to the Director of Development to enable the decision to be issued on the completion of the consultation period.

13.

CU/0580/91/ROC RAYLEIGH

1 WEBSTERS WAY RAYLEIGH

CHANGE USE OF INDUSTRIAL BUILDING TO STORAGE AND AUCTION ROOMS

Applicant: MELVIN DAVID PEARCE

Zoning: Area Primarily Office Use.

Frontage: 45m approx. Depth: 22m max.

APPROVE: Delegate to the Director of Development to negotiate the inclusion within the application of the car parking space referred to in the report and to approve subject to appropriate conditions including those set out below.

01 COMMENCE IN FIVE YEARS



02 NON STANDARD CONDITION

Prior to the use hereby permitted first commencing space shall be provided within the site to accommodate the parking and turning of all vehicles regularly visiting the site, clear of the highway and 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.

03 NON STANDARD CONDITION

The premises shall not be used for auction purposes or open to the public

- (a) outside the hours of 8.00 a.m. to 6.00 p.m. Monday to Saturday;
- (b) at any time on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

04 BURNING OF WASTE MATERIALS RESTRICTED

05 NON STANDARD CONDITION

The car parking spaces to be provided on the site shall be parked on the finished surface of the parking area to the satisfaction of the Local Planning Authority prior to the occupation of the building, for the hereby permitted uses. Thereafter, the space shall be used solely for parking of staff vehicles and for no other purposes.

06 NON STANDARD CONDITION

Any vehicle parking on the site outside of the opening hours referred to in Condition 3 shall comprise motor cars only or as may be agreed in writing by the Local Planning Authority.

REPORT:

The proposal involves the change of use of an office, warehouse, storage use to auction rooms and related storage area for furniture. Permission has previously been granted on the site under ROC/768/89 for a change of use to offices - this has not subsequently been taken up. Earlier this year permission was refused under ROC/110/91 for a change of use to a bingo hall and club.

The current application for auction rooms and storage is considered to be a reasonable use for this site given its town centre location, adjacent public car parks, the office zoning and the existing use rights for industrial purposes. Although the proposal only makes provision for two parking spaces within the site as originally submitted. Other land on the opposite side of Websters Way has historically provided additional car parking to serve this site and the permission for offices (ROC/768/89) was dependent on that car parking being made available.

Auction rooms do not fit neatly within the Council's car parking standards but a figure in the order of 15 would seem to apply. The applicant states nine staff would be involved. In the circumstances it is felt reasonable to expect six additional car parking spaces on the opposite side of the road to be provided for operational purposes. This would both tie in with the displaced car parking provision following the proposed sight line improvements to Websters Way and ultimately leave a road frontage to the remaining builders yard opposite.

The COUNTY PLANNER (SPECIALIST ADVICE) raises no objection to the proposal. The COUNTY COUNCIL ARCHAEOLOGY SECTION state that no archaeological remains would be affected by the development.

The COUNTY SURVEYOR raises no objection to the proposal subject to Condition 2.

RAYLEIGH CIVIC SOCIETY would comment that there should be adequate space within the site for the unloading of trucks, and that trucks should not be parked outside the premises over-night unless suitable screening is provided.

The ESSEX COUNTY COUNCIL FIRE & RESCUE SERVICE state that subject to planning consent being obtained and upon receipt of adequate drawings showing fire precautionary arrangements for the premises, the Fire Service will be pleased to give final comment on the proposals.

The HEAD OF ENVIRONMENTAL SERVICES has no objections subject to Conditions 3 and 4 being attached to any consent granted.

B.W.

DELEGATED PLANNING DECISIONS - 17TH OCTOBER 1991

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

AD/0594/91/ROC REFUSE
RETENTION OF POSTER ADVERTISING PANEL
48 EASTWOOD ROAD RAYLEIGH
NATIONAL SOLUS SITES LTD
01
DETRIMENTAL TO AMENITY

F/0123/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION
3 PUDSEY HALL LANE CANEWDON
MR S WRIGHT

F/0295/91/ROC APPROVE
DEMOLISH EXISTING DWELLING AND ERECT HOUSE WITH GARAGE
PLUMBEROW COTTAGE LOWER ROAD HOCKLEY
H BAKER

F/0388/91/ROC APPROVE
DEMOLISH EXISTING BUNGALOW AND ERECT DETACHED BUNGALOW AND GARAGE
AND CONSTRUCT VEHICULAR CROSSOVER
219 GREENSWARD LANE HOCKLEY
MR & MRS B SPENCER

F/0425/91/ROC REFUSE
SINGLE STOREY REAR EXTENSION WITH BALCONY OVER (PLOT 2)
52 GREAT WHEATLEY ROAD RAYLEIGH
DEARMAN DEVELOPMENTS LTD
01
OVERLOOKING AND LOSS OF PRIVACY

F/0510/91/ROC APPROVE
SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS AND ADD FRONT
PORCH
19 RUTLAND GARDENS ROCHFORD
MR ELLIS

F/0511/91/ROC REFUSE
TWO STOREY SIDE EXTENSION, FIRST FLOOR REAR ADDITION AND VARIOUS
ALTERATIONS
FAIRFIELDS LOWER ROAD HULLBRIDGE
B RANDALL
01
MGB
02
OVERLOOKING, LOSS OF PRIVACY

ACK.

F/0516/91/ROC APPROVE
INSTALL SATELLITE DISH
THE KINGS HEAD WEST STREET ROCHFORD
THE LICENCEE

F/0519/91/ROC APPROVE
ADD BALUSTRADE TO REAR EXTENSION FOR USE AS BALCONY
FARMSIDE MONTEFIORE AVENUE RAYLEIGH
MR COLEMAN

F/0521/91/ROC REFUSE
REMOVE EXISTING FENCE & ERECT REPOSITIONED 1.8M HIGH BRICK WALL
47 WELLSFIELD RAYLEIGH
MR & MRS TODD
01
LOSS OF VEHICLE HARDSTANDING, ON-STREET PARKING ENCOURAGED

F/0525/91/ROC APPROVE
TWO STOREY EXTENSION AND FORMATION OF NEW ACCESS
THE SALTINGS CREEKSEA ROAD CANEWDON
JAMES MORRIS

F/0526/91/ROC REFUSE
INSTALLATION OF 6 DEMOUNTABLE CLASSROOMS & DEMOUNTABLE TOILET
BLOCK & SCIENCE STORE
CROWSTONE PREPARATORY SCHOOL SHOPLAND ROAD ROCHFORD
CROWSTONE PREPARATORY SCHOOL
01
MGB
02
INCREASE IN TEACHING FLOORSPACE
03
PARKING PROVISION POOR

F/0530/91/ROC REFUSE
SINGLE STOREY REAR EXTENSIONS WITH BALCONY OVER & ADD FRONT &
REAR DORMERS
214 LITTLE WAKERING ROAD LITTLE WAKERING
MRS J FLOWER
01
OVERLOOKING AND LOSS OF PRIVACY

F/0534/91/ROC REFUSE
FRONT AND REAR DORMERS
5 NEWSUM GARDENS RAYLEIGH
MR M G BARNES
01
OUT OF KEEPING

F/0535/91/ROC APPROVE
REAR DORMER AND ROOF EXTENSION
19 BULL LANE RAYLEIGH
MR P MANSBRIDGE

F/0536/91/ROC APPROVE
TWO STOREY SIDE AND SINGLE STOREY FRONT AND REAR EXTENSIONS
1 SHERIDAN CLOSE RAYLEIGH
MR SPENCER

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F/0537/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION
THE COTTAGE CUPIDS CORNER GREAT WAKERING
MR & MRS SHIRET

F/0539/91/ROC REFUSE
REMOVAL OF CONDITION 4 ON APP NO CU/0368/90/TO INCLUDE 1ST FLOOR
ACCOMMODATION FOR LOCKERROOM, BOARDROOM, KITCHEN, BEER STORES,
WC'S & FIRE ESCAPE
HANOVER GOLF CLUB (FORMERLY WALFORDS FARM) HULLBRIDGE ROAD
RAYLEIGH
HANOVER GOLF CLUB
01
ADDITIONAL FLOORSPACE EXCESSIVE

F/0544/91/ROC REFUSE
TWO STOREY SIDE EXTENSION
63A HELENA ROAD RAYLEIGH
MR & MRS MUSKETT
01
ADVERSE IMPACT ON OCCUPIERS OF ADJACENT BUNGALOW
02
CONTRARY TO LOCAL PLAN POLICY

F/0545/91/ROC APPROVE
PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION AND
ATTACHED GARAGE TO SIDE
52 THE DRIVE HULLBRIDGE
MR A ORIORDAN

F/0546/91/ROC APPROVE
SINGLE STOREY REAR EXTENSION
35 WEDGEWOOD WAY ROCHFORD
MR & MRS J ADLINGTON

F/0547/91/ROC APPROVE
DEMOLISH EXISTING HALL AND ERECT NEW HALL AND CARPARK ON EXTENDED
SITE
VILLAGE HALL CHURCH ROAD RAWRETH
RAWRETH VILLAGE HALL COMMITTEE

F/0553/91/ROC APPROVE
SATELLITE DISH
THE SPA PUBLIC HOUSE SPA ROAD HOCKLEY
SPA

F/0563/91/ROC APPROVE
FIRST FLOOR SIDE AND GROUND FLOOR REAR EXTENSIONS
1 SEDDONS WALK HOCKLEY
MR B EWIN

F/0566/91/ROC APPROVE
TWO STOREY AND SINGLE STOREY REAR EXTENSIONS
11 ROCHEWAY ROCHFORD
DR J FREEL

F/0569/91/ROC APPROVE
EXTENSION TO GARAGE AT FRONT
19 GREAT WHEATLEY ROAD RAYLEIGH
MR & MRS G BIRCH

F/0595/91/ROC APPROVE
CONSTRUCTION OF NEW VEHICULAR CROSSING
IPECO AVIATION WAY ROCHFORD
IPECO HOLDINGS PLC

F/0598/91/ROC APPROVE
FIRST FLOOR SIDE EXTENSION AND CAR PORT
2 ORCHARD AVENUE RAYLEIGH
MR & MRS P REGAN

F/0604/91/ROC APPROVE
ERECT SIDE BOUNDARY WALL
8 HIGHAMS ROAD HOCKLEY
G H POPPERWELL

F/0606/91/ROC APPROVE
FIRST FLOOR REAR EXTENSION
30 VICTORIA ROAD RAYLEIGH
G GOLDSMITH

F/0607/91/ROC APPROVE
CONSERVATORY TO REAR
2 THE HYLANDS HOCKLEY
MR M BOURNE

LB/0554/91/ROC APPROVE
ERECTION OF SATELLITE DISH TO ROOF
THE KINGS HEAD WEST STREET ROCHFORD
THE LICENCEE

OL/0445/90/ROC APPROVE
OUTLINE APPLICATION TO ERECT TWO SEMI-DETACHED HOUSES WITH
DETACHED DOUBLE GARAGES
23A HIGHAMS ROAD HOCKLEY
MR S R LEE

S64/0494/91/ROC REFUSE
USE FOR THE WRITING AND DISTRIBUTION OF CHRISTIAN LITERATURE AND
THE DISTRIBUTION OF CHRISTIAN MUSIC AND VIDEOS, INVOLVING OFFICE,
STORAGE AND DESPATCH AREAS (SECTION 64 DETERMINATION)
MISSION HALL SHOPLAND ROAD SUTTON
NEW WAY PUBLISHING

REV

ROC/681/90 REFUSE

CLAY EXTRACTION AND RESTORATION OF SAND AND GRAVEL WORKINGS BY LANDFILLING WITH DOMESTIC, COMMERCIAL AND INDUSTRIAL WASTE ON LAND ADJACENT TO CREEKSEA ROAD, CANEWDON

ADJ LOFTMANS FARM CREEKSEA ROAD CANEWDON

LONDON ENVIRONMENTAL SERVICES LTD

01

ADEQUATE PROVISION FOR WASTE DISPOSAL EXISTS

02

NO ACCEPTABLE ACCESS TO THE SITE

03

EXISTING ROADS CONNECTING THE SITE WITH ASHINGDON ROAD INADEQUATE

04

CONTRARY TO STRUCTURE PLAN POLICIES INCLUDING COASTAL PROTECTION, NATURE CONSERVATION ZONE, LANDSCAPE IMPROVEMENT AND SPECIAL LANDSCAPE AREA

05

DETERIORATION IN STANDARD OF AMENITY BY AN INTRUSIVE AND INAPPROPRIATE ACTIVITY

ALV.

DELEGATED BUILDING REGULATION DECISIONS

APPROVALS

17/10/91

PLAN NO	ADDRESS	DESCRIPTION
91/342	56A Aldermans Hill Hockley	New detached 5 bedroomed house
91/388A	83 Barling Road Great Wakering	Add garage and two bedrooms and bathroom in roof space
91/408A	15 Talbot Avenue Rayleigh	Side and rear extension
91/434	88 Downhall Road Rayleigh	Rear extension and alterations
91/488	39 Southview Close Rayleigh	Garage
91/453	11 Rocheway Rochford	Rear extension and Loftroom
91/46	26 Eastcheap Rayleigh	Single storey rear extension
91/464	Goodmans High Street Great Wakering	Conversion of bed sits to one bedroomed flats
91/484	Morleys Nurseries Southend Road Great Wakering	Proposed glasshouses open to public
91/491	25/27 High Street Rayleigh	Alterations to shop front and interior
91/495	52 Plumberow Avenue Hockley	Rear extension and resiting of garage
91/417	Land off Doggetts Close Rochford	Residential development of 43 units
91/505BN	23 Elizabeth Close Hawkwell	Install cloakroom on first and ground floor
91/506BN	23 Lascelles Gardens Ashingdon	Provide pitched roof to existing and erection of enclosure to pool
91/511	23 Rushley Close Great Wakering	Convert garage to kitchen and build porch
90/91A	Land adj 65 Rawreth Lane Rayleigh	Erect house and garage
91/432	33 Greensward Lane Hockley	Dwelling and garage

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91/435	52 The Drive Hullbridge	Two storey rear ext: and attached garage
91/460	19 Poplar Road Rayleigh	Rooms in roof and rear extension
91/470	13 Ronald Drive Rayleigh	Single storey rear extension
91/481	7 Mount Avenue Rayleigh	Room in Roof space
91/485	28 Rectory Road Rochford	Proposed additions
91/486	Betts Farmhouse Betts Lane Hockley	Single storey extension to form kitchen
91/490	Whitewickets Eastern Road Rayleigh	Extension of sun lounge new roof and screen to porch
91/497	51 Lascelles Gardens Ashingdon	Additions
91/514BN	9 High Street Rayleigh	Underpinning
91/516BN	8 Ravenswood Chase Rochford	Add rear shed dormer front gable dormer rebatten retile and insulate remove existing tiles and felt
91/517BN	9 Doulton Way Ashingdon	Cavity wall insulation
91/519BN	15 Rochford Hall Close Rochford	Rear Extension
91/521BN	11 Eastwood Drive Rayleigh	Extension to bedroom install en-suite
91/525BN	28 Rectory Road Rochford	Rear extension and front and rear dormers

QCK

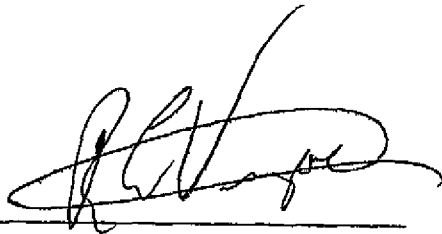
DELEGATED BUILDING REGULATION DECISIONS

Rejections

17/10/91

PLAN NO	ADDRESS	DESCRIPTION
91/421	34 Mornington Avenue Rochford	Internal alterations and rear extension
91/418	2 Daws Heath Road Rayleigh	Ground floor utility room and toilet
91/415	Unit 9 Rawreth Ind Est Rawreth Lane Rayleigh	To rebuild extend and raise height of two bays on existing storage shed
91/424	11 Seddons Walk Hockley	Rear Extension
91/427	1 Kembles Rayleigh	Enlarge loft area to include bathroom and second bathroom
91/452	9 Spa Road Hockley	Internal alterations and external W.C.

CHAIRMAN



DATE

14/11/91

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ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 22nd October 1991 Present: Councillors C.I. Black (Chairman), R H. Boyd, B.A. Crick, T. Fawell, D.F. Flack, Mrs. H.L A. Glynn, M.J. Handford, N. Harris, Mrs. E.M. Hart, D.R. Helson, G.C.A. Jones, Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs. E. Marlow, C.R. Morgan, R.A. Pearson, S.A. Skinner, Mrs. L. Walker and D.A. Weir.

Apologies: Councillor R.E. Vingoe.

Visiting: Councillor S.N. Jarvis.

551. MINUTES

Resolved that the Minutes of the Meeting of 24th September 1991 be approved as a correct record and signed by the Chairman subject to it being noted under Minute 467 that Councillor M.J. Handford declared a pecuniary interest and left the Meeting while the matter was discussed.

552. MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 26th March and 16th July 1991

(b) Council Meetings of 9th April and 23rd July 1991

The Committee were satisfied that all necessary action had been taken. Minutes 244/90 (DF(D)), 608/90 (SOL), 195/91 (SOL), 197/91 (SOL), 410/91 (CEHO) and 411/91 (COG) were carried forward.

553. MINUTES OF COMMITTEES

The Committee received the following Minutes:-

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Health and Housing Services	3rd October 1991	480 - 503
Leisure Services	8th October 1991	504 - 520
Development Services	10th October 1991	521 - 537

On Minute 536: Land adjacent to 21 London Hill, Rayleigh, the Committee noted advice from the Liberal Democrat Group that Councillor S.R. Tellis should be substituted for Councillor Mrs. M. Hunnable as one of their representatives on the Working Party.

RECOMMENDED That arrangements be made accordingly. (12000/886) (CE(D))

Planning Services 17th October 1991 538 - 550

554. PANEL MINUTES

The Committee considered the appended Minutes containing the following recommendations:-

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Policy & Resources

PANEL

DATE

(A) Personnel Sub-Committee 7th October 1991

RECOMMENDED (1) That the arrangements for the review of vacancies by the Chief Executive (Designate) be approved.

(2) That the Chief Executive (Designate) discuss with the Staff Side the introduction of staggered lunch times between 12.00 noon and 2.00 p.m. to enable the offices to remain open to the public throughout the day.

(3) That the report of the Chief Officers Group on the budget strategy to the Policy & Resources Committee in November include details of the costs of Neighbourhood Watch Co-ordination. (CE(D)) (Minute 48: Budget Strategy)

(B) Group Leaders Panel 14th October 1991

(C) Performance Review Panel 15th October 1991

RECOMMENDED (1) That following consultations with the organisations concerned a further report be made to the Panel on the ways in which the Council could provide other types of assistance prior to the submission of grant applications to the Policy and Resources Committee in the New Year. (DF(D)) (Minute 24: Grant Aid to Outside Bodies)

(2) That the existing system, whereby Committee authority is sought in all cases where enforcement action is envisaged, be maintained.

(3) That the existing arrangements for reporting the Planning Enforcement Monitor be supplemented by incorporating it also into the Information Report issued in each cycle.

(4) That in any particular case where there is a material change in circumstances or a need to review the compliance date a report be made to the Planning Services Committee for decision.

(5) That the Planning Services Committee be advised accordingly.

(6) That Ward Members be advised when it is considered that breaches of planning control have been remedied in particular cases. (DD, SOL, CE(D)) (Minute 25: Planning Enforcement Procedures)

555. BUDGET STRATEGY - PRIORITY BUDGETING (Minute 404/91)

The Committee had before them the appended report of the Management Team on the need to extend the application of priority budgeting criteria.

They noted advice from the Chief Executive (Designate) that the prioritisation of activities within but not between Cost Centres was intended to provide a framework against which to prepare the budget. When the draft budget came forward for approval it would be for Members to determine whether to accept the reductions as listed or whether certain activities had a wider dimension which justified their retention. Some Members questioned certain aspects and were reminded that statutory

Policy & Resources

activities were accorded higher priority. The Committee accepted the grouping of priorities within Cost Centres on the basis that the outcome of the exercise would be subject to further consideration. They concurred with the suggestion of the Chairman that the recommendation as printed should be amended to clarify the position and it was accordingly

RECOMMENDED That the revised grouping of priorities be adopted in principle. (31758) (COG)

556. NATIONAL NON-DOMESTIC RATING - MANDATORY AND DISCRETIONARY RATE RELIEF
(Minute 407/91)

The Committee considered the report of the Director of Finance (Designate) on three applications for rate relief under the provisions of Sections 43, 47 and 48 of the Local Government Finance Act 1988.

Members were mindful that the recommendations reflected existing policy but were concerned at the apparent discrepancy between organisations engaged in sporting activities and a charity shop. The Committee accordingly concurred with the suggestion of the Chairman that there should be a review of the policy by either the Performance Review Panel or the parent Committee if that were more opportune and that the question of Discretionary Rate Relief to the South East Essex Christian Hospice should be deferred pending the outcome. They accepted that the other two applications should be allowed as meeting the existing criteria and that if the review were to result in any diminution in Discretionary Rate Relief that could only take effect from the commencement of the next financial year.

RECOMMENDED (1) That the 80% Mandatory Rate Relief granted to the South East Essex Christian Hospice Trust under delegated powers be noted.

(2) That 50% Discretionary Rate Relief be granted to the Essex Marina Yacht Club and Westcliff Rugby Football Club for this financial year.

(3) That the existing policy on Discretionary Rate Relief be reviewed as aforesaid and that consideration of the application from the South East Essex Christian Hospice Trust be deferred pending the outcome. (211) (DF(D))

557. APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES AND ORGANISATIONS
(Minute 233/91)

The Chief Executive (Designate) advised Members that as requested at the previous Meeting further information had been obtained regarding the Southend-on-Sea Post Office and Telecom Advisory Committee and the Tidy Britain Group but that a response was still awaited from Rayleigh Charities. Having received clarification of what was being proposed in respect of the first-named organisation it was

RECOMMENDED (1) That the Council make one appointment to the Southend-on-Sea Post Office and Telecom Advisory Sub-Committee on the nomination of the Rochford Hundred Association of Parish Councils.

(2) That the Council cease to nominate two representatives to the Tidy Britain Group. (216) (CE(D))

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Policy & Resources

558. PUBLIC QUESTION TIME AT COUNCIL MEETINGS (Minute 427/90)

Arising out of the decision last year to introduce time at Council for questions by members of the public for a trial period of twelve months, the Chief Executive (Designate) advised Members that whilst this new right had been exercised only on one occasion it nevertheless afforded the public the opportunity of drawing to attention matters of local concern.

RECOMMENDED That the arrangements continue. (4500) (CE(D))

559. USE OF VIDEOS (Minute 190(E)(2)/91)

As requested by the Group Leaders Panel the Chief Executive (Designate) reported further on the use of videos for induction training and as an alternative to site visits. Some Members were opposed to reliance on the use of videos for training purposes but the Committee noted that it would be the intention to use them as an aid to the existing arrangements for induction training.

As regards the production of a video presentation for the Planning Services Committee in place of site visits, reservations were expressed that in some cases this would be a less satisfactory alternative. A Member suggested that videos should complement the existing arrangements but the Committee were mindful of the need to avoid duplication. They accordingly concurred with the suggestion of the Chairman that arrangements for production of a video presentation should be adopted for a trial period of six months to complement the existing arrangements for Member site visits, the preferred choice in each case to be at the discretion of the Planning Services Committee.

RECOMMENDED That arrangements be made accordingly. (30579) (DD)

560. URGENT REPORTS

Pursuant to Standing Order 26.2 the Chairman admitted the following Members' items of business as urgent.

(i) Civic Suite, Rayleigh: A.T.M Facility for Payment of Gas Bills (Minute 450/91)

It had been submitted by Councillors P.A. Beckers and S.A. Skinner:

"Arising from recent incidents, and local concern, that the A.T.M. located at the Council's Civic Suite in Rayleigh cannot be used for cash payments for the Gas Board, the Committee is asked to consider what action can be taken to remedy this."

The Director of Finance (Designate) said he understood the concern being expressed but that cash payments would involve the Gas Board in additional expenditure on a secure courier service. They had made it clear from the outset that the facility could only cater for cheques and that remained their view.

Members expressed disappointment at the Gas Board's attitude which if maintained would reduce the availability of the facility and hence its usefulness to the residents. They were mindful that it had been seen as

Policy & Resources

necessary because the Gas Board no longer had a showroom in Rayleigh and considered that the organisation ought to be more forthcoming in facilitating payments by its local customers. It was moved by Councillor S.A Skinner and seconded by Councillor M.J. Handford:

"That the Director of Finance (Designate) be authorised to negotiate with British Gas North Thames to seek an agreement whereby cash payments may be made to the Gas Company by customers using the Council's A.T.M. at the Civic Suite, Rayleigh".

A Member suggested that representations should be made to the Gas Consumers Council also and it was

RECOMMENDED That arrangements be made accordingly. (4544) (DF(D))

(ii) Bulb Planting

It had been suggested by Councillor R.H. Boyd that the Council consider urgently allocating funds for the purchase of spring bulbs to continue the planting programme begun last year. Members noted that limited resources were available within the Tree Fund and that a substantial quantity of bulbs could be purchased for around £250 which would be stored and distributed from the Woodlands Office in Hockley Woods to enable planting to be undertaken on a voluntary basis. In accepting the proposition the Committee saw it as preferable to provide a per capita allocation than to issue the bulbs on a first come first served basis.

RECOMMENDED (1) That the Director of Development be authorised to acquire a supply of bulbs up to a maximum cost of £250 on the foregoing basis.

(2) That Members and Parish Councils be advised of the arrangements. (30501)(DD)

NOTE: The Chief Executive (Designate) exercised his authority under Standing Order 18 to give immediate effect to the first recommendation.

561. BUDGET STRATEGY 1992/93 (Minute 451/91)

Further to the report to the last Meeting setting out revised charges for various licences and registrations, the Chief Environmental Health Officer reported on the need to introduce an additional fee band for premises to be licensed for more than 500 persons. Members noted the revised structure incorporating that new fee which also clarified the fees previously agreed.

RECOMMENDED That the revised Schedule of Charges for public entertainments licensing be adopted as set out in the report. (31758) (DF(D))

NOTE: The Chief Executive (Designate) exercised his authority under Standing Order 18 to enable the charges to be adopted prior to receipt of applications for annual renewal of Public Entertainment Licences.

562. 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.

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Policy & Resources

563. CONTRACT NO. 1554 - SCHEDULE OF RATES FOR BUILDING AND MAINTENANCE WORKS (Minute 118/91)

Following the outcome of the above tender the Director of Development reported in confidence on an offer from the contractor undertaking work on empty Council properties to continue to carry out the plumbing works along with other building works as had been his practice hitherto, on the advantages to the Council in accepting that offer and that the Head of Computer Services & Audit had no objections thereto.

RECOMMENDED That the offer of Lee David Services to carry out plumbing works to empty Council properties at a 5% discount off the Schedule of Rates for Plumbing Works be accepted and that Contract No. 1554 be adjusted accordingly. (CON.1554) (SOL)

564. CONTRACT NO. 1616 - PROVISION OF BANKING SERVICES (Minute 467/91)

NOTE: Councillors M.J. Handford and D.R. Helson declared a pecuniary interest in this matter by virtue of employment and beneficial interest respectively and left the Meeting prior to its discussion.

The Chief Executive (Designate) advised that holding a bank account was a pecuniary interest but so remote as not to debar Members generally from discussion and voting on the matter.

The Director of Finance (Designate) reported in confidence on the method by which a common basis of comparison had been adopted in order to evaluate the tenders reported to the previous Meeting. In considering the service factors involved Members noted that whilst the tender from Barclays was not the lowest they were able to provide the best cover for payment throughout the District by virtue of the number of Branches available and that there was no constraint on Councillors in choosing a contractor who provided the level of service that was desired.

RECOMMENDED That the tender from Barclays Bank PLC be accepted from 1st April 1992 for a period of five years subject to contract and to an assurance that a free service will continue to operate for residents making payments to the Council at any Branch within the District and that endeavours be made to extend the same arrangement to the Shoebury Branch. (CON.1616) (SOL,DF(D))

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 22ND OCTOBER 1991

MINUTES OF THE PERSONNEL SUB-COMMITTEE

At a Meeting held on 7th October 1991. Present: Councillors N. Harris (Chairman), P.A. Beckers, T. Fawell, Mrs. H.L.A. Glynn, Mrs. E.M. Hart, Mrs. S.J. Lemon, C.R. Morgan, Mrs. M.W. Stevenson and R.E. Vingoe.

Apologies: Councillor Miss B.G.J. Lovett.

45. MINUTES

The Minutes of the Meetings held on 10th, 11th and 12th September 1991 were approved as a correct record.

46. EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 11 of Part 1 of Schedule 12A of the Act.

47. APPRAISAL PROCESS - INTERVIEWS

In accordance with their established practice the Sub-Committee interviewed several members of staff where particular pressures or changes in the organisation had affected their work and congratulated them on a successful year.

48. BUDGET STRATEGY

(a) Vacancies

During the preceding interviews Members had taken the opportunity, where appropriate, to explore with the staff their perception of the effects on their work of the requirement on the Council to reduce its budget. The Chief Executive (Designate) explained that the budget strategy so far had involved the elimination of non-essential expenditure from the current financial year and for 1992/93. The Council in pursuing the longer term budget strategies would have to ensure that in achieving the substantial reductions in expenditure which were needed to bring the budget to within SSA, it actually maintained throughout its ability to deliver essential services. Although there were difficult times ahead the strategy the Council adopted must never provide a standard of service below that required by statute or a code of practice. As to the importance of the priority of the different service activities the Council had already begun to determine the relative priorities through the priority budgeting exercise for the current year and a report was being prepared which would extend the scope of this system by including the priorities of all activities within the Service Contracts using the same criteria adopted last year.

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In deciding whether any vacancies occurring should be filled the Chief Executive (Designate) proposed that he should apply the essential/non-essential test which had been used for the review of the budget. Posts which included activities which were substantially non-essential would not be filled and any remaining essential activities would be re-allocated amongst the residual staff taking the opportunity for corresponding reductions of any non-essential activities within their remit. In this way over time non-essential activities would be completely eliminated from the organisation in accordance with the time-scale envisaged for bringing the total expenditure to within SSA. The Sub-Committee accepted that this was a sensible approach to the implementation of the budget strategy within the existing delegation to the Chief Executive (Designate) and that they could monitor its success through the existing reporting arrangements.

(b) Value-for-Money Reviews

The Sub-Committee also accepted that certain positions were market led where it would not be appropriate to delete the post, rather that it should remain unfilled until establishment costs could be recovered through income. They also noted that subject to the outcome of the value-for-money reviews which were being undertaken as part of the long-term strategy consideration might need to be given to the effects of term contracts if economies had to be sought.

(c) Citizen's Charter

The Sub-Committee agreed to consider the two matters referred to them by the Policy & Resources Committee as these could have budget implications. On the wearing of name badges they noted that consultations had already begun with the Staff Side and no difficulties were envisaged with the introduction of such arrangements. Only minor additional expenditure was expected. On flexible opening hours the Sub-Committee were of the view that the Council's policy of closing its Offices at lunch-time was not in accord with the best practice principle in the Charter that services should be run to suit the convenience of the customer. They asked that the Chief Executive (Designate) should consult with the Staff Side on the introduction of staggered lunch hours between 12 noon and 2 p.m. to enable the Offices to remain open to the public. The Sub-Committee considered whether any further extension of opening hours was desirable but saw no merit in any other change.

(d) Neighbourhood Watch Co-Ordinator

The Chief Executive (Designate) reminded the Sub-Committee of the earlier wishes of the Council to consider the appointment of a Neighbourhood Watch Co-Ordinator to assist the Police with their crime prevention work in the District and that this initiative had been deferred until the Council's budget position became clearer. Since that time the Home Office had published a report of a working group on crime prevention and its findings had focused attention on earlier research into the fear of crime by the vulnerable elements within the community. The Sub-Committee accepted that the budget strategy must enable the Council to continue to address service priorities as it saw them and that there must always be opportunities to re-direct resources to new areas of a higher priority.

RECOMMENDED (1) That the arrangements for the review of vacancies by the Chief Executive (Designate) be approved.

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(2) That the Chief Executive (Designate) discuss with the Staff Side the introduction of staggered lunch times between 12 noon and 2 p.m. to enable the Offices to remain open to the public throughout the day.

(3) That the report of the Chief Officers Group on the budget strategy to the Policy & Resources Committee in November include details of the costs of Neighbourhood Watch Co-ordination. (CE(D))

49. QUARTERLY STAFFING STATISTICS

The Sub-Committee received the quarterly statistical reports on sickness levels, manpower statement and variations to the establishment. They noted the action authorised by the Chief Executive (Designate) under delegated powers and endorsed those decisions.

50. CHRISTMAS LEAVE ARRANGEMENTS

Following the Council's usual practise, the Sub-Committee agreed to grant all staff an extra day's holiday over the Christmas period on Friday, 27th December 1991. (194) (CE(D))

51. LOCAL GOVERNMENT AND HOUSING ACT 1989 - POLITICAL RESTRICTIONS - REVIEW

The Sub-Committee were reminded that Sections 1 - 3 of this Act imposed restrictions on the participation of certain Officers in political activity and required the Council to maintain a list of politically restricted posts pursuant to Section 2(4) of the Local Government and Housing Act 1989. In accordance with their delegated authority (Minute 11(B)/90) the Sub-Committee approved the list of politically restricted posts as shown in the Register. (CE(D))

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ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 22ND OCTOBER 1991

MINUTES OF THE GROUP LEADERS PANEL

At a Meeting held on 14th October 1991. Present: Councillors T. Fawell and R. E. Vingoe.

Present by invitation: Councillor C. I. Black.

Apologies: Councillor D. F. Flack.

42. APPOINTMENT OF CHAIRMAN

Resolved that Councillor R. E. Vingoe be appointed Chairman of the Meeting.

43. MINUTES

The Minutes of the Meeting of the Panel held on 16th September were approved as a correct record.

44. AGENDA FOR THE POLICY & RESOURCES COMMITTEE - 22ND OCTOBER 1991.

Budget Strategy Priority Budgeting - (Agenda Item 7).

The Panel noted an explanation from the Chief Executive (Designate) that the report being prepared on priority budgeting would list all of the service activities in which the Council was involved including both statutory and discretionary services provided directly and through the contracts. A comprehensive list would serve as a framework for the review of essential and non-essential expenditure for the purposes of preparing the budget.

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ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 22ND OCTOBER 1991

MINUTES OF THE PERFORMANCE REVIEW PANEL

At a Meeting held on 15th October 1991

Present: Councillors G.I. Black (Chairman), R.H. Boyd, D.F. Flack, D.R. Helson, C.R. Morgan, R.A. Pearson, S.A. Skinner and Mrs. L. Walker.

Apologies: Councillors T. Fawell and R.E. Vingoe.

23. MINUTES

Resolved that the Minutes of the Meeting of 17th September 1991 be approved as a correct record.

24. GRANT AID TO OUTSIDE BODIES (Minute 279(A)/91)

As requested by the Panel at an earlier Meeting the Director of Finance (Designate) reported on the possibility of providing assistance to outside bodies by means other than grant aid. The Panel noted that it could be cost effective for the Council to purchase specific items of equipment on behalf of outside bodies in lieu of grant which possibility was being investigated. Within limits assistance could be given to those organisations by providing certain office facilities free of charge. Used items of office equipment could also be passed on but the potential was limited by the current budget constraints. A Member commented that the most useful item could well be redundant desk top computers and the Director of Finance (Designate) said that would be borne in mind although in most instances the equipment was obsolete by that time and beyond repair at reasonable cost.

The organisations concerned were currently being consulted and asked to suggest ways in which the Council could provide other types of assistance and Members noted that a further report would be made to the Panel prior to submission of their applications to the Policy and Resources Committee in the new year.

RECOMMENDED That arrangements be made accordingly. (DF(D))

24. PLANNING ENFORCEMENT PROCEDURES (Minutes 402 and 403(A)/91)

The Chief Executive (Designate) reminded the Panel that arising out of the Personnel Sub-Committee's consideration of the VFM Overview of the Planning and Building Control Function it had earlier been recommended that enforcement action should be fully delegated subject to further consideration of the Members' role prior to action being taken and in monitoring the enforcement function. Taking account also of the outcome of the Special Meeting of the Planning Services Committee held on 11th July the Policy and Resources Committee had asked the Panel to conduct a review of the delegation arrangements so as to arrive at an appropriate system. For that purpose Members had before them a report by the Solicitor with a flow chart showing the various stages in the enforcement process.

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The Chief Executive (Designate) said that although full delegation could enable enforcement action to be commenced marginally earlier, other factors had to be borne in mind in reviewing the system. One was that the process was different from that of planning applications where determination was required within a period of 8 weeks. The enforcement function was complex and the legal process could be protracted. No significant advantage would be gained by commencing enforcement action earlier since there was no guarantee that the breach would cease forthwith. The second factor was that Members had demonstrated very clearly the high priority which they attached to enforcement and that they wished to be aware of those matters being pursued. The Chief Executive (Designate) said that having reviewed the existing arrangements with the Solicitor it was now considered that the most effective means of meeting that requirement was to continue to seek Committee authority for the commencement of enforcement action in each case and the Panel accepted that conclusion.

Members also had a copy of the Planning Enforcement Monitor which was being reported to the next Meeting of the Planning Services Committee. This document already provided all the information Members needed to keep themselves aware of progress on each individual case. The Panel agreed that the critical factor for Members was the date by which compliance was required. The Chief Executive (Designate) said that Members' concerns over the delegation process would be met if any proposal to vary a compliance date was reported to Committee for decision in advance and if similar arrangements were made to report any material change in the circumstances which had applied when enforcement action was authorised. These reports would contain exempt information about the Council's position in legal proceedings. The Panel noted that it would be the intention to supplement the existing monitoring arrangements by also incorporating the Planning Enforcement Monitor within the Information Report sent to Members in each cycle thereby facilitating the resolution of any queries. They agreed that those safeguards within the scheme of delegations would meet the reservations that had been expressed earlier.

The Panel felt that the public could have no perception of the protracted nature of the enforcement process and that this explained the frustration felt in the community about the lack of progress in resolving breaches of planning control. They discussed the possibilities which existed to publicise the action that was being taken but appreciated the difficulties presented by the legal system in that it was the Courts which determined whether an offence had occurred and that the Council could not prejudge the outcome. Press coverage often expressed sympathy for the other parties in these disputes. Returning to the need for Members to be kept informed the Officers were asked to advise Ward Members when it was considered that breaches of planning control had been remedied in particular cases.

RECOMMENDED (1) That the existing system, whereby Committee authority is sought in all cases where enforcement action is envisaged, be maintained.

(2) That the existing arrangements for reporting the Planning Enforcement Monitor be supplemented by incorporating it also into the Information Report issued in each cycle.

(3) That in any particular case where there is a material change in circumstances or a need to review the compliance date a report be made to the Planning Services Committee for decision.

(4) That the Planning Services Committee be advised accordingly.

(5) That Ward Members be advised when it is considered that breaches of planning control have been remedied in particular cases.
(DD, SOL, CE(D))

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ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 22ND OCTOBER 1991

REPORT OF THE CHIEF EXECUTIVE (DESIGNATE), DIRECTOR OF FINANCE (DESIGNATE) AND THE HEAD OF COMPUTER SERVICES AND AUDIT.

Budget Strategy - Priority Budgeting (Minute 404/91)

(a) Introduction.

As part of the budget preparation process for the current financial year the Council introduced a new system by which it began to review the relative priorities for expenditure on the different service activities. It adopted several criteria (attached at Appendix I) in order to establish a common approach accepting initially that statutory duties would have to be undertaken in any event and that the setting of priorities would apply only to the discretionary service areas. At that time the service contracts were also excluded from the review.

(b) Subsequent developments.

The priority of statutory and statutory related activities were later agreed by Members as a separate exercise. The new legislation to remove the de minimus capping level on local authority budgets from 1992/93 meant that the Council had to pursue a more comprehensive strategy in order to achieve the substantial reductions in spending now required. The Council's strategy envisages that all service activities excluding those pertaining to the Housing Revenue Account will be subject to re-examination in order to eliminate non-essential expenditure. In this respect it is recognised that certain discretionary services are essential, e.g. grants to the CAB, that comparisons with the spending of other authorities across the whole range of service activities are vital in obtaining value for money, and to highlight the reasons for any significant variations. Essentially the differences between this authority and Blaby were shown to be particular local characteristics, and widely diverging practice and standards. What is absolutely critical is that the Council does not continue to spend disproportionately on a service of a lower priority at the expense of an essential service. In reducing its budget therefore it is imperative that the Council ensures that its limited resources are directed towards the real service priorities.

(c) Extension of Application of Priority Budgeting Criteria.

The two lists approved by the Council last year, related to the statutory and discretionary activities of each cost centre and were not shown in any corporate order of priority although the Council's criteria tend to establish this to a great extent. These lists have now been merged and extended to include the activities from the service contracts. The new comprehensive list is set out in Appendix II.

In broad terms it is this revised list of priorities which will be used by the Chief Officers throughout the budget preparation process and in framing any recommendations for reductions in service.

RECOMMENDED That the revised list of priorities be adopted (31758)(COG).

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CRITERIA FOR ESTABLISHING PRIORITIES

M Mandatory Requirement

A Personal Health Issues

- Categories:
1. Life Threatening
 2. Long-Term Health Risk
 3. Social Acceptability

B Environmental Issues

Category: Based on District Plan

C Social Issues

- Categories:
1. Activity Pursuits
 2. Social Pursuits
 3. Minor Miscellaneous Activities.

D Financial Issues

- Categories:
1. Value for Money
 2. Capital and Revenue Implications

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PRIORITY OF STATUTORY AND DISCRETIONARY ACTIVITIES CURRENTLY UNDERTAKEN.

A: PERSONAL HEALTH ISSUES.

CATEGORY A.1 - LIFE THREATENING.

Environmental Health Cost Centre.

Refuse & Waste Disposal - Monitoring & Control.

Water Supplies & Swimming Pools - Monitoring & Control.

Drainage - Monitoring & Control.

Animal Welfare - Dangerous Animals.

Food Hygiene Inspection & Enforcement.

Public Entertainment Licensing - Control & Enforcement.

Occupational Health & Safety - Control & Enforcement.

Caravan Sites - Control & Enforcement.

Pest & Vermin Control.

Communicable Diseases - Control & Prevention.

Burial and Cremations - Control.

Food hygiene - advice for Bullwood Hall.

Pest and vermin control - treatment of land in private ownership.

Pest and vermin control - provision for periods of peak demand.

Public Entertainment Licensing - liaison with schools and licensing justices.

Pest and vermin control - expansion of contract services.

Building Control Cost Centre.

Applications & Inspections.

Engineering Services Cost Centre.

Land Drainage and Sewerage.

Building and Development Control - Engineering Advice.

Depot Services Cost Centre.

Provision of emergency assistance in the event of flooding in the District.

Provision and maintenance of an Emergency Store.

Salting of footpaths.

Grant Funded Activities.

Rochford Civil Aid.

Contracted Activities.

Grounds Maintenance - Maintenance of Playgrounds & Equipment.

Leisure Contract - Meals on Wheels (Mill Hall).

Grounds Maintenance - Clearance of leaves from footpaths within the Council's control, sports grounds and car parks.

Street Cleansing - leaf clearance.

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PERSONAL HEALTH ISSUES.

CATEGORY A.2: LONG-TERM HEALTH RISK.

Environmental Health Services Cost Centre.

Atmospheric Pollution - Monitoring & Enforcement.

Development Consultations - Environmental Aspects.

Private Housing - Control & Enforcement.

Pest & Vermin control - press AW for improved sewer treatment.

Health Promotion activities.

Water supplies and Swimming Pools - survey of recreational water quality.

Atmospheric Pollution - monitoring of radiation levels.

Heartbeat Award Scheme.

Engineering Services Cost Centre.

Maintenance of records, surveys and inspections of ditches.

Enforcement Action.

Feasibility studies to improve land drainage & identify problem areas.

Advisory service for land drainage & sewerage.

Identify problem areas - drainage and sewerage.

Advisory service for drainage and sewerage.

Drain blockage contract services.

Depot Services Cost Centre.

Dog Fouling Notices.

Grant Funded Activities.

Rayleigh C.A.B.

Rochford C.A.B.

Contracted Activities.

The Internal Cleaning of R.D.C.'s Offices.

Medical Waste weekly collection.

Refuse Collection Service.

Pail Closet Collection Service.

Dog Fouling Clearance.

PERSONAL HEALTH ISSUES.

CATEGORY A.3: SOCIAL ACCEPTABILITY.

Environmental Health Services Cost Centre.

Noise Pollution - Monitoring & Enforcement.

Noise Pollution - noise from Southend Airport.

Building Maintenance Cost Centre.

Repairs and Adaptations to buildings.

Building Improvements Service.

Engineering Services Cost Centre.

Street and Footpath Lighting.

Depot Services Cost Centre.

Provision & maintenance of Litter Bins.

Regular Building Checks.

Dumping & Litter Clearance Initiatives.

Clearance of abandoned vehicles.

Personnel and Corporate Planning Cost Centre.

Liaison with Blood Transfusion Service.

Disablement Resettlement.

Crossroads Care Attendant Scheme.

Committee Services Cost Centre.

Crossroads Care Attendant Scheme.

Revenue Services Cost Centre.

Counselling service - benefits.

Accountancy Services Cost Centre.

Administration of grants and subscriptions.

Financial Administration for the Meals on Wheels service.

Maintenance of accounts for Crossroads Scheme.

Grant Funded Activities.

Assn. of Teachers of Lip-reading to Adults.

Dial a Ride.

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Hockley & Hawkwell Old People's Welfare Council.

Mayday Mobile.

Old Age Pensioners Club.

One Parent Families.

Rayleigh Age Concern.

Rayleigh Physically Handicapped Club.

Relate.

Rochford District Access Committee.

Rochford Old People's Welfare Committee.

Contracted Activities.

Grounds Maintenance - Maintenance of all fences.

Maintenance and upkeep of cemeteries and surrounding areas.

CATEGORY B: ENVIRONMENTAL ISSUES.

Environmental Health Cost Centre.

Planning enforcement investigations.

Development Control Cost Centre.

Processing of Planning Application including Committee & Delegated Decisions.

Planning Appeals procedure.

Planning Enforcement Action.

Non-statutory planning consultations.

Pre-submission guidance and discussions on Planning.

Forward Planning Cost Centre.

Monitoring and advisory.

- li) Local District Plan.
- (ii) Development Control and advice.
- (iii) County Structure Plan.
- (iv) County Highways.
- (v) Regional planning.
- (vi) Rural planning control preservation.
- (vii) Statutory Undertakers.
- (viii) County Local Plans.

Statistical analysis - Planning.

Employment promotion and exhibitions.

Engineering Services Cost Centre.

Inspection of Public Car Parks.

Public open space development programme.

Highways consultations, liaison and advice.

Depot Services Cost Centre.

Recycling Initiatives.

Environmental Protection.

Woodlands Cost Centre.

Tree and Woodland Management.

Advice on trees and shrubs.

Open spaces enhancements.

Committee Services Cost Centre.

Planning & Enforcement Appeals.

Notices & Proceedings, Applications & Decisions.

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Solicitor's Office Cost Centre.

Planning Advice & Appeals.

Grant Funded Activities.

Essex Heritage Trust.

Essex Naturalists' Trust Ltd.

Rural Community Council of Essex.

Contracted Activities.

Street Cleansing.

Manual Sweeping.

Mechanical Road Sweeping.

Cleaning around bottle banks.

Empty litter bins.

Sweep out bus shelters.

Clean all footpaths.

Clean all pavements and verges.

Road sweeping.

Car park sweeping.

Weekend sweeping - shopping areas.

Rural verges litter picking.

Residential pavements litter picking.

Grounds Maintenance - Maintenance of open spaces (not incorporating sports facilities.

Maintenance of rough grass areas.

Maintenance of all gardens adjoining aged persons scheme properties.

Maintenance of roads, paths and car parks within the jurisdiction of the Parks Department (including emptying of litter bins) and applying of weed killer.

Maintenance of gardens adjoining Council Offices at Rochford/Rayleigh.

Maintenance of rose/shrub gardens excluding aged persons schemes.

Maintenance of flower/shrub beds.

Spring and Autumn bedding plants.

Replacement of bulbs and corms.

Upkeep of young trees, including pruning, cutting back of low branches, inspection and replacement of tree stakes and ties.

Removal/overpainting of graffiti.

Maintenance of rural verges.

Maintenance of urban verges.

Maintenance of grassed areas within housing estates.

Maintenance of hedgerows.

Maintenance of footpaths on Council land.

Litter clearance from areas specified.

Ditch clearance/maintenance from areas specified.

Grounds Maintenance - Making up plus annual maintenance of hanging baskets and half round baskets for Council premises and for rental by local business people.

Providing displays within Council premises, including provision for exhibitions.

Maintenance of displays within Council premises.

Washing down of notice/indicator boards and signs.

C: SOCIAL ISSUES.

CATEGORY C.1: ACTIVITY PURSUITS.

Woodlands Cost Centre.

Maintenance of bridleways and permissive horse riding routes.

Committee Services Cost Centre.

Allotments Administration.

Allotments Competition.

Grant Funded Activities.

Eastern Council for Sport & Recreation.

Rochford District Sports Council.

Contracted Activities.

Grounds Maintenance -

Maintenance of football pitches.

Maintenance of hockey pitches.

Maintenance of rugby pitches.

Maintenance of lawn tennis courts/croquet lawns.

Maintenance of hard courts, e.g. tennis/netball.

Maintenance of cricket squares and outfield.

Maintenance of bowling greens.

Maintenance of surrounding area of bowling greens.

Maintenance of putting greens.

Erection and dismantling of all external sports equipment.

Painting and general maintenance of all external sports equipment.

Marking and overmarking of all sports areas, including hard courts.

Maintenance of hard surfaces/play areas.

Maintenance of all allotment sites.

Leisure:

Clements Hall - Sports Activities.

Great Wakering - Sports Activities.

Park - Sports Activities.

Castle Hall - Sports Activities.

SOCIAL ISSUES.

CATEGORY C.2: SOCIAL PURSUITS.

Depot Services Cost Centre.

Sports Council & other Special Events on Council Land.

Assistant Chief Executive's Office Cost Centre.

Civic Hospitality (limited).

Twinning Activities.

Revenue Services Cost Centre.

Selling concessionary travel permits.

Accountancy Services Cost Centre.

Administration of Concessionary fares.

Contracted Activities.

Grounds Maintenance -

Maintenance of all recreation grounds, including the areas adjoining the playing surfaces, but excluding sports areas, rose/shrub beds, hedges, etc. Maintenance of all our sports grounds.

Cleaning/maintenance of pavilions within recreation grounds including sweeping of areas outside pavilions.

Maintenance of pleasure areas incorporating a variety of special features.

Leisure:

Clements Hall - Social Activities.

Great Wakering - Social Activities.

Park - Social Activities.

Mill Hall - Social Activities.

Freight House - Social Activities.

Castle Hall - Social Activities.

SOCIAL ISSUES.

CATEGORY C.3: MINOR MISCELLANEOUS ACTIVITIES.

Depot Services Cost Centre.

Provision & fixing of Street Nameplates.

Provision & fixing of No Dumping Signs.

Office Furniture removals.

Provision & fixing of Public Seats.

Minor repairs & maintenance in offices.

Assistance with Christmas Lights.

Assistance with Armada Beacon.

Assistance with Special Events (Civic).

Provision of Relief Chauffeur.

Grant Funded Activities.

Essex Association of Boys Clubs.

Good Fellowship Club.

Hockley Endeavour Club.

Over 50's Club.

Pre-School Play Group Association.

R.A.V.S.

Rayleigh Antiquarian Society.

Rayleigh Operatic & Dramatic Society.

Rochford Arts Council.

Rochford District Playscheme Council.

The Palace Theatre Trust Ltd.

1476 (Rayleigh) Squadron ATC.

FINANCIAL ISSUES.

CATEGORY D.1: VALUE FOR MONEY.

Engineering Services Cost Centre.

Demarcation of Council owned land.

Building Control Cost Centre.

Income collection of Building Control fees.

Forward Planning Cost Centre.

Production of graphics and plan printing.

Depot Services Cost Centre.

Routine Monitoring of Leases.

Parks Security.

Residual Depot Services.

Custody of Goods Inwards.

Wheeled Bins (refuse collection). Replacement and Repair.

Central Services, Elections & Electoral Registration Cost Centre.

Post & Messenger Services.

Central Typing.

Central Filing.

Printing & Photocopying.

Telephones & Reception.

Caretaking.

Minor Purchasing Activities.

Personnel & Corporate Planning Cost Centre.

Corporate Planning.

Committee Servicing Cost Centre.

Committee Servicing.

Solicitor's Office Cost Centre.

Land Management.

Litigation Services.

Non-Contentious Matters.

Legal Advice.

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Revenue Services Cost Centre.

- Community Charge Property canvassing.
- Collection and Billing - Promotion of Direct Debit.
- Collection and Billing - Arrangements for hardship.
- Negotiated arrangements on arrears.
- Provision of Internal petty cash facilities.
- Tracing absconding debtors.
- Prosecutions - parking offences.
- Liaison with the Bailiff & Agreement of Bailiff Commission.
- Housing Benefit -
- Preparation of benefit information leaflets.
- Promotion of availability of Housing Benefits.
- Statistical analysis.
- Liaison with banks and building societies.

Accountancy Services Cost Centre.

- Car Parking Administration.
- Mortgage recovery action.
- Provision of mortgage references.
- Income Management.
- Cheque Control.
- Preparation and despatch of reminders.
- Verification of accuracy of staff costings.
- Provision of financial advice as requested.
- Provision of advice on salary matters.
- Maintenance of energy management records.
- Administration of Insurance arrangements including the issue of Green cards.
- Administration of the Car lease scheme.
- Provision of statistical information.

Computer Services & Audit Cost Centre.

- Agree and regularly review the level of audit activity.
- Submit annual review to Management Team.

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Information Technology - advice and consultation.

Contract Supervision Monitoring.

Special Projects.

Complaints Monitoring.

Assistant Chief Executive's Office Cost Centre.

Public Relations.

Grant Funded Activities.

South East Essex Business Enterprise Agency.

Contracted Activities.

Leisure:

Clements Hall - Catering/Bars.

Park - Bar.

Mill Hall - Catering/Bars.

Freight House - Catering/Bars.

Castle Hall - functions.

CATEGORY M: MANDATORY STATUTORY DUTY.

Personnel and Corporate Planning Cost Centre.

Personnel functions including appointments.

Advice and monitoring on Political Restrictions & Delegations.

Advice and monitoring on Contracts of Employment.

Advice and monitoring on Employment Law.

Advice and monitoring on Grievance and Discipline.

Advice and monitoring on Redundancy.

Advice and monitoring on Equal Opportunities & Disabled Persons Employment.

Advice and monitoring on Accident Records.

Advice and monitoring on Offices, Shops & Railway Premises Act.

Advice and monitoring on Safety Policy.

Advice and monitoring on First Aid.

Committee Office Cost Centre.

Administration of Cemeteries.

Administration of Street & House to House Collections.

Administration of Small Lotteries Registration.

Administration of Liquor Licensing Applications.

Administration of Agricultural Cottages.

Solicitor's Office Cost Centre.

Conveyancing.

Land Charges.

Revenue Services Cost Centre.

Community Charge -

Collection and Billing.

Recovery.

Housing Benefit.

Accountancy Services Cost Centre.

Mortgages and Sale of Council Houses.

Provision of Insurance.

Provision of Controlled Stationery.

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Provision of Cash Receipting facilities.

Administration of Suspense Accounts.

Administration of Council's Costs.

Administration of Accountancy records.

Administration of Service Charges.

Administration of Collection Fund.

Administration of Grant Claims.

Computer Services & Audit Cost Centre.

Management of statutory internal audit including:-

Systems Audit.

Contract Audit.

Value for Money Audit.

Computer Audit.

Special Investigations.

Housing Services Cost Centre.

Administration of Homelessness.

Assistant Chief Executive's Cost Centre.

Administration of Emergency Planning procedures.

Central Services, Elections & Electoral Registration Cost Centre.

Completion and maintenance of the Register of Electors.

Administration of Elections.

CHAIRMAN: C. P. Black

DATE: 26/11/91

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 29th October 1991. Present. Councillors
Mrs. E.M. Hart (Chairman), R.S. Allen, Mrs. V J Arnold, P.A Beckers,
C.I. Black, R.H. Boyd, M.C. Brown, Mrs. J.A. Christie, D.F. Flack, G. Fox,
Mrs. J.M. Giles, M.J. Handford, D.R. Helson, Mrs. J. Helson,
Mrs. A.R. Hutchings, S.N. Jarvis, G.C.A. Jones, Mrs. S.J. Lemon,
Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, T.A. Powell, J.M. Roden,
S.A. Skinner, S.R. Tellis, R.E. Vingoe, Mrs. L. Walker, D.A. Weir and
C. Wren.

Apologies: Councillors R.A. Amner, B.A. Crick, Mrs. J. Fawell, T. Fawell,
Mrs. H.L.A. Glynn, N. Harris, Mrs. M Hunnable, Mrs.E. Marlow, A.Stephens
and Mrs. M.W. Stevenson.

565. MINUTES

Resolved that the Minutes of the Meeting of 1st October 1991 be approved
as a correct record and signed by the Chairman.

566. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said October had been a busy month for civic engagements,
including participation in judging entries under the CIRCA Leisure
Scholarship Scheme, attendance at the Annual General Meetings of the
Women's Royal Voluntary Service and the Rochford Pre-School Playgroup
Association, the High Sheriff's Justice Service at Chelmsford Cathedral
and the official opening of the refurbished Rochford Police Station.

The highlight had been the visit of the German Minesweepers NIXE and
HERTHA to Wallasea Island which had attracted a great many visitors both
to visit the vessels and to use the ferry to cross to Burnham. She paid
tribute to the part played by the Twinning Sub-Committee and by the
Assistant Chief Executive and his staff in organising such a successful
event.

567 COMMITTEE MINUTES

Resolved (1) that the Minutes of Committees be received and the
recommendations contained therein be adopted.

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

<u>Committee</u>	<u>Date</u>	<u>Minute Numbers</u>
Health & Housing Services	3rd October 1991	480 - 503
Leisure Services	8th October 1991	504 - 520
Development Services	10th October 1991	521 - 537

Minute 528. Flooding

Members reiterated the concern which had been expressed earlier regarding
the erosion of the seawall by the barge moored illegally at Barling and
it was

Council

Resolved that the matter be pursued with the NRA and the Crouch Harbour Authority. (204) (CED)

Planning Services 17th October 1991 538 - 550

Minute 542: Application Number CM/0634/90/ROC - Mineral Extraction, Waste Landfill and Construction of External Haul Road, Barling Marsh and Land West of Little Wakering Road/Church Road, Barling.

A Member asked that endeavours be made to ascertain the date of expiry of the contract for the County Council to use the Barling Tip and the Chairman suggested that the matter could be pursued best by the County Members.

Policy & Resources 22nd October 1991 551 - 564

Minute 564: Contract No. 1616 - Banking Services

NOTE: Councillor M.J. Handford declared a pecuniary interest in this matter by virtue of beneficial interest. Councillors D.R. Helson and T.A. Powell declared a pecuniary interest in this matter by virtue of employment. Councillor Mrs. J. Helson declared a pecuniary interest in this matter by virtue of spouse's employment. They left the Meeting while the matter was discussed.

In moving adoption of this Minute, the Chairman advised Council of advice from Barclays Bank PLC that the free facility currently available within the District for payment of bills to the Council would continue for the duration of the new contract and that when it commenced in April 1992, the facility would be extended to include the branch at Shoeburyness. Members expressed their congratulations to the Officers concerned in achieving that outcome. (CON.1616)

CHAIRMAN: E.M. HAST

DATE: 312.91