



**Rochford District
Council**

INDEX

1987

January - December

MINUTE INDEX 1987

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1987

December

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 8th December 1987 Present: Councillors A.J. Harvey (Chairman), C.I. Black, R.H. Boyd, W.H. Budge, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, T. Fawell, B.T. Grigg, Mrs. E.M. Hart, D.R. Helson, Mrs. L.A. Holdich, Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, C. Stephenson, J.P. Taylor, D.A. Weir and D.C. Wood.

Apologies: Councillors P.A. Beckers and Mrs. Jo Jones

Visiting by Invitation: Councillors R.S. Allen, Mrs. R. Brown, D.F. Flack, C.J. Gardner, Mrs. P. Godsell, M.J. Handford, Mrs. M. Hunnable, Mrs. S.J. Lemon, S.H. Silva, S.A. Skinner, P.F.A. Webster and Mrs. M.A. Weir.

555. MINUTES

Resolved that the Minutes of the Meeting of 3rd November 1987 be approved as a correct record and signed by the Chairman.

556. THE FUTURE OF HOUSING

Further to Minute 519 of the Health and Housing Services Committee Members had before them the appended report of the Chief Executive regarding the formation of a Housing Association.

They expressed their regret that local authorities were to have a much reduced role in the provision of rented housing but accepted that the Council had to respond positively to the proposed legislation if it were to retain any influence in meeting the future housing needs of its residents. The early formation of a new local Housing Association was seen as the most prudent course. It had the assurance of resources which would not be available to the Council, the transfer of management and staffing expertise would give continuity to the Council and its tenants and a local Association would remain responsive to local needs.

In reply to questions from Members the Chairman of the Committee emphasised that there would be a Housing Liaison Committee to meet with the Association on housing needs and to monitor lettings policy, that the maintenance and improvement of the stock would continue to be matters for the Council as landlord, that tenants would have the right to choose whether to remain with the Council as their landlord, that care would be needed to explain all the implications for them and that the management arrangements would be sympathetic to transfer requirements in accordance with the Council's previous practice.

The Committee noted that approaches to the Health Authority, County Social Services, Sanctuary Housing Association, the External Auditors and a local firm of solicitors to nominate representatives to serve on the Board of Management of the new Association had been met with enthusiasm and suggested that it would possess all the necessary professional skills and commitment. With regard to the appointment of four Councillors to the Board of Management, it was noted that two of the seats would be on the nomination of the Minority Parties at Council on 15th December 1987.

RECOMMENDED (1) That the Council agree to sponsor a Housing Association and that a grant of £5,000 be made subject to the approval of the Department of the Environment.

Policy and Resources Committee

(2) That the Council appoint Councillors Mrs. E.M. Hart and A.J. Harvey and two Members from the Minority Parties to serve on that Housing Association and that the Chief Executive be authorised to negotiate with other non-Members in order that a group of nine persons be formed.

(3) That the Chief Executive be authorised to act as a consultant to this group of persons until such time as his services are no longer required by the newly formed Housing Association.

(4) That the Council appoint CIPFA Services to act as consultants to the Council in the formation of the above body at a fee to be agreed.

(5) That the Council enter into an agency agreement with the Housing Association for the administration of the Council's housing stock, the terms to be agreed by Council and approved by the Department of the Environment. (1531) (CE)

557. COMPETITION IN LOCAL AUTHORITY SERVICES - LEISURE MANAGEMENT AND CATERING

Further to Minute 544 of the Leisure Services Committee Members had before them the appended report of the Chief Executive regarding the formation of a Leisure Company.

In response to questions which had been raised by a Member at the Leisure Services Committee the Chief Executive explained that the Council's Company would be in no different position from any other private limited company if it traded at a loss, that if it failed to meet its contractual obligations as specified by the Council it would be in breach of contract and that Directors would not be personally liable for any losses beyond the extent of their shareholding.

Some Members pointed out that substantial loan charges on Clements Hall would remain with the Council but the Committee accepted that the leisure facilities represented a considerable asset to the community which would not exist unless they had been provided on a municipal basis and that their use under a management agreement would continue to be controlled by the Council. It was also important to appreciate that all services to the community were provided at a cost to the ratepayer rather than operated at a loss. The timescale for the tendering process was such that the new company would be in a position to bid for contracts in other authorities and could resist competition from them when tenders for the Council's own facilities were invited.

In welcoming the opportunity to establish a local company sympathetic to the Council's needs and the ability this gave the staff to compete on equal terms the Committee accepted that not all of the services to be subjected to competition lent themselves to a management buy-out arrangement. The Chairman of the Committee stressed that the Council would retain control over the service provided under the management agreement through its tender specification and the cost of any Council requirements would be reflected in the bid.

The Committee received five of the Member nominations to the Board of the proposed new Company and noted that the remaining two Member appointments would be dealt with at Council on 15th December, one of which would be on the recommendation of the Labour Group, the Liberal Group having declined a similar opportunity.

Policy and Resources Committee

RECOMMENDED (1) That the Council promote a private limited company with a paid up share capital not exceeding £90,000.

(2) That the Council appoint Councillors G.J.B. Faherty, B.T. Grigg, A.J. Harvey, Mrs. L.A. Holdich and Miss B.G.J. Lovett and two other Members and two Officers to form the board of the Company not to include Leisure Officers or the Council's Chief Executive.

(3) That the Council nominate the Chief Executive and any non-appointed Members willing to so act as its shareholder nominees for the whole of the Council's shareholding.

(4) That the Council appoint CIPFA Services to act as Consultants at a fee to be agreed.

(5) That the Council enter into a management agreement with the Company as set out in the appended report. (131) (CE)

558. THE MANAGEMENT AND ADMINISTRATIVE STRUCTURE OF ROCHFORD DISTRICT COUNCIL 1988-1991

The Committee noted that a Special Meeting of the Policy and Resources Committee and Council would be held to consider the Staffing Subcommittee's views on the Chief Executive's proposals for the restructuring of the Council's administration.

559. MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 9th June and 29th September 1987

(b) Council Meetings of 30th June and 6th October 1987

The Committee were satisfied that all necessary action had been taken. Minutes 142/86 (CE), 619/86 (SEC), 103/87 (SEC), 399(A)(6)/87 (DD), 399(B)(1) to (4)/87 (SEC,DL), 409/87(CE) and 424/87 (MT) were carried forward. On Minute 619/86 the Chairman advised that judgement had been reserved in the Council's High Court action against Texas Homecare under the Sunday Trading provisions.

560. MINUTES OF COMMITTEES

The Committee received the following Minutes:-

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Health and Housing Services	17th November 1987	503 - 520
Planning Services	19th November 1987	521 - 529
Leisure Services	24th November 1987	530 - 544

Council Owned Woodlands, Parks and Open Spaces - Report on the Extent of Gale Damage and Proposals for Future Action - Minute 540

RECOMMENDED That a supplementary capital estimate of £50,000 be approved. (164)(DF)

Development Services	26th November 1987	545 - 554
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Policy and Resources Committee

District Plan Working Party: (Minute 44 - Pulpits Farm, Greensward Lane, Hockley) - Minute 553

The Chairman of the Committee moved from the Chair that Recommendation (2) of Minute 553 of the Development Services Committee should be set aside and that the Council should adhere to the Recommendation of the District Plan Working Party regarding Pulpits Farm in order to uphold established policy for this area to remain in the Green Belt. He added that the concept of a new farmhouse in the Green Belt had already been considered and rejected by the Working Party because of the undesirable precedent which would be created and that there was nothing to be gained from further discussion with the owner and her agent on this aspect.

The Director of Development with the aid of view-foils rehearsed the planning history of the site, drawing out the drafting error which had occurred in the County's final preparation of the Development Plan which had shown part of the site with a residential zoning when it should all have been Green Belt notation. On the error coming to light in 1984, following a land charges search by the applicant's agent, County had indicated that they would support the District Council either in a decision to refuse the application for residential development on Green Belt grounds or to grant it under the departure provisions. In the event the applicant went to Appeal on grounds of non-determination, refusal was defended by the Council and the Secretary of State dismissed the Appeal and refused to grant planning permission for the development.

The Chief Executive explained that there had been no error in the land charges information supplied by the Authority in 1984 as it revealed the notations shown in a statutory document which was the responsibility of another authority. A number of different firms of Solicitors had pursued the drafting error on behalf of the applicant and each had been advised of the Council's position and that there was a remedy in law available to them. Of the recent references to impending legal action against the Council and to an Ombudsman complaint he was not aware that either was being pursued but had arranged again to meet the applicant and her representative.

The Committee accepted that the Council should adhere to the recommendation of the District Plan Working Party.

RECOMMENDED That the recommendation of the Working Party as set out in their Minutes to the Development Services Committee (Minute 44) be adopted. (73)(DD)

561. PANEL MINUTES

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

(Note: a recommendation on which action has already been taken has been omitted).

Panel

Date

(A) Chairman's Panel

12th November 1987

RECOMMENDED That arrangements be made for a Members' Teach-In (Minute 37 - New Housing Benefit Scheme).

(B) Audit Panel

18th November 1987

001277

Policy and Resources Committee

RECOMMENDED That the Policy and Resources Committee consider the reintroduction of the Computer Panel (Minute 101 - Replacement of Existing Computer).

(C) Staffing Sub-Committee 25th and 30th November and 1st, 2nd and 3rd December 1987

RECOMMENDED (1) That special Meetings of the Policy and Resources Committee and Council be held on 12th January 1988 to consider the Minutes and recommendations of the Staffing Sub-Committee Meeting to be held on 21st and 22nd December on the future management and administrative structure of the Authority.

(2) That the scale of charges for the offer of the Council's tender documents to Local Authorities in England and other interested organisations be approved as set out in the Minute. (Minute 172 - The Management and Administrative Structure of Rochford District Council 1988-1991 and Review of Term Contracts).

562. CYCLE OF MEETINGS 1988/89 (Minute 600/86)

The Committee noted the appended draft Cycle of Meetings for 1988/89 and that if necessary the Chairman of Planning Services could call additional Meetings of that Committee.

RECOMMENDED That the Cycle of Meetings for 1988/89 be adopted. (856)
(SEC)

563. ADJOURNMENT OF MEETING

At 9.45p.m. it was

Resolved that the Meeting stand adjourned until 7.30p.m. on 10th December 1987. (SEC)

At the Resumed Meeting of the Committee held on 10th December 1987

Present: Councillors A.J. Harvey (Chairman), R.H. Boyd, W.H. Budge, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, T. Fawell, J.A. Gibson, B.T. Grigg, Mrs. E.M. Hart, D.R. Helson, Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, C. Stephenson, J.P. Taylor, D.A. Weir and D.C. Wood.

Apologies: Councillors P.A. Beckers, C.I. Black, Mrs. L.A. Holdich, Mrs. Jo. Jones and J.A. Sheaf.

Visiting: Councillors R.S. Allen, Mrs. R. Brown, Mrs. M. Hunnable, S.H. Silva, S.A. Skinner, and Mrs. M.A. Weir.

564. MAKING THE RATE 1988/89 (Minute 601/86)

The Chairman of the Committee made the following statement:-

"In accordance with Financial Regulation 5.2 the Council needs to set the target figure within which the Management Team can endeavour to present a suggested District Rate for Committee approval before submission of the 1988/89 budget to Council on 3rd March 1988.

Policy and Resources Committee

As in previous years, the Government released certain information in advance of the Rate Support Grant Settlement to enable local authorities to carry out some forward planning in advance of making their rating decisions.

The Secretary of State for the Environment issued a consultation document on 27th October which set out his proposals for expenditure and Grant in 1988/89. On expenditure, his plans represented an increase of 3.9% over local authorities' budgets for 1987/88. He proposed to support this expenditure with the same level of Government Grant as in the previous year, that is, 46.2%.

At the individual local authority level, he calculated grant entitlement by reference to its Grant Related Expenditure Assessment (or GREA), assuming each Authority spent in accordance with his national forecasts. From the figures he made available it was clear that once again resources were being transferred from shire districts, like ourselves, to the metropolitan areas. In Rochford's case, the reduction in grant amounted to £162,000 or 16%, between 1987/88 and 1988/89.

On receipt of this information, the Director of Finance made strong representations to the Department of the Environment, arguing for much greater stability in grant entitlement, especially in the lead-up to the introduction of the Community Charge in 1990.

The Secretary of State for the Environment announced his decisions on the Settlement on 30th November, which show very little change from his earlier proposals. At the national level, grant will increase by 5.75% which, in the Government's view, should not give rise to rate increases above the rate of inflation, currently running at 4.5%. However, the local situation is very different. The Government's assessment of Rochford's need to spend in 1988/89 shows an increase of only 1.8% in next year, which is less than half the average for England. The effect of this is that, even if the Council is able to restrict its spending increase to the Government target of 3.9%, our grant will reduce by about £150,000 rather than increase by over £50,000 in accordance with the national figure. The effect of this loss amounts to a rate increase of nearly 2 pence in the pound. I must emphasise this point - a rate increase of 9.1% is necessary to take account of the loss of grant, even if the Council spends in line with Government guidelines. If the Council had received an increase in grant of 5.75% in line with the national figure, an overall District rate rise of less than 5% would have been achieved.

As it is, the Council is not in a position to protect the ratepayers from the loss of grant and this must be a key feature in our strategy for next year.

On Council expenditure generally, there is no doubt that it must be our aim to restrict the call on the public purse as far as possible. The testing of our service costs against the private sector will continue during the coming months. Economies can be achieved which will enable us to improve our public services in the District. We have already seen evidence of this on street cleansing and I am sure our parks and open spaces maintenance arrangements will benefit from the tendering exercise which will be reported to Council early next year. Proposals on Housing and Leisure which we have recently been discussing this week are also designed to produce economies which will bring benefits to our ratepayers in future years. Pay costs represent two-thirds of the Council's gross

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expenditure and the Management Team continues to monitor every post falling vacant. Your Staffing Sub-Committee receives regular reports from the Officers on proposals to reorganise working arrangements which are designed to achieve savings in salary costs wherever possible.

It is inevitable that the Council will not be able to proceed with all of its proposed new capital projects, because the revenue impact would place too great a burden on the Council's rate. A report on the Capital Programme for 1988/89 will be submitted for approval to the January Policy and Resources Committee.

I believe the Council's policy of restricting the net expenditure increase to around the current rate of inflation, together with the committed growth in services already approved, strikes a good balance for our ratepayers. In addition, it is intended to pass on savings achieved through the competitive tendering exercise in the form of improved service levels.

On charging for Council services, I am a strong advocate of a pricing policy which reflects what the market will bear. A separate report on this agenda deals with car parking charges, where no increase in the daily charge is proposed for the time being. Reports on all other charges, including Council house rents, will be brought before this Committee in January, based on a general policy of maximising income and useage of Council facilities.

The effect of restricting our growth in expenditure, maximising income and the sensible use of reserve funds should restrict the increase in the rate to about one pence in the pound, or 4.5%, to which must be added the Government-induced loss of Rate Support Grant.

The Management Team will report to the February Meeting of this Committee, setting out proposals for each Committee, after the Capital Programme and scales of charges have been determined in January".

Members expressed concern at the inequalities of the system in that whilst the Council had stayed within Government spending limits it continued to be penalised by loss of Rate Support Grant as resources were redistributed nationally. They accepted that the Council had no option now but to pass on the loss to the ratepayer and also to reduce its level of capital spending so as to avoid the associated growth in revenue expenditure.

On the motion of the Chairman the Committee then endorsed the following recommendations:-

RECOMMENDED (1) That the Capital Programme and Scales of Charges be submitted for approval to the January 1988 Policy and Resources Committee, based on minimum growth and maximisation of income.

(2) That the Management Team report to the February 1988 Policy and Resources Committee, setting out spending proposals for each Committee.

(3) That the rate target be set so as to increase the rate by no more than 3 pence in the pound, including the loss of Rate Support Grant arising from the redistribution of resources from shire districts to other areas. (5066)(MT)

Policy and Resources Committee

565. CAPITAL PROGRAMME 1988/89 - LIFT INSTALLATION: CIVIC SUITE, RAYLEIGH
(Minute 9/87)

The Director of Development reported on a feasibility study which had been undertaken into the installation of a small lift at the Civic Suite, Rayleigh as requested by the Committee earlier that year, and outlined details and costs of the four options which had been considered. Whilst conscious of the desirability of facilitating access to the Civic Suite for the disabled, Members considered that the level of expenditure involved could not be justified in the present circumstances, that the scheme should be deferred and that the Officers be asked to investigate the possibility of installing a chair-hoist as a more cost-effective alternative.

RECOMMENDED accordingly. (CSL.1) (DD)

566. STORM DAMAGE - OCTOBER 1987 (Minute 540/87)

The Committee noted the report of the Director of Finance regarding the financial implications of the recent storm damage. (708)(DF)

567. REVIEW OF CAR PARKING CHARGES (Minute 760/85)

The Director of Finance reported on the results of a monitoring exercise of car parking charges, the structure of which had been revised from 1st April 1986. Members noted that as a result of extending the 10p charge from the first half hour to the first hour over 75% of ticket sales now fell within this period. That was beneficial to traffic management, but although ticket sales continued to increase it had produced a reduction in income which was expected to amount to £10,000 in the current financial year. The Committee were pleased that progress was being made on the programme of environmental improvements to a number of car parks in the District. They gave consideration to increasing the upper charge bands in the scale of charges but noted that less than 8% of income was generated from long term parking (over 2 hours). It was therefore felt that charges for day tickets should remain unaltered but that a further report should be made in 1988 after 2 full years of operation at the current rates. Season ticket charges would be reviewed in the normal way when charges were fixed generally in January.

RECOMMENDED (1) That charges for day tickets in the Council's car parks remain unaltered from 1st April 1988.

(2) That a further report be made after the completion of two years operation at the current level of charges. (28439) (DF)

568. PUBLIC CAR PARK - POOLES LANE, HULLBRIDGE (Minute 412/87)

The Committee considered the joint report of the Directors of Development and Finance, and the Secretary to the Council, regarding an application to use part of the above Car Park as additional car parking for the Anchor Inn Public House and the associated need to relocate the Eastern National bus terminus.

RECOMMENDED (1) That the application made by Anglia Hosts Limited to use part of the Pooles Lane Car Park as an additional parking facility for the Anchor Inn Public House be refused.

Policy and Resources Committee

(2) That the Secretary to the Council be authorised to enter into negotiations with Eastern National Omnibus Company Limited, Essex County Council and Hullbridge Parish Council with a view to providing adequate funding for the upgrading of the surface of part of Pooles Lane Car Park to provide a bus turning bay.

(3) That the improvement works authorised by Minute 412/87 be partly incorporated into the scheme referred to in (2) above should this come to fruition. (905) (SEC, DF, DD)

569. HOCKLEY COMMUNITY CENTRE ASSOCIATION (Minute 886/80)

Note: Councillor A.J. Harvey declared a non-pecuniary interest in this item by virtue of Presidency of the Association but with the agreement of the Meeting remained in the Chair for its discussion.

The Committee considered the report of the Director of Finance regarding deferment of repayment of the Council's £50,000 loan to the Association and noted that the new management structure had yet to be implemented and that a report on the situation would be made at Council on 15th December 1987.

RECOMMENDED That a decision on the matter be deferred until that Meeting. (4267)(DF)

570. DEEMED PLANNING CONSENT - ROC/838/87/DP
ADD TWO STOREY EXTENSIONS AND RENOVATIONS TO EXISTING SEETEC CENTRE,
MAIN ROAD, HOCKLEY (Minute 424/87)

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

RECOMMENDED That for the purposes of Regulation 4(5) of the Town and Country Planning (General) Regulations 1976, the two storey extensions and renovations to the existing SEETEC Centre, Main Road, Hockley be carried out subject to the conditions in Minute 527/87. (73779) (SEC)

571. OMBUDSMAN COMPLAINT - DEVELOPMENT AT REAR OF BARLING HOUSE (Minute 403/87)

Note: Councillor T. Fawell declared a non-pecuniary interest in this item as the signatory of the complaint but remained in the Meeting and participated in the discussion and voting thereon.

Further to his earlier report acknowledging that the administration had failed to follow Section 28 procedure (nearness to a Listed Building) when dealing with outline planning permission for the above development, the Chief Executive advised that this was the only failure which he could find on the part of the District Council and that by neighbour consultation, later Section 28 advertisement and a Members' site meeting all relevant matters had been before Members when they made their decision.

He was also in discussion with his colleagues on the County Council regarding their role in the highway consultation but the Committee agreed that this was a matter for the County Council. They were advised that the Ombudsman would welcome a response from the Council prior to any decision which he might take to investigate further and accepted that the Council should apologise for the failure on Section 28 procedure and make a token

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ex-gratia payment to the complainant which would be met by the Council's insurers, Mutual Municipal Insurance Limited. Members noted that the Chief Executive would personally deliver the apology coupled with his own on behalf of the Council's administration.

RECOMMENDED (1) That the Council apologise to the complainant for failing to observe Section 28 procedure and make a token ex-gratia payment as negotiated with the Council's Insurers.

(2) That a Press Release be issued once the discussions with Essex County Council have been concluded. (ROC/833/84) (CE)

572. LOCAL AUTHORITY BUILDING CONTROL (Minute 421/86)

The Director of Development reported on the progress of the national promotion for Local Authority Building Control, including the overwhelming support of local authorities for the publicity campaign and the forthcoming Muniguard Insurance Scheme, the Council's information package for local developers and builders and the co-ordination of the National House Type Approval Scheme by the Association of District Councils and the Association of Metropolitan Authorities.

RECOMMENDED That the Council continue to give support for Local Authority Building Control. (236) (DD)

573. HOME IMPROVEMENT POLICY: CONSULTATION PAPER (Minute 417/85)

The Committee considered the report of the Director of Health and Housing regarding proposals for an amended home improvement grants system as set out in a recent consultation paper on which the Council had been invited to submit comments to the Department of the Environment by 4th January 1988.

RECOMMENDED That the Secretary of State for the Environment be advised:-

(i) That the Council considers the proposed standard of fitness to be too low and recommends that the standards suggested by the Institution of Environmental Health Officers in response to the Green Paper be adopted as more suitable.

(ii) That the Council express concern over the proposed reduction to the exchequer contribution to local authorities.

(iii) That exchequer contribution should be payable towards stage payments made in respect of adaptations for the disabled, where the grant cannot be fully paid because of the death of that person before completion of the works.

(iv) That the Council consider it appropriate for local authorities to be able to charge a reasonable fee for processing grant applications.
(191)(DHH)

574. HOUSING BENEFITS (Minute 129/86)

The Committee were pleased to note the report of the Director of Finance regarding progress made in implementation of the new Housing Benefit Regulations. (18855)

Policy and Resources Committee

575. BRITISH RAILWAYS (NO. 2) BILL 1987-88

The Secretary to the Council reported receipt of plans and extracts from the book of reference relating to the above Bill, which included provision for the widening and strengthening of the railway embankment on either side of the bridge carrying the Liverpool Street to Southend railway line over the Rayleigh spur road and would involve the acquisition of a strip of land approximately 12.5 metres by 5 metres from the land at Little Wheatleys Farm leased by the Council for Public Open Space purposes. (2191)(SEC)

576. DISPOSAL OF LAND TO THE REAR OF 31 AND 33 WEIR GARDENS, RAYLEIGH

The Secretary to the Council reported with the aid of view-foils that the owners of 18 Orchard Avenue who had purchased parcels of land to the rear of 33 and 35 Weir Gardens in 1982 had now requested that they be allowed to purchase a parcel of land to the rear of 31 and 33 Weir Gardens in order to extend their property to accommodate an ageing relative. The Director of Health and Housing had consulted with the tenants of those properties who had given qualified agreement to the disposal. Care would need to be taken in conveying the land to restrict opportunities for further development.

RECOMMENDED That the Secretary to the Council proceed with the disposal of the surplus land at the rear of 31 and 33 Weir Gardens, Rayleigh, upon terms and conditions to be agreed by the District Valuer and on such other terms and conditions as the Secretary deems fit. (26898) (SEC)

577. ALEXANDRA ROAD DEVELOPMENT - BARRATTS EAST ANGLIA LIMITED

The Director of Development reported receipt of a letter from Barratts East Anglia Ltd asking the Council to grant an easement for the laying of a field land drain to resolve serious surface water flooding problems being experienced by owners of the new development at Alexandra Road, Rayleigh.

The Committee noted that this was the only practical way to resolve the situation, and that because of the urgency of the problem the Chief Executive had exercised his power under Standing Order 18 to enable an easement to be granted subject to the appropriate conditions. (235)

578. LEASE OF PROPERTY TO RAYLEIGH GRANGE COMMUNITY ASSOCIATION
(Minute 600/85)

The Director of Leisure, Secretary to the Council and Director of Finance reported on the completion of the trial period of 12 months given to Rayleigh Grange Community Association to satisfy the Council as to their ability to properly control the Association and its assets with a view to the Council then deciding whether or not to grant the Association a Lease of the Centre.

The Committee noted that the Director of Finance had seen the Association's accounts and despite initial concern as to the method of accounting, in the main the books were healthy, as were the Association's membership figures and that the Association had satisfied the Council's requirements for the grant of a Lease. As with other Community Centres it had always been the understanding that the Council would not seek a

Policy and Resources Committee

commercial rent but they would be looking to the Association to be self-supporting bearing in mind its ability to generate income from the premises. The approval of the Secretary of State would not be required if the disposal were less than 21 years and it was proposed therefore that a Lease of 20 years should be granted on a full repairing basis at a nominal rent.

RECOMMENDED That the Secretary to the Council complete a Lease for 20 years with the Rayleigh Grange Community Association on such terms and conditions as the Secretary to the Council thinks fit at a nominal rental. (21535) (SEC)

579. 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 Schedule 12A of the Act.

580. VEHICLE PLANT AND EQUIPMENT REPLACEMENT FUND

The Assistant Chief Executive reported on the need for an electronic typewriter and interface for word processing for his secretary and a small desk top photocopier for use within the Old House at a cost of £600 and £1300 respectively, the financing of which could be met from identified savings within the Vehicle Plant and Equipment Replacement Fund.

RECOMMENDED That approval be given to the purchase of the two items of equipment, at a total estimated cost of £1900, to be met from identified savings within the Vehicle Plant and Equipment Replacement Fund. (1491 and 21741) (ACE)

581. CONTRACT NO. 1277 - RAYLEIGH MILL TOWER - EXTERNAL RENOVATION

The Secretary to the Council reported in confidence on three tenders which had been received for the above contract.

RECOMMENDED That the lowest tender submitted by MBC Construction Limited in the sum of £9,916.84 be accepted, subject to contract. (CON.1277)(SEC)

582. CONTRACT NO. 1230 - EXTENSION OF SPA COURT, HOCKLEY

The Secretary to the Council reported in confidence on six tenders which had been received for the above contract, on various savings which had been identified and agreed with the Director of Health and Housing in order to reduce the lowest tender by £29,000 to bring it within the design stage PC1 figure and on the need to seek consent from the DoE at tender stage before the Council could proceed to let the contract.

RECOMMENDED That the tender submitted by Bysouth Developments Limited in the sum of £446,017.62 be accepted subject to contract and to the tender figure being reduced by £29,000 and to DoE approval to the PC1 submission. (Con.1230 and 926) (SEC,DD)

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 1987

REPORT OF THE CHIEF EXECUTIVE

THE FUTURE OF HOUSING

1. Introduction

This report is in response to the Government's White Paper on Housing and the consultation document on Tenants' Choice, both documents having been forwarded to Members before the Meeting of the Health and Housing Services Committee on 17th November 1987. In accordance with Minute 495/87 all Members of the Council were invited to that Meeting for which purpose the attendance of non-Members was an approved duty.

2. The Government's Proposals

- (a) To increase rented accommodation (but not in the public sector)
- (b) To allow tenants to choose their own landlord (but not a local authority)
- (c) To target money to needy inner City and deprived areas of the Country (and Rochford was not in this category)
- (d) To increase home ownership by extending the "Right to Buy".

This was to be achieved by:-

- (a) Helping Housing Associations and private landlords
- (b) Allowing private landlords or Tenants' Associations to take over local authority houses
- (c) "Ring fencing" local authority housing accounts
- (d) Removing the "cost floor" and speeding up Council house sales.

3. Role of Local Authorities and Housing Associations

The Leader of the Council demonstrated that the role of the Housing Association would increase while that of the local authority would diminish thus illustrating the advantage of forming a Housing Association within the District of Rochford.

4. Forming a Housing Association

It is suggested that a Housing Association be formed with representatives of this Council, the Department of Social Services, the Health Authority and tenants' representatives or charity organisations together with a member from an existing Housing Association (Sanctuary), those persons to form a group which would make an application to the Housing Corporation for registration with Housing Association status.

5. Management of Council Housing Stock

It is suggested that the Council enter into a management agreement for the management of the entire stock of Council houses in the District at a fee to be paid by the Council to the Housing Association. The agreement, which would require the approval of the Department of the Environment, would also provide for the gradual phasing out of the Council's support services.

6. Transfer of Staff

It is suggested that a number of Council staff would be transferred to or appointed by the Housing Association.

7. Selection of Members to the Housing Association

It is suggested that four Members be selected who would be willing to serve on the board of the Housing Association. They would be selected because of their particular skills, general availability and dedication to the provision of rented accommodation in the District of Rochford.

8. Grant to the Housing Association

The Council may, with the consent of the Department of the Environment, make a grant to a Housing Association. It is suggested that the Council make a grant of £5,000 to meet the initial expenses of the newly formed Housing Association.

9. Role of the Chief Executive

If the Chief Executive were to be a member of the newly formed Housing Association it is probable that problems would arise by virtue of a conflicting and non-pecuniary interest. It is suggested therefore that the Chief Executive acts as a consultant to the members who will form the Housing Association and to the newly formed Housing Association until such time as his services are no longer required and in any case at a level not exceeding one day per week.

10. Liaison with the Council

It is suggested that the Council appoint a Liaison Committee of nine Members to work with the Housing Association and that a system of delegation be established to enable the Liaison Committee to have a fully effective role.

11. CIPFA Services

The Chief Executive has been working closely with this organisation who have been designing the scheme in conjunction with the Department of the Environment and it is suggested that they be appointed as Consultants.

RECOMMENDED (1) That the Council agree to sponsor a Housing Association and that a grant of £5,000 be made subject to the approval of the Department of the Environment.

(2) That the Council appoint four Members to serve on that Housing Association and that the Chief Executive be authorised to negotiate with other non-Members in order that a group of nine persons be formed.

(3) That the Chief Executive be authorised to act as a Consultant to this group of persons until such time as his services are no longer required by the newly formed Housing Association.

(4) That the Council appoint CIPFA Services to act as Consultants to the Council in the formation of the above body at a fee to be agreed.

(5) That the Council enter into an agency agreement with the Housing Association for the administration of the Council's housing stock, the terms to be agreed by Council and approved by the Department of the Environment. (1531) (CE)

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 1987

REPORT OF THE CHIEF EXECUTIVE

COMPETITION IN LOCAL AUTHORITY SERVICES - LEISURE MANAGEMENT AND CATERING

1. Introduction

This report is in response to the Government's consultation documents on the management of leisure centres and catering both of which were forwarded to Members before the Meeting of Leisure Services Committee on 24th November 1987. In accordance with Minute 496/87 all Members of the Council were invited to that Meeting for which purpose the attendance of non-Members was an approved duty.

2. The Government Proposals

The Government is still consulting on the services to be tested and the timescale but the Committee were of the view that the proposed changes will take place in that form and probably in the timescale proposed.

3. Promoting a Leisure Company

At the Meeting it was proposed that a Leisure Company be formed with a board of seven elected members and two Officers and that its share capital be agreed at 90,000 £1 shares to be purchased by the Council.

4. Management Agreement

It is suggested that the Council enter into a management agreement with the Leisure Company for the management of catering for one year from 1st April 1988 to 31st March 1989 and for the management of:-

Mill Hall
Clements Hall
Freight House
Park Sports Centre
Great Wakering Sports Centre
Castle Hall

and other aspects of leisure centres for a period 1st April 1988 to 31st March 1990 at a fee to be agreed.

5. Transfer of Staff

It is suggested that a number of Council staff would be transferred to or appointed by the Leisure Company.

6. Selection of Members and Officers to the Leisure Company

It is suggested that seven Members and two Officers be appointed to form the Leisure Company.

7. Shareholder Nominees

It is suggested that the Chief Executive and Members not forming part of 6 above be appointed as shareholder nominees.

8. CIPFA Services

The Chief Executive has been working closely with this organisation, a private company, who have been assisting local authorities to form independent companies in response to the changes taking place in Local Government. It is suggested that they be engaged as Consultants at a fee to be agreed.

RECOMMENDED (1) That the Council promote a private limited company with a paid up share capital not exceeding £90,000.

(2) That the Council appoint seven Members and two Officers to form the board of the organisation not to include Leisure Officers or the Council's Chief Executive.

(3) That the Council nominate the Chief Executive and any non-appointed Members willing to so act as its shareholder nominees for the whole of the Council's shareholding.

(4) That the Council appoint CIPFA Services to act as Consultants at a fee to be agreed.

(5) That the Council enter into a management agreement with the company as outlined in the above report. (131) (CE)

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 1987

MINUTES OF THE CHAIRMAN'S PANEL

At a Meeting held on 12th November 1987

Present: Councillors A.J. Harvey (Chairman), W.H. Budge, B.T. Grigg, Mrs. E.M. Hart, Mrs. L.A. Holdich, Mrs. Jo Jones, Miss B.G.J. Lovett, R.A. Pearson, J.A. Sheaf, J.P. Taylor and D.C. Wood.

Apologies: Councillors T. Fawell and J.A. Gibson.

35. COUNCIL CYCLE ENDING 15TH DECEMBER 1987

The Panel noted that the following reports would be made to Committee in the current Cycle:-

<u>Committee</u>	<u>Date</u>
Health and Housing Services	17th November 1987
(i) Litter Initiatives (ACE)	
(ii) Mental Health and the Mentally Disordered (DHH)	
(iii) Control of Residential and Nursing Homes (DHH)	
(iv) Public Conveniences (DHH)	
Audit Panel	18th November 1987
Planning Services	19th November 1987
Leisure Services	24th November 1987
(i) Council Owned Woodlands, Parks and Open Spaces - Extent of Gale Damage and Proposals for Future Action (DL)	
(ii) Rochford Water Sports Centre (DL)	
(iii) Rochford Reservoir (DL)	
Staffing Sub-Committee	25th November 1987
Development Services	26th November 1987
(i) District Plan Working Party (DD, SEC)	
Staffing Sub-Committee	30th November to 4th December 1987
Policy and Resources	8th December 1987
(i) Rate Target 1988/89 (DF)	
(ii) Hockley Community Centre Association (DF)	
(iii) Housing Benefit Scheme (DF)	
(iv) Complaint to Ombudsman re Land at Rear of Barling House (CE)	
(v) Locks Hill - Council Owned Land (CE)	

36. PRESENTATIONS TO COMMITTEES

Arising out of the foregoing the Chief Executive referred to the presentations to be made to the Health and Housing Services Committee regarding the Government's proposals on housing and to the Leisure Services Committee about competition in the management of local authority sport and leisure facilities and it was

RECOMMENDED That those presentations should commence at 8.30 p.m. with any business unfinished at that time being dealt with afterwards if time permits or alternatively referred to the Policy and Resources Committee on 8th December. (SEC)

37. NEW HOUSING BENEFIT SCHEME

Members were mindful of the complexity of the new scheme which was to be introduced on 1st April 1988 and considered that it should in due course be the subject of a Members' Teach-In.

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

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 1987

MINUTES OF THE AUDIT PANEL

At a Meeting held on 18th November 1987

Present: Councillors A.J.Harvey (chairman), W.H.Budge, J.A.Gibson, Mrs.Jo Jones, Miss B.G.J.Lovett, R.A.Pearson and D C.Wood.

Apologies for Absence: Councillor C.I.Black.

98 MINUTES

Resolved that the minutes of the Meeting held on 19th October be approved as a correct record.

99 ITEMS OF INTEREST

Members noted three publications from the Audit Commission, namely the Profile of Rochford District Council 1987/88, the October Review, and "The Way Ahead. a Strategy for the Commission's Second Term."

100 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 14 of Part 1 of Schedule 12A of the Act.

101 REPLACEMENT OF EXISTING COMPUTER (Minute 87)

Members had before them the Internal Audit Report on Computer Services which outlined the problems experienced with a specific item of software supplied by ICL and with regard to loss of key staff at a critical period. Members were appreciative of the efforts made by all staff to minimise inconvenience to the public. The situation was improving as problems were progressively resolved and it was important now to plan for the future, in partnership with ICL.

A programme had accordingly been drawn up to establish priorities and future action would be implemented on that basis. The Panel noted that the long-term computing requirements of the Council needed to be kept under review in the light of the Government's timetable for contractorisation of local authority services.

Mr.P. Langford and Ms J. Dillworth of ICL then attended the Meeting by prior arrangement and advised the Panel of ICL'S assessment of the current situation and the resources which needed to be applied to ensure that the computer function could meet current and foreseen requirements.

The Panel considered that future development of the computer would require close involvement of Members, and felt that the role of Audit Panel should remain free of that function and that it would be appropriate for the Computer Panel to be reintroduced for that purpose.

RECOMMENDED That the Policy and Resources Committee consider the reintroduction of the Computer Panel.

102 DEPARTMENTAL PERFORMANCE MEASURES (Minute 88)

The Director of Health & Housing reported on the performance of the Directorate as measured against the previously agreed service objectives. Members were pleased to note that all targets had been attained and congratulated the Director and his staff on this achievement.

The reports of the Directors of Finance and Development were deferred for a later meeting.

103 AUDIT COMMISSION PROFILE OF ROCHFORD DISTRICT COUNCIL 1986/87

The Director of Health and Housing referred to statistics on certain activities within his control which were at variance with the family averages and explained the underlying reasons.

The Director of Development recalled that, at the previous Meeting members had requested additional information on a particular aspect of Planning and Development. The Director of Finance reported in detail on the wide range of interpretation open to local authorities in assembling raw data from which statistics on planning and development were drawn, which rendered it difficult to make comparisons in this particular function. The Panel accepted the explanation which had been given.

104 INTERNAL AUDIT REPORTS

The Chief Executive was pleased to report to Members the favourable response which had been received from Mr P. Brokenshire, the Director of Management Practice at the Audit Commission on the standard of the Council's Internal Audit reports.



ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 1987

MINUTES OF THE STAFFING SUB-COMMITTEE

At a Meeting Held on 25th and 30th November and 1st, 2nd and 3rd December 1987

Present (25th November): Councillors A.J. Harvey (Chairman), T. Fawell, Miss B.G.J. Lovett, C.R. Morgan, J.A. Sheaf and D.C. Wood.

Apologies: Councillor R.H. Boyd.

Present (30th November): Councillors A.J. Harvey (Chairman), T. Fawell, Miss B.G.J. Lovett, C.R. Morgan and D.C. Wood.

Apologies: Councillor J.A. Sheaf.

Present (1st December): As for 25th November.

Present (2nd December): As for 25th November.

Present (3rd December): As for 25th November.

170. MINUTES OF THE MEETING OF 22ND OCTOBER 1987

The Minutes of the Meeting held on 22nd October 1987 were confirmed as a correct record.

171. EXCLUSION OF THE PUBLIC

At the commencement of the proceedings on each evening of the Meeting it was

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

172. THE MANAGEMENT AND ADMINISTRATIVE STRUCTURE OF ROCHFORD DISTRICT COUNCIL 1988 - 1991 AND REVIEW OF TERM CONTRACTS (Minute 158)

- (a) The Sub-Committee had set aside a series of evenings in order to consider the policy to be adopted in connection with the review of term contracts expiring on 31st March 1988 which included Directors and to interview those staff on contract who would not be retiring at that time.
- (b) On 25th November they heard a confidential presentation by the Chief Executive on the factors which would need to be borne in mind in shaping the management style and structure of the Authority over the

next three years. Local Government was undergoing a period of radical change and would be very different in a few years time. The Chief Executive had explained that account would need to be taken of the proposals before the Council to establish a new local housing association and a leisure management company and the allocation of the functions which would still remain with the Authority. Changes would be necessary too in supervision of grounds maintenance as a consequence of the proposed contract whether or not this was retained by the DLO and steps needed to be taken to identify cost centres for the various services and functions in preparation of further areas of competition and to reduce the size of the central administration.

- (c) The Sub-Committee agreed that they should conduct the interviews before formulating their recommendations on the revised structure of the organisation and set aside two further dates, 21st and 22nd December, when they would meet to consider the Chief Executive's proposals and to reach decisions on the review of term contracts.
- (d) The time scale for the review process was such that decisions by the Council could not await the ordinary Meeting of the Council in February and the Sub-Committee proposed that a special Meeting of the Policy and Resources Committee and Council should be held on 12th January 1988 in order to consider the Minutes and recommendations of the Sub-Committee Meetings to be held on 21st and 22nd December.
- (e) In their discussions on the momentum of the Government's proposals for privatisation and contractorisation the Sub-Committee appreciated that the Council were well ahead of most authorities in subjecting its DLO services to competition. They believed that the documentation which had been prepared for the tendering process represented a considerable investment of staff time and expense by the Council which would be of value to other local authorities. They agreed with the Chief Executive that there was a market for these documents and proposed that they should be offered to all district councils in England and to any other interested organisations on the following scale:-

Tender Document	Proposed Charge £
Refuse Collection)	
Street Cleansing)	50.00 each
Office Cleaning)	
Grounds Maintenance	200.00

RECOMMENDED (1) That special Meetings of the Policy and Resources Committee and Council be held on 12th January 1988 to consider the Minutes and recommendations of the Staffing Sub-Committee Meeting to be held on 21st and 22nd December on the future management and administrative structure of the Authority.

(2) That the foregoing scale of charges for the offer of the Council's tender documents to local authorities in England and other interested organisations be approved.

173. STAFF CONSULTATION AND COUNSELLING

The Sub-Committee authorised the Chief Executive to make the necessary

arrangements to meet with the staff concerned to advise them of the way they were likely to be affected by the proposals for a leisure management company and housing association and noted that both CIPFA Services and superannuation experts would take part in the consultations.

174. LEISURE DIRECTORATE

The Chairman of the Sub-Committee admitted an item of urgent business pursuant to Standing Order 26.2 in order that changes in the leisure establishment could be effected when the T.H.F. Catering Manager left the Authority on 18th December. They endorsed a proposal to promote the Banqueting Manager to that position and noted that a number of consequential promotions and transfers were proposed which together produced a substantial saving in 1987/88.

175. SUSPENSION OF STANDING ORDERS

On 25th November and 3rd December 1987 it was

Resolved that Standing Order 1.8 be suspended to permit the item of business under consideration to be completed.

	MAY	JUNE	JULY	SEPTEMBER	OCTOBER	NOVEMBER
MON	2 BANK HOLIDAY				3	
	3				4 COUNCIL	1
WED	4	1 RVCZ			5 CHAIRMANS PANEL	2
THUR	5 ELECTIONS	2 NEW MEMBERS INDUCTION		1 PLANNING	6 HEALTH & HOUSING	3
FRI	6	3	1	2	7	4
SAT	7	4	2	3	8	5
MON	9	6	4	5	10 STAFFING SUB (S)	7
TUE	10	7 POLICY & RESOURCES	5 LEISURE	6 RVCZ	11 LEISURE	8 COUNCIL
WED	11	8	6 AUDIT	7	12	9 SPORTS COUNCIL
THUR	12	9 PLANNING	7 DEVELOPMENT	8	13	10 CHAIRMANS PANEL
FRI	13	10	8	9	14	11
SAT	14	11	9	10	15	12
MON	16	13 A	11	12	17 STAFFING SUB (W)	14
TUE	17 ANNUAL COUNCIL	14 F	12 POLICY & RESOURCES	13	18 DEVELOPMENT	15 HEALTH & HOUSING
WED	18 CHAIRMANS PANEL	15 P	13	14	19 AUDIT	16 AUDIT
THUR	19 PLANNING	16 I	14	15	20 PLANNING	17 PLANNING
FRI	20	17 C	15	16	21	18
SAT	21	18	16	17	22	19
MON	23 STAFFING SUB(S)	20 STAFFING SUB (W)	18	19	24	21
TUE	24 HEALTH & HOUSING	21 COUNCIL	19 COUNCIL	20 STAFFING SUB	25 POLICY & RESOURCES	22 LEISURE
WED	25 AUDIT	22 CHAIRMANS PANEL	20	21	26	23
THUR	26 LEISURE	23 HEALTH & HOUSING	21 PLANNING	22 PLANNING	27	24 DEVELOPMENT
FRI	27	24	22	23	28	25
SAT	28	25	23	24	29	26
MON	30 BANK HOLIDAY	27 C	25	26	31	28
TUE	31 DEVELOPMENT	28 D	26	27 POLICY & RESOURCES		29 RVCZ
WED		29 A	27	28		30
THUR		30	28	29		
FRI			29	30		
SAT			30			
MON						

	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
MON		2 BANK HOLIDAY				1 BANK HOLIDAY
TUE		3				2
WED		4	1 CHAIRMANS PANEL	1		3
THUR	1	5	2 PLANNING	2 SPEC.P & RES. & COUNCIL		4 ELECTIONS
FRI	2	6	3	3		5
SAT	3	7	4	4	1	6
MON	5	9	6	6	3	8
TUE	6 POLICY & RESOURCES	10	7 HEALTH & HOUSING	7	4 POLICY & RESOURCES	9
WED	7	11	8 AUDIT	8	5	10
THUR	8	12 PLANNING	9 LEISURE	9 RVCZ	6	11
FRI	9	13	10	10	7	12
SAT	10	14	11	11	8	13
MON	12	16	13	13	10	15
TUE	13 COUNCIL	17	14 SPEC POLICY & RESOURCES	14 COUNCIL	11 COUNCIL	16 ANNUAL COUNCIL
WED	14	18	15	15	12	17
THUR	15 PLANNING	19	16 DEVELOPMENT	16 CHAIRMANS PANEL	13	18 PLANNING
FRI	16	20	17	17	14	19
SAT	17	21	18	18	15	20
MON	19	23	20	20	17	22
TUE	20	24 POLICY & RESOURCES	21 POLICY & RESOURCES	21 HEALTH & HOUSING	18	23
WED	21	25	22	22 AUDIT	19	24
THUR	22	26	23 PLANNING	23 PLANNING	20 PLANNING	25
FRI	23	27	24	24 BANK HOLIDAY	21	26
SAT	24	28	25	25	22	27
MON	26 BANK HOLIDAY	30	27	27 BANK HOLIDAY	24	29 BANK HOLIDAY
TUE	27 BANK HOLIDAY	31 COUNCIL	28	28 LEISURE	25	30
WED	28			29 SPORTS COUNCIL	26	31
THUR	29			30 DEVELOPMENT	27	
FRI	30			31	28	
SAT	31				29	
MON	CHAIRMAN <i>[Signature]</i>			DATE 26 Feb 1989		

ROCHFORD DISTRICT COUNCIL

Minutes of the Council

At a Meeting held on 15th December 1987. Present: Councillors W.H. Budge (Chairman), R.S. Allen, M.N. Anderson, R.H. Boyd, Mrs. R. Brown, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, Mrs. J. Fawell, T. Fawell, D.F. Flack, C.J. Gardner, J.A. Gibson, Mrs. P. Godsell, B.T. Grigg, M.J. Handford, Mrs. E.M. Hart, A.J. Harvey, D.R. Helson, Mrs. L.A. Holdich, Mrs. M. Hunnable, Mrs. S.J. Lemon, Miss B.G.J. Lovett, C.R. Morgan, R.A. Pearson, J.A. Sheaf, S.H. Silva, S.A. Skinner, C. Stephenson, Miss D.M. Stow, J.P. Taylor, Mrs. L. Walker, P.F.A. Webster, D.A. Weir, Mrs. M.A. Weir and D.C. Wood.

Apologies: Councillors P.A. Beckers, C.I. Black, T.H. Burt and Mrs Jo Jones.

583. MINUTES

Resolved that the Minutes of the Meeting of 10th November 1987 be approved as a correct record and signed by the Chairman.

584. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed pupils from the FitzWimarc School, Rayleigh and Doggetts County Primary School, Rochford who were attending the Meeting.

He advised Members that he had received a letter from Councillor Mrs Jo Jones in which she said that her husband was making good progress in recovering from his recent stroke and thanked him for the good wishes which he had conveyed to them on behalf of the Council.

The former Chief Constable of Essex, Mr. Robert Bunyard, who was moving on to take up a new post at the Police Staff Training College at Bramshill in Hampshire had written to him expressing appreciation of the good relationship which he had enjoyed with the District Council.

585. ERNIE ADCOCK TROPHY (Minute 532/87)

The Chairman presented the Ernie Adcock Trophy for 1987 to the Old FitzWimarcians Basketball Team and congratulated them for their outstanding achievement in taking first place in their sport at this year's Essex Games. (131)

586. KING GEORGE V PLAYING FIELD, RAYLEIGH - GIFFORD CERTIFICATE

The Chairman accepted on behalf of the Council a Gifford Certificate which had been awarded by the Essex Playing Field and Children's Play Association. In making that presentation the Chairman of the Leisure Services Committee advised that the Certificate had been awarded to the Council as runners up in the category of Children's Playgrounds for their Playspace 2000 which had been constructed in the King George V Playing Field, Rayleigh. Mention was made that Price Waterhouse, the Council's External Auditors, had also played a significant role in sponsoring that concept. (131)

587. MINUTES OF COMMITTEES

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

Council

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

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Health and Housing Services	17th November 1987	503 - 520

Public Conveniences (Minute 518)

Members were mindful that the arguments for and against the installation of automatic public conveniences had been thoroughly rehearsed through the earlier reference back of the matter.

It was moved by Councillor S.H. Skinner and seconded by Councillor R.H. Boyd that in place of recommendations (1) and (3) the following amendment be substituted -

"(a) That an enhanced level of supervision and cleaning be introduced at three of the existing public conveniences in the District by providing attendants, on a shift basis, for between 2½ and 4 hours (depending on the cost of the service) at each of the three buildings seven days a week, which could produce savings over the alternative of leasing three automatic public conveniences (Superloos) of up to £8,000 per annum.

(b) That if the increased level of supervision at these three public conveniences produced sufficient improvements in terms of the higher standard of cleanliness and a decrease in vandalism, the scheme could be extended to include the remaining five existing public conveniences in future years - provided a less restrictive financial situation faced the Council."

It was argued in support of that amendment that this would produce the desired improvement in the standard of service but at a lesser cost to the ratepayers than the installation of automatic public conveniences. Against that it was stressed that whilst the existing recommendations made provision in the draft capital estimates for such a scheme, the outcome would be dependent upon the availability of funds within the 1988/89 Budget and that the matter might need to be reconsidered anyway in the light of the adverse Rate Support Grant Settlement.

Pursuant to a requisition under Standing Order 14, voting on the amendment was recorded as follows:-

For the amendment (14)

Councillors R.H. Boyd, D.F. Flack,
Mrs P. Godsell, M.J. Handford,
D.R. Helson, Mrs M. Hunnabale,
Mrs S.J. Lemon, C.R. Morgan, S.H. Silva,
S.A. Skinner, C. Stephenson,
Miss D.M. Stow, D.A. Weir and
Mrs M.A. Weir.

Against the amendment (20)

Councillors R.S. Allen, M.N. Anderson,
Mrs R. Brown, W.H. Budge, Mrs P. Cooke,
C.J.B. Faherty, T. Fawell, C.J. Gardner,
J.A. Gibson, B.T. Grigg, Mrs E.M. Hart,
A.J. Harvey, Mrs L.A. Holdich,
Miss B.G.J. Lovett, R.A. Pearson,
J.A. Sheaf, J.P. Taylor, Mrs L. Walker,
P.F.A. Webster and D.C. Wood.

Council

The amendment was declared LOST and Minute 518 was adopted. (733)

Review of the Council's Housing Strategy in the light of the Government's Proposals for the Rented Housing Sector (Minute 519)

In presenting this Minute the Chairman asked Members to note that it was cross-referenced with Minute 556 of the Policy and Resources Committee.
(SEC)

Planning Services	19th November 1987	521 - 529
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ROC/520/87: 67 High Street, Rayleigh (Minute 527, Para. 37)

With the consent of the Council it was

Resolved that in the event of the development not being commenced within a period of three months from the date of the permission which has been granted, the Secretary to the Council be authorised to pursue all necessary action, including the issue of Notices and action in the Courts, to secure the remedying of the breach of planning control reported. (8392) (SEC)

Leisure Services 24th November 1987 530 - 544

Competitive Tendering - Government Proposals - Leisure and other Centres
(Minute 544)

In presenting this Minute the Chairman asked Members to note that it was cross-referenced with Minute 557 of the Policy and Resources Committee.
(SEC)

Development Services 26th November 1987 545 - 554

B1013 Access to Southend (Minute 552)

The Chairman advised Members that this District, together with Southend and Castle Point, had been invited by County to participate in the preparation of the Study which they were to undertake into traffic conditions in South East Essex, provisional arrangements having been made for a Meeting to take place at County Hall on Monday 22nd February 1988 for that purpose.

Resolved that the Chairman and Vice-Chairman of the Development Services Committee, the Vice-Chairman of the Planning Services Committee and the Leader of the Council be nominated as this Council's representatives for the purpose of participating in the preparation of the Study by County into traffic conditions in South East Essex. (11835)(SEC)

District Plan Working Party (Minute 553)

In presenting this Minute the Chairman advised Members that recommendation (2) relating to Pulpits Farm, Greensward Lane, Hockley had been superseded by Minute 560 of the Policy and Resources Committee. (SEC)

In response to a local Member, the Chairman gave an assurance that the retention of the Alexandra Road, Great Wakering site within Policy H8 would not prejudice consideration of an application for earlier development, bearing in mind that provision existed for this to be dealt with as a non-material departure. (DD)

Council

Policy and Resources

8th December 1987

555 - 582

The Future of Housing (Minute 556)

It was noted that the Labour Group were not yet in a position to make a nomination, and on the nomination of the Liberal Group it was

Resolved that the Council appoint Councillor Mrs P. Godsell to serve on the new Housing Association. (1531)(CE)

Competition in Local Authority Services - Leisure Management and Catering (Minute 557)

It was noted that the Labour Group were not yet in a position to make a nomination, and at the suggestion of the Chairman as to the two Officer appointments to be made it was

Resolved that the Council appoint Mr. P.W. Hughes, Secretary to the Council and Mr. G.R. Jarvis, Director of Finance to join the Board of the Company. (131)(CE)

Minutes of Committees (Minute 560):

District Plan Working Party (Minute 44 - Pulpits Farm, Greensward Lane, Hockley)

Councillor J.A. Sheaf made the following statement:-

"On 4th December there was an article in the Yellow Advertiser in which it was alleged I had made statements against Officers of the Council.

I deeply regret those statements for it was not my intention to criticise Officers. I know that Albert Bugeja is a professional, honest and loyal Officer of the Council and I have the greatest respect for him and for Ian Edwards, who has worked very hard to solve a problem about which I feel very strongly.

I apologise unreservedly to those Officers.

Furthermore, I supplied information to a firm of Solicitors, which at the time I believed to be true, which suggested that the Council were aware of an error in a County Council plan, when a local land charge search was processed. I did not intend to suggest that Officers had withheld information and was relying on other statements made by a Member of this Council.

However, the Chief Executive has now made available to me documentary evidence which proves that the Council could not have been aware of that error before October 1984. I have, therefore, been proved to be mistaken.

I have written to the firm of Solicitors accordingly and hope that this is the end of the matter and that the Council can go forward to find some other solution to the problems of Pulpits Farm.

I have issued a copy of this statement to the Chairman of the Council, the Leader, the Chief Executive and the Yellow Advertiser."

Council accepted the explanation which had been given. (73)

001305

Council

Making The Rate 1988/89 (Minute 564)

On the motion by the Chairman of the Committee that the recommendations in Minute 564 be adopted, an amendment was moved by Councillor R.H. Boyd and seconded by Councillor D.R. Helson. Copies were circulated to Members and the text is appended to these Minutes.

In supporting that amendment to restrict the target rate increase to approximately 4½% or 1p in the pound, Members suggested that the Council was suffering from its previous policy of restricting expenditure and that it would now be in a better position had it spent up to its Grant Related Expenditure Assessment in recent years. Whilst accepting that a significant proportion of the level of the Rate increase which was proposed had been generated by the Government's reduction in the Rate Support Grant Settlement, they expressed concern that the Council should not pass on that full cost to the ratepayer but should take action instead to reduce the current level of expenditure.

Other Members, whilst deploring the effects of the adverse settlement on the ratepayers, did not support the leasing of the Council's Leisure facilities.

The Chairman of the Committee said that in making comparisons with other Districts due regard had to be paid also to the level of grant which they received and to the standard of service which they provided. So far as the suggested economies were concerned it was demonstrable that they would fall far short of the reduction in expenditure which would be necessary to meet the lower target rate increase specified in the amendment.

Voting on the amendment was recorded as follows pursuant to a requisition under Standing Order 14.

For the amendment (9)

Councillors R.H. Boyd, B.A. Crick,
Mrs P. Godsell, M.J. Handford,
D.R. Helson, Mrs M. Hunnable,
Mrs S.J. Lemon, S.H. Silva and
S.A. Skinner.

Against the amendment (21)

Councillors R.S. Allen, M.N. Anderson,
Mrs R. Brown, W.H. Budge, Mrs P. Cooke,
C.J.B. Faherty, Mrs J. Fawell, T. Fawell,
C.J. Gardner, J.A. Gibson, B.T. Grigg,
Mrs E.M. Hart, A.J. Harvey,
Mrs L.A. Holdich, Miss B.G.J. Lovett,
R.A. Pearson, J.A. Sheaf, J.P. Taylor,
Mrs L. Walker, P.F.A. Webster and
D.C. Wood.

Abstaining (6)

Councillors D.F. Flack, C.R. Morgan,
C. Stephenson, Miss D.M. Stow, D.A. Weir
and Mrs M.A. Weir.

The amendment was declared LOST and Minute 564 was adopted. (5066)

Council

Hockley Community Centre Association (Minute 569)

The Council's representative on the Association's Executive Committee advised Members that the new management structure had now been fully implemented and it was

Resolved that the Council agree to a deferment of the first year's principal and interest repayment from 1st April 1987 to 1st April 1988 subject to the following conditions -

- (i) The loan repayment shall commence in April 1988 with payment in 12 monthly instalments consisting of principal and interest (for financial year 1988/89 this sum will be £2,000 of principal and £5,500 of interest, giving a monthly instalment of £625).
- (ii) The amount of £6,000 which is in the Association's special reserve account must not be spent without the approval of the Rochford District Council.
- (iii) The Council wishes to see evidence of tighter financial control being exercised by the Association. In order to demonstrate this, a quarterly statement of income and expenditure should be prepared by the Treasurer to the Association and submitted to the Director of Finance as soon as possible after the end of November, February, March and August in each year. (4267)(DF)

588. NOTICE OF MOTION RECEIVED PURSUANT TO STANDING ORDER 5 - SOUTHEND RADIOTHERAPY UNIT

It was moved by Councillor D.F. Flack:

"Rochford District Council deplores both the decision of the North East Thames Regional Health Authority to close Southend Radiotherapy Unit and the unjust procedure which precipitated it! Recognising that this Health Authority is unelected and that the membership is not representative of the region's population as a whole, Rochford District Council calls upon the Secretary of State for Health and Social Security to take steps to:-

- (i) Reject the shameful decision to close Southend Radiotherapy Unit.
- (ii) Enquire into the "procedures" adopted by NETRHA in their July and September 1986 reviews of radiotherapy service with particular regard to data, statistical techniques, traditional referral patterns.
- (iii) Decide as a matter of policy whether it is in the interests of the Health Service as a whole for offers of capital contributions from the sale of land in one Health District to influence the decision of a Regional Health Authority in the siting of Regional Cancer Treatment Centres, which should be provided for the benefit of all the region's people.
- (iv) Consider whether it is right that some members of NETRHA did not declare non-pecuniary interests and abstain from voting on this matter.
- (v) Ensure that all Health Districts have equal representation on NETRHA.

Council

Rochford District Council declares its lack of confidence in the members of NETRHA and considers that the people of South East Essex would be better served by a reconstituted, representative, and preferably elected Regional Health Authority."

Pursuant to Standing Order 5.5 the Chairman agreed to allow the motion to be dealt with by Council in view of its urgency.

It was moved by Councillor D.C. Wood and seconded by Councillor Miss B.G.J. Lovett that the motion be amended so as to read:-

"Rochford District Council deplores the decision of the North East Thames Regional Health Authority to close Southend Radiotherapy Unit.

Rochford District Council calls upon the Secretary of State for Health and Social Security to take steps to:-

- (1) Reject the decision to close Southend Radiotherapy Unit.
- (ii) Enquire into the "procedures" adopted by NETRHA in their July and September 1986 reviews of radiotherapy service with particular regard to data, statistical techniques, traditional referral patterns."

Councillor Wood said that the intention of his amendment was to strengthen the motion by concentrating upon the immediate issues. Other Members, whilst appreciating the validity of the original motion, accepted that there was merit in concentrating at this stage on the decision to close the Southend Radiotherapy Unit leaving the other matters detailed in the motion to be debated at a later date. In that connection it was considered that the Regional Health Authority's decision had been shameful and that the Council's representation to the Secretary of State should reflect that view. With the concurrence of the mover and seconder of the amendment it was agreed that that word should be added.

On a show of hands the amendment to the original motion proposed by Councillor D.C. Wood was approved with the addition of the word "shameful" and the substantive motion adopted unanimously.

Resolved (1) that this Council deplores the decision of the North East Thames Regional Health Authority to close Southend Radiotherapy Unit.

(2) that this Council calls upon the Secretary of State for Health and Social Security to take steps to -

- (i) reject the shameful decision to close Southend Radiotherapy Unit
- (ii) enquire into the "procedures" adopted by NETRHA in their July and September 1986 reviews of radiotherapy service with particular regard to data, statistical techniques and traditional referral patterns.

(3) that the other matters raised in Councillor D.F. Flack's motion be referred to the next Meeting of the Health and Housing Services Committee for consideration. (31006) (SEC, DHH)

Council

589. SUSPENSION OF STANDING ORDERS

During discussion of the preceding item it was

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

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ROCHFORD DISTRICT COUNCIL

COUNCIL - 15TH DECEMBER 1987

STATEMENT BY THE LEADER OF THE LIBERAL GROUP, COUNCILLOR R.H. BOYD

MAKING THE RATE 1988/89 (Minute 564)

Despite the marginal increase in the Government's assessment of the spending levels which should be used to provide a set standard of community services (GRETA) in the Rochford District for next year (up from £3,261,000 to £3,320,000), the originally proposed levels set by this Council will still be about £162,000 higher than the new Government figure.

The Policy and Resources Committee has proposed a rate increase of 3p or approximately 13% coupled with a reduction in capital expenditure next year, and substantial price increases in some areas of Council services to the public.

If the proposed rate increase is implemented it will mean that the domestic ratepayer will be paying 25 pence in the £. This will mean that Rochford District residents will be paying 19% more than people in Southend, and more than 70% more than Chelmsford. Even Castle Point will be charging about 30% less than Rochford. Thus, since 1982/83 when all those Councils were controlled by the Conservatives and Rochford had the lowest rates, we have seen a steady climb in this District in Rates so that we are now the highest rated of the four.

We recognise that the Council is best advised to spend up to the Government's Target figure as this at least provides us with some chance that future assessments will not be reduced. We suggested this policy some 5 years ago in preference to the artificial holding down of rate increases by a penny (no doubt in the hope of retaining a few Tory seats). At that time our proposal was ignored and rejected but it is worth noting that this Council has now adopted that policy in the present year. The effect of delaying the introduction of this commonsense approach has been a loss of Grant totalling about £200,000 and a lack of local expenditure on services in the region of £430,000.

Another policy we have proposed has been the lease and operation of Leisure facilities - along the lines of the successful arrangement with the Rayleigh Sports and Social Club which provides a leisure facility, and contributes over £6,000 per year to Council funds.

If that policy had been adopted when we proposed it, it is likely that the £2,250,000 ratepayer subsidy to Clements Hall alone might have been halved - with a resultant million pounds available for other worthwhile services such as Housing or improved services.

We believe that the proposed Rochford Leisure Company will only achieve marginal savings for the ratepayers, and may well replace one monopoly by another. We are recommending a policy of lease and operation of leisure facilities by Sports Clubs, Community Associations, Parish Councils or Private companies.

Accordingly, I move the following amendment:-

That the target rate increase be 1 Penny (approx. 4.5%) which is in line with forecast rates of inflation, and that savings in Council expenditure be investigated in the following areas:-

1. Savings of £13,000 next year achieved by a reduction of Councillors' expenses in attending and servicing the Chairmans Panel, and a 10% reduction in Public Relations expenditure.
2. Savings of £200,000 next year in the Leisure Services Committee budget achieved by:

Complete transfer of all Rayleigh Allotments to the Rayleigh Horticultural Society. (Similar to the arrangements applying to the Parished areas of the district).

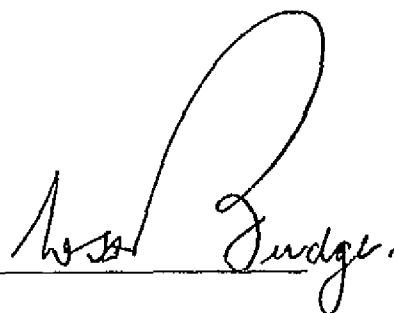
Additional commercial sponsorship for Leisure Promotions to save about 10% of the budget.

Lease and Operation contracts of Leisure facilities (Community Centres/Halls/Sports Complex) offered to community associations, Sports Clubs, Parish Councils, or private organisations.

Transfer of the Council's plant nursery to a charity or community organisation.

3. That Rent increases for Council houses be tied to the rate of inflation and/or actual improvement to a property - and not increased so as to provide further profits which are not used for Housing purposes.

CHAIRMAN


Judge.

DATE 2.2.88

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 17th December 1987. Present: Councillors T. Fawell (Chairman), R.S. Allen, C.I. Black, R.H. Boyd, Mrs. R. Brown, W.H. Budge, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, D.F. Flack, C.J. Gardner, J.A. Gibson, Mrs. P. Godsell, M.J. Handford, Mrs. E.M. Hart, D.R. Helson, Mrs. L.A. Holdich, Mrs. S.J. Lemon, Miss B.G.J. Lovett, C.R. Morgan, S.H. Silva, S.A. Skinner, C. Stephenson, Miss D.M. Stow, P.F.A. Webster, D.A. Weir, Mrs. M.A. Weir and D.C. Wood.

Apologies: Councillors M.N. Anderson, P.A. Beckers, Mrs. J. Fawell, B.T. Grigg, Mrs. M. Hunnable, Mrs. Jo Jones, R.A. Pearson, J.A. Sheaf, J.P. Taylor and Mrs. L. Walker.

590. MINUTES

Resolved that the Minutes of the Meeting of 19th November 1987 be approved as a correct record and signed by the Chairman, subject to it being noted that Minute 527, Para. 37 was cross-referenced with Minute 587 of Council.

591. MONITORING OF PERFORMANCE - MEETING OF 15TH OCTOBER 1987

The Committee were satisfied that all necessary action had been taken. Minutes 582/84(DD), 714/85(DD), 117/86 Para 10(SEC) and Para 33(SEC), 249/86(DD), 300/86 Para S.32(DD), 407/86 Para S.33(SEC), 440/86(DD), 94/87(SEC), 465/87(DD), 466/87(DD), 468/87 Para 2(SEC), and Para 21(SEC), 469(i)/87(SEC), 469(ii)/87(DD) and 469(iii)/87(DD) were carried forward.

592. TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS) (ENGLAND) DIRECTION 1981

The Director of Development reported that the following three applications for planning permission, considered by the Committee for conditional approval, had been advertised as departures from the provisions of the Approved County of Essex Review Development Plan.

- (1) ROC/85/85 - Outline application to erect fourteen detached houses with double garages rear of 312 Rectory Road, Hawkwell.
- (ii) ROC/932/86 - Outline application for the residential development of 19 acres of land to the south of Rawreth Lane, Rayleigh.
- (iii) ROC/379/87 - Outline application to erect seven detached houses on land at and adjoining 276 and 278 Rectory Road, Hawkwell.

Members noted that no objections had been received to date and subject to the expiry of the consultation period it was

Resolved that authority to approve these applications be delegated to the Director of Development. (DD)

593. DEVELOPMENT CONTROL POLICY - SATELLITE ANTENNAE

The Committee had before them the appended report of the Director of Development setting out various considerations relating to the siting and operation of satellite antennae.

Planning Services Committee

Resolved (1) that the following policy relating to satellite dishes and microwave antennae be adopted -

PLANNING APPLICATIONS FOR THE SITING OF SATELLITE ANTENNAE OR TERRESTRIAL MICROWAVE ANTENNAE AND ANY OTHER RELATED APPARATUS WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS HAVING DUE REGARD TO:-

- a) THE PROPOSED LOCATION
- b) THE METHOD OF MOUNTING THE ANTENNAE
- c) THE COLOUR OF BOTH DISH AND MOUNTING
- d) THE PROVISION OF SCREENING WHERE APPROPRIATE

FAVOURABLE CONSIDERATION WILL ONLY BE GIVEN TO APPLICATIONS FOR THE SITING OF ANTENNAE OR RELATED APPARATUS WITHIN CONSERVATION AREAS OR ON OR WITHIN THE CURTILAGE OF A LISTED BUILDING IF IT CAN BE DEMONSTRATED THAT THE EQUIPMENT WILL NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER AND/OR VISUAL AMENITY OF THE CONSERVATION AREA OR ON THE SETTING OR CHARACTER OF A LISTED BUILDING. AS A PREREQUISITE TO SATISFYING THE REQUIREMENTS SET OUT ABOVE FOR CONSERVATION AREAS OR LISTED BUILDINGS THE EQUIPMENT WILL NORMALLY CONFORM TO THE FOLLOWING CRITERIA:-

- I) BE SITED TO THE REAR OF THE PROPERTY
- II) BE EFFECTIVELY SCREENED BY NEW OR EXISTING PLANTING, FENCES OR BRICK WALLS IF SITED ON THE GROUND OR BE LOCATED WITHIN AN INTERNAL VALLEY OF THE ROOF BELOW RIDGE HEIGHT, BEHIND A PARAPET OR ON A MODERN EXTENSION IF ATTACHED TO THE BUILDING.
- III) BE PAINTED SO AS TO MATCH THE IMMEDIATE SURROUNDINGS.
- IV) BE LIMITED TO ONE DISH OR ANTENNA PER PROPERTY.

IN APPROPRIATE CASES PLANNING PERMISSIONS WILL BE FOR A TEMPORARY PERIOD ONLY TO ENABLE THE COUNCIL TO REVIEW THE SITUATION. OBSOLETE EQUIPMENT WILL REQUIRE TO BE REMOVED IMMEDIATELY.

(2) that the necessary arrangements be made for its incorporation, with the appropriate preamble, into the Rochford District Local Plan. (2081)(DD)

594. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration and lists of planning applications and Building Regulation applications decided under delegation.

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

Para. 2 - ROC/833/87

Add to reasons for refusal-

5. By virtue of the planning objections contained in reasons 2 to 4 above the proposal is contrary to the local planning authority's adopted policy relating to the sub-division of properties into flats.

Planning Services Committee

Para. 5 - ROC/456/87

Application deferred for further consideration.

Para. 20 - ROC/932/87

Application deferred for further consideration.

Para. 22 - ROC/790/87

Add condition -

5. The building hereby permitted shall be used as a furniture store only and for no other purpose without the prior approval in writing of the local planning authority.

Para. 28 - ROC/799/87

Consideration of the application was deferred at the applicant's request.

Para. 31 - ROC/748/87

Application refused for the following reasons:-

1. The local planning authority consider that the siting of these structures and the numbers and positions proposed would be detrimental to the amenities of the occupiers of the adjoining residential properties by reason of visual intrusion and noise from the sheeting and work being carried out within and adjacent to the structures.

2. The site is within the Metropolitan Green Belt and the siting of these structures without significant tree screening/landscaping would, by reason of their design and materials, be contrary to the policies applicable to this area and as defined in Policy S9 of the Approved Essex Structure Plan. Within such Green Belt areas, as indicated in the Approved Review Development Plan, the policy states, inter alia, that any development which is permitted shall be of a scale, design and siting that the appearance of the countryside is not impaired. It is considered that the appearance of this proposal in this comparatively isolated and unscreened location would be detrimental to the visual amenity and the Green Belt generally.

595. 72 ALEXANDRA ROAD, GREAT WAKERING: UNAUTHORISED USE OF PART OF REAR GARDEN FOR THE STORAGE OF BUILDING MATERIALS

The Director of Development reported that the bottom half of the rear garden of the above property was being used for the storage of building materials and equipment without the benefit of planning permission. Members noted that the site lay within a residential area so any application for planning permission to regularise the use was unlikely to be favourably considered. The Director of Development had advised the owner accordingly and requested him to cease the activity forthwith but no positive response had been made.

Resolved that the Secretary to the Council be authorised to pursue all necessary action, including the issue and service of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (18081)(SEC)

ROCHFORD DISTRICT COUNCIL

ARTHUR G COOKE I PFA FRVA.

Chief Executive

Telephone Southend 546366



Council Offices' South Street, Rochford, Essex, SS4 1BW

Members of the public requiring further information on this Agenda or wishing to inspect background papers on Agenda items as indicated should contact the Committee Clerk: Mrs. J. Robinson on Telephone Ext: 3406.

4th December, 1987

PLANNING SERVICES COMMITTEE - 17TH DECEMBER, 1987

REPORT OF THE DIRECTOR OF DEVELOPMENT ADDED TO THE AGENDA

DEVELOPMENT CENTRE POLICY - SATELLITE ANTENNAE

- 1.1 Considerable concern has been expressed by Members regarding the impact that the installation of satellite receiving dishes and radio antennae may have throughout the District.
- 1.2 Two planning applications for the installation of satellite dishes have recently been considered and it is likely, particularly bearing in mind Central Government's promotion of technological developments in this field, that the number of applications will increase considerably in the future.
- 1.3 Tremendous advances have been made in the field of telecommunications in recent years. British Telecom, for example, operates a high capacity data transmission service using microwave antennae which transmit and receive signals between fixed land-based points. In addition, British Telecom also transmit information between land-based antennae and communications satellites orbiting the earth. In both cases the antennae require a direct line of sight to each other or to the orbiting satellite and would not operate from within an enclosed roof space.
- 1.4 Direct Broadcasting by Satellite (DBS) provides the opportunity to receive, via satellite, a wide variety of television programmes from around the world. As with the data transmission services the system requires a satellite dish mounted outdoors in direct line of sight with the satellite. Non-domestic users can also make use of this system and there is underway a phased introduction of satellite broadcasts to betting offices.
- 1.5 This report sets out the planning background to telecommunications apparatus and proposes a policy framework within which future applications can be considered.
- 1.6 The prime objective of any policy to control the siting of satellite antennae must be to minimise the visual impact of the apparatus on the surrounding area. In Rochford District two special areas merit detailed consideration - one, the impact of the apparatus on the appearance of

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Conservation Areas and secondly the impact on listed buildings. It is proposed, therefore, that a general policy should be reinforced by specific criteria related to listed buildings and to conservation areas.

2.0 Government Policy

2.1 The Department of the Environment has issued a circular on Telecommunications Development (16/85) as well as a draft development control policy note which gives policy advice and practical guidance.

2.2 Circular 16/85 states that:-

"Government Policy is to facilitate and encourage the growth of telecommunications, including cellular radio and cable television and new forms of broadcasting such as Direct Broadcasting by Satellite. These activities mean better business and domestic communications and new jobs and are essential to the functioning of a modern economy. The planning system should encourage, and not place any unnecessary obstacles in the way of, development in this field, and the new permitted development rights are designed to help".

2.3 The circular goes on to state, however, that:-

"The Secretaries of State are also fully committed to preserving the national heritage, and the growth of telecommunications does not mean that the appearance of buildings, towns and countryside can be allowed to suffer serious damage".

2.4 It is clear that the Government is keen to ensure that, not only is the growth of telecommunications encouraged by opening up the market but that operations are not unduly restricted by unsympathetic planning authorities. The current permitted development rights were introduced with these points in mind.

3.0 Scope of Planning Control

3.1 Many traditional antenna/aerial type installations, including domestic T.V. aerials do not require planning consent because they are not considered to be substantial enough to materially affect the external appearance of the buildings on which they are installed.

3.2 Planning consent is not required to install a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, so long as:-

- (a) The size of the antenna does not exceed 90 cms;
- (b) No other satellite antenna has been previously installed;
- (c) The highest part of an antenna installed on a dwellinghouse is not higher than the roof.

3.3 Planning permission would be required to install a satellite antenna on or within the curtilage of a dwellinghouse in a Conservation Area if the antenna when installed projected beyond the forwardmost wall of the dwelling. In addition any developments affecting Listed Buildings are subject to the normal Listed Building consent procedures.

3.4 There are also certain permitted development rights applying in other circumstances, blocks of flats and commercial premises, for example, providing the building on which the apparatus is to be installed is above a height of 15 metres.

3.5 Telecommunications Code System Operators (B.T., Mercury Communications etc) have quite considerable permitted development allowances on land in their ownership, on land leased to them for a period of not less than 10 years or via rights conferred on the operator by the terms of his licence.

3.6 It should be noted that radio interference is controlled through other legislation and licensing arrangements though there may be certain cases where it would perhaps be appropriate for an applicant to be required to demonstrate that all reasonable steps had been taken to avoid interference. A temporary permission would allow the situation to be reviewed.

4.0 Policy Considerations

4.1 It is clear that in certain locations satellite receiving equipment could detract from the amenity of the local environment. This would be particularly true where equipment was attached to listed buildings or in environmentally sensitive locations such as Conservation Areas.

4.2 Particular factors to be taken into account when considering an application for a satellite antenna would be position, visibility, shape and type of mounting bracket, colour, number, maximum size in certain locations, screening (accepting that the dish must have a clear line of sight) and future developments (e.g. dish should be removed if it becomes obsolete).

4.3 Furthermore it is apparent that within the context of national policy a balance must be struck between Central Government's desire to promote development and the evolving needs of the telecommunications industry related to the more local environmental problems outlined above.

5.0 Policy

5.1 Definition: "Satellite antenna" means apparatus designed for transmitting microwave radio energy to satellites or receiving it from them, and includes any mountings or brackets attached to such apparatus.

5.2 Having regard to the foregoing the following policy is suggested:-

PLANNING APPLICATIONS FOR THE SITING OF SATELLITE ANTENNAE OR TERRESTRIAL MICROWAVE ANTENNAE AND ANY OTHER RELATED APPARATUS WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS HAVING DUE REGARD TO:-

- a) THE PROPOSED LOCATION
- b) THE METHOD OF MOUNTING THE ANTENNA
- c) THE COLOUR OF BOTH DISH AND MOUNTING
- d) THE PROVISION OF SCREENING WHERE APPROPRIATE

FAVOURABLE CONSIDERATION WILL ONLY BE GIVEN TO APPLICATIONS FOR THE SITING OF ANTENNAE OR RELATED APPARATUS WITHIN CONSERVATION AREAS OR ON OR WITHIN THE CURTILAGE OF A LISTED BUILDING IF IT CAN BE DEMONSTRATED THAT THE EQUIPMENT WILL NOT HAVE A DETRIMENTAL EFFECT ON

THE CHARACTER AND/OR VISUAL AMENITY OF THE CONSERVATION AREA OR ON THE SETTING OR CHARACTER OF A LISTED BUILDING AS A PREREQUISITE TO SATISFYING THE REQUIREMENTS SET OUT ABOVE FOR CONSERVATION AREAS OR LISTED BUILDINGS THE EQUIPMENT WILL NORMALLY CONFORM TO THE FOLLOWING CRITERIA:-

- i) BE SITED TO THE REAR OF THE PROPERTY
- ii) BE EFFECTIVELY SCREENED BY NEW OR EXISTING PLANTING, FENCES OR BRICK WALLS IF SITED ON THE GROUND OR BE LOCATED WITHIN AN INTERNAL VALLEY OF THE ROOF BELOW RIDGE HEIGHT, BEHIND A PARAPET OR ON A MODERN EXTENSION IF ATTACHED TO THE BUILDING.
- iii) BE PAINTED SO AS TO MATCH THE IMMEDIATE SURROUNDINGS.
- iv) BE LIMITED TO ONE DISH OR ANTENNA PER PROPERTY.

IN APPROPRIATE CASES PLANNING PERMISSIONS WILL BE FOR A TEMPORARY PERIOD ONLY TO ENABLE THE COUNCIL TO REVIEW THE SITUATION. OBSOLETE EQUIPMENT WILL REQUIRE TO BE REMOVED IMMEDIATELY.

RECOMMENDED That the foregoing policy relating to satellite dishes and microwave antennae be adopted and that the necessary arrangements be made for its incorporation, with the appropriate preamble, into the Rochford District Local Plan. (2081) (DD)

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 17th DECEMBER, 1987

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.

PLANNING SERVICES COMMITTEE 17th DECEMBER, 1987.

SCHEDULE INDEX

<u>ITEM NO.</u>	<u>PROPOSAL</u>	<u>CASE OFFICER</u>
1. ROC/856/87	Outline application to erect detached dwelling with garage. Land between Four Winds and Telephone Exchange, Coventry Hill, Hullbridge, (Lower Road).	SS
2. ROC/833/87	Convert and extend building to form four (single bedroom) flats. 262, Lower Road, Hullbridge.	JF
3. ROC/853/87	Install satellite antenna (dish aerial receiver) 53, Southend Road, Hockley.	JW
4. ROC/827/87	Erection of detached chalet. 6, Church Road, Barling.	TMM
5. ROC/465/87	Erect 11 detached houses and garages and access road and private drive. Land off Dene Gardens, Rayleigh.	SS
6. ROC/633/87	Amended application for the erection of glasshouses for the growing of plants and display purposes. Witherden Farm, Old Chelmsford Road, Rawreth.	JAA
7. ROC/933/87	Formation of two separate temporary vehicular access points. Adj. Railway Bridge, Beke Hall Chase, Rayleigh.	SJK
8. ROC/876/87	Internal alterations and erection of lean-to store. 40, Weir Pond Road, Rochford.	SJK
9. ROC/2018/87/LB	Internal alterations. The Old Ship Public House, North Street, Rochford.	SJK
10. ROC/914/87	Add front extension to form new access lobby and toilets. Gospel Mission Hall, 382, Little Wakering Road, Little Wakering, (Roach Group).	JW
11. ROC/760/87	Erect bungalow. 2, Clifton Road, Hawkwell.	JF
12. ROC/2017/87/LB	Removal of chimney stack in bar area and construction of steel concrete piers on south flank wall. Old White Horse Public House, 39/41, High Street, Rayleigh.	SJK
13. ROC/836/87	Alterations to porch. The Chichester, Old London Road, Rawreth.	SJK

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|-----|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 14. | ROC/957/87 | Erect detached bungalow and garage.
Rear of 17 & 21, Victoria Avenue, Rayleigh. | JW |
| 15. | ROC/773/87 | First floor rear extension and rooms in roof.
447, Ashington Road, Rochford. | SJK |
| 16. | ROC/356/86/1 | Erect one four bedroomed detached house and
garage and site temporary residential caravan
to rear.
Land adj. 43, Seaview Drive, Great Wakering. | SJK |
| 17. | ROC/170/87 | Erection of stables.
Land rear of 367/369, Little Wakering Road,
Barling Magna. | SJK |
| 18. | ROC/106/86/1 | Erection of two detached houses (details).
169, Eastwood Road, Rayleigh. | JW |
| 19. | ROC/955/87 | Add new external ducting to extract ventilation
system.
The Curry Palace, 159, High Street, Rayleigh. | JW |
| 20. | ROC/932/87 | Add single storey rear extension and change
of use to old peoples home.
367/369, Little Wakering Road, Great Wakering.
(Roach Group). | SJK |
| 21. | ROC/3027/87/AD | Illuminated fascia and projecting box sign.
Rumbelows, 33/35. High Street, Rayleigh. | JW |
| 22. | ROC/790/87 | Erect garden furniture store.
Renouf's Hotel, Bradley Way, Rochford. | TMM |
| 23. | ROC/802/87 | Erection of glasshouse.
Greenacres Nurseries, Folly Chase, Hockley. | NACB |
| 24. | ROC/634/87 | Extensions to existing public house and car park
to provide new bars, toilets, kitchen and stores.
Anchor Public House, Ferry Road, Hullbridge. | JF |
| 25. | ROC/762/87 | Outline application to demolish existing house
and construct two detached houses with garages.
50, Helena Road, Rayleigh. | NACB |
| 26. | ROC/776/87 | Outline application to erect single detached
house.
41, Lancaster Road, Rayleigh | NACB |
| 27. | ROC/838/85/2 | Erect new dwelling (revised details)
Land Adj. 45, High Road, Hockley. | JW |
| 28. | ROC/799/87 | Convert Existing barn into three bedroom house.
Walkers Farm, Barling Road, Barling. | SJK |
| 29. | ROC/922/87 | Change of use from food processing and storage
unit to food manufacture using home products.
Dollymans Farm, Doublegate Lane, London Road, Rayleigh. | JF |
| 30. | ROC/875/87 | Erection of two detached houses with garages.
Squirrels, Hillside Road, Hockley. | NACB |
| 31. | ROC/748/87 | Erection of 12 polythene tunnel greenhouses.
Friends Farm, Shoebury Road, Great Wakering. | NACB |

PLANNING SERVICES COMMITTEE

17th DECEMBER, 1987

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

1. ROC/856/87 HULLBRIDGE
LAND BETWEEN FOUR WINDS AND TELEPHONE EXCHANGE, COVENTRY HILL,
HULLBRIDGE (LOWER ROAD)

Outline application to erect detached dwelling with garage.

British Telecom, c/o Savills,
136, London Road, Chelmsford, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 1 - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five or two years.
3. Std. Cond. 15 - Details of walls, fences, etc.
4. Std. Cond. 17 - Vehicles leaving site in forward gear.
5. Std. Cond. 24 - Hardstanding to be provided.
6. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space in the case of a dwelling with three bedrooms or less or for one garage or garage space in addition to two parking spaces in the case of a dwelling with four or more bedrooms in accordance with details to be submitted prior to the development commencing, showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors and constructed before the dwelling is occupied.
7. The proposed access shall be constructed a minimum of 2.5m. wide and splayed to a dropped kerb crossing a minimum of 4m. wide at the carriageway edge.

8. The gradient of the access should not exceed 4% (1:25) for the first 5m. within the site and 8% (1:12.5) thereafter. Any garage erected shall, therefore, be sited a minimum of 12m. from the highway boundary.

REPORT:

The proposal is to utilise a vacant section of land within the grounds of the British Telecom Exchange fronting Coventryt Hill to construct a new dwelling. The proposed dwelling would be adjacent to the six houses previously granted permission under reference ROC/827/86.

Consultations:

County Highways - recommendations incorporated into Conditions 5, 7 and 8.

Anglian Water - to be reported.

Hullbridge Parish Council - no objections.

2. ROC/833/87 HULLBRIDGE
262, LOWER ROAD, HULLBRIDGE

Convert and extend building to form four (single bed) flats.

Mr. D. Shaw, c/o B.R. Haspineall,
47, Marine Parade, Leigh-on-Sea, Essex.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. Std. Rsn. 36 - M.G.B.
2. The proposal is contrary to the Rochford District Local Plan Policy G.B.2., which will allow a relaxation of control for extensions to existing dwellings within Rural Settlement Areas in the Green Belt, but having regard to the character of the development already existing in the settlement. The area generally comprises single family dwellinghouses and the introduction of flats into the area is considered to be inappropriate and out of character.

3. The proposal would result in vehicles reversing into or out of the highway in close proximity to a road junction where visibility is extremely restricted to the west. This would result in conditions of danger and obstruction to road users, to the detriment of highway safety. Furthermore, vehicles parked in the proposed parking bays adjacent to Lower Road would restrict the visibility splay to the east of Pevensey Gardens to the detriment of highway safety.
4. The proposed amenity areas do not satisfy the Council's minimum requirements.

REPORT:

The application property is one of a pair of two storey semi-detached premises comprising shops on ground floor with residential to the rear and above. The site is situated on the south east corner of the junction of Lower Road and Pevensey Gardens.

The proposal involves the erection of a two storey extension to the western side of the existing building and conversion of the extended property into four one-bedroom flats. Parking space for eight vehicles is proposed, four at the front of the site with access directly from Lower Road, and four at the rear with access from Pevensey Gardens. A small amenity area is also proposed at the rear.

Consultations:

County Highways - recommends refusal on grounds of highway safety.

Essex County Council Fire Officer - no objections in principle.

Anglian Water - no objections.

Director of Health and Housing - no adverse comments.

Director of Development, Forward Planning Section - supports reasons for refusal.

Hullbridge Parish Council - objection to the parking at the front of the site.

Neighbour Representations:

Number Notified - 2; Number of Replies - Nil.

3.

ROC/853/87 HOCKLEY

53, SOUTHEND ROAD, HOCKLEY

Install satellite antenna (dish aerial receiver).

British Telecom, PLC., c/o Satellite Information Services,
Satellite House, 17, Corsham Street, London, N1 6BR.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The colour specifications of the antenna and fixing pole shall be agreed in writing with the local planning authority prior to the commencement of the development.
3. The antenna and fixing pole shall not protrude above the parapet surrounding the roof of the building.

REPORT:

The applicants (betting shop) are seeking to install the proposed equipment to enable the direct relaying of races to the shop.

Consultations:

Director of Health and Housing - no adverse comments.

4.

ROC/827/87 ROACH GROUP

6, CHURCH ROAD, BARLING

Erection of detached chalet.

Gallery Services Limited, c/o Laurence E. Brown & Co.,
154, Eastwood Road, Leigh-on-Sea, Essex.

Frontage: 19.1m.(62ft.9ins.).

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.

3. The landing window in the south-western side elevation shall be permanently obscure glazed.
4. A fence, of lapped panels to a height of 1.8m.(6ft.), shall be provided between the points A-B and C-D on the plan returned herewith prior to the occupation of the proposed dwelling.
5. There shall be no obstruction above a height of 1m.(3ft.3ins.) within the area of the sight splay on the northern side of the garage driveway shown cross-hatched on the plan returned herewith.

REPORT:

The proposed dwelling is on the site of a recently demolished bungalow. There is a mix of house styles in this section of Church Road. Adjoining the southern boundary of the site is a Listed Building built in 1670. It is a two storey cottage with dormers to the front elevation. The application has been publicly advertised under Section 28 as affecting the setting of the adjoining Listed Building.

The County Planners Specialist Adviser raises no objection to the proposal following detail, amendments to the design of the dwelling to accord with his suggestions.

The County Surveyor comments that, in his view, a sight splay of 2.4m. x 50m. ought to be available from the garage driveway and that such splay should be within land under the applicants control. It is considered that this comment is unrealistic and unreasonable and that the splay required by Condition 5 is acceptable.

The occupiers of the adjacent Listed Building, No. 4, Church Road, consider that the design of the dwelling is inappropriate and that their rear garden will be overlooked by first floor windows. It is considered that the form of dwelling is compatible with existing development in the road and that privacy will not be unreasonably affected by virtue of the use of obscure glazing (flank windows to w.c. and landing), the alignment of the dividing boundary, the separation between dwellings, and the location of the neighbours garage. Furthermore, permission was granted in 1981 for a large two storey addition at the rear of No. 4. The permission has not been implemented and has now time expired but re-application for the development could occur.

5. ROC/465/87 RAYLEIGH

LAND OFF DENE GARDENS, RAYLEIGH

Erect 11 detached houses and garages and access road and private drive.

Lovell Homes Eastern Limited,
Lovell House, Castle Road, Rayleigh, Essex.

Area: 0.5ha.(1.2a); Density: 22 d.p.ha. (10 d.p.a.).

RECOMMENDATION: APPROVAL. Delegated to the Director subject to the satisfactory completion of an Agreement between the applicant and Anglian Water.

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 6 - Landscaping scheme required.
3. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
4. The proposed new estate road shall be provided with a vehicle way of 3m. and a pedestrian margin of 1.8m. (Type 4b Road). In addition, a 500mm. wide overhang strip shall be provided on either side of the road and around the turning bay.
5. A size 3 turning bay shall be provided as illustrated on the attached extract from the Design Guide to Residential Areas - Highway Standards.
6. The garages of Plots 2 and 3 shall be sited 6m. from the back of the highway.
7. The bellmouth junction on to the county road inclusive of cleared land within the sight splay to this junction must be formed prior to any other works or delivery of any other materials.
8. The carriageway of the proposed estate road(s) shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such road(s) and the proposed roads and turning spaces where applicable shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and the existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed within twelve months from the date of occupation of the dwelling.

9. Details of the proposed finished surface of the access ways intended for adoption other than roads and mews and mews courts shall be submitted to the authority for approval prior to the erection of any of the dwelling units proposed to have access therefrom. All statutory undertakers' services shall be laid prior to the commencement of any works of construction on the said access way; thereafter these works of construction shall proceed in such a manner as to ensure that each of such dwelling units, before it is occupied, shall be served by a properly consolidated and surfaced means of access between the dwelling and the existing highway. The final finished surface of the access way shall be laid within three months of the completion of all dwelling units obtaining access therefrom or within any such extended period as may be agreed by the Authority.
10. 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.
11. Where the surface finish of private drives are intended to remain in unbound materials, the first 6m., as measured from the back of the highway, should be treated with an approved surface dressing to avoid the displacement of loose material onto the highway.
12. Details of foul and surface water drainage shall be submitted to the local planning authority for approval prior to the development commencing.
13. Details of the re-routing of the private foul sewer crossing the application site shall be submitted to the local planning authority for approval prior to the development commencing.
14. Std. Cond. 4 - Hedgerows to be retained.
15. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
16. The proposed dwellings shall be sited in accordance with the details shown on Drawing No. 51240/15A.

REPORT:

Planning application for the construction of 11 four-bed houses on land sandwiched between Brooklyn Avenue and Deepdene Avenue, Rayleigh. Access to the site would be via a short estate road leading from Dene Gardens. The width of the road and size of the turning head are to the Highway Engineer's standards.

Concern has been expressed regarding the problem that exists with surface water drainage from the site. A detailed scheme will require to be submitted for approval prior to the development commencing. A scheme would also require to be approved for the diversion of the existing private sewer crossing the site.

Anglian Water did originally object to the proposal on the grounds of the sewage embargo. They have now indicated willingness to enter into an agreement with the applicant on the basis that the houses would not be connected to the public sewer until improvements to the Rayleigh West Treatment Works have been completed towards the end of 1988. The Council has not yet received a copy, but it is suggested that the application be delegated to the Director pending formal notification of the Agreement.

Consultations:

County Highways - recommendations have been incorporated in Conditions 4 - 11 inclusive.

Anglian Water - objected to the proposal - but see report.

Engineers - surface water flooding - provision must be made for land drainage - see Condition 12.

Neighbour Representations:

Neighbours were consulted on two occasions - after receipt of the application and after the submission of revised plans.

1. Number Consulted - 50; Number of Replies - 12.
2. Number Consulted - 50; Number of Replies - 7.

Material Planning Objections:

- traffic noise, congestion and headlight glare;
- surface water drainage;
- overshadowing of properties in Dene Close;
- overdevelopment;
- width of access road;
- siting of access road (revised position);
- proximity of plots 6 and 7 to the rear boundary of properties fronting Brooklyn Drive.

Addresses:

1. 1, 3, 14, 20, 22, 26 Deepdene Avenue;
3, 4, Dene Close;
10, 18, Dene Gardens;
25, Brooklyn Drive.

2. 6, Dene Gardens;
3, Deepdene Avenue;
27, 29, 33, 35, 37, Brooklyn Drive.

6. ROC/633/87 RAYLEIGH

WITHERDENS FARM, OLD CHELMSFORD ROAD, RAWRETH

Amended application for the erection of glasshouses for the growing of plants and display purposes.

Mr. A. Tomei, c/o Planning & Development Partnership,
16, Paddock Close, Leigh-on-Sea, Essex.

RECOMMENDATION: Delegate to the Director of Development to approve following the satisfactory completion of consultations.

1. This permission extends for the period to the 5th November, 1990 and, at the end of that period, the glasshouse building shall be removed and the land restored to a meadow and/or arable land to the satisfaction of the Local Planning Authority unless the Authority gives written consent to the retention of the building.
2. The use of the glasshouse building shall be restricted to the growing of plants and display purposes associated with the approved nursery/garden centre use with any retail sales being incidental to the primary purposes.
3. This permission shall enure only for the benefit of Mr. A. Tomei and not for the benefit of the land.

REPORT:

This application was included in the Schedule of Applications presented to the Committee on 15th October, but was deferred at the applicant's request. (Para. 3). At the time, it proposed the erection of a barn for retail use and was allied to a second application to retain a barn which had already been erected (ROC/579/87). The latter was refused by the Committee on grounds of visual intrusion and unsuitability and the applicant has now lodged an Appeal against this decision.

In the light of that decision, the applicant has amended the application now before the Committee substituting a glasshouse instead of a second barn. The applicant has also changed the intended use of the building to the growing of plants and display purposes rather than solely for retail purposes. It is also located in a less prominent position.

As the amendments materially alter the proposal, the application has been re-advertised by public notice under Section 28 as it involves development which it is felt affects the setting of the nearby dwelling Witherdens Farm. The period for representations will not have expired by the date of the Committee and determination of the application could be delegated to the Director of Development.

Members will no doubt recall that following an appeal decision in 1984 (ROC/89/83) the applicant obtained personal planning permission to use about two acres of his land as a nursery/garden centre. This permission is confined to the use of the land and expires five years after any permission for works on buildings.

In a second appeal against conditions imposed in a subsequent detail approval for the layout of the site, permission was granted for a period of five years from the 5th November, 1985. Neither permission gave consent for buildings.

The background against which the first appeal was argued, considered and allowed, conceived the enterprise as primarily the development of a nursery with a long term expectation of all plant material for sale being propagated on site but that a short term retail facility offering imported stocks would be needed to assist development.

Having regard to the nature and terms of the approved use, it is felt that a glasshouse is a more appropriate form of building and its use for the growing of plants and display purposes consistent with the development of the nursery. It is therefore recommended that, subject to the satisfactory completion of necessary consultations, the Director of Development be authorised to grant permission subject to the conditions set out above.

7. ROC/933/87 RAYLEIGH

ADJ. RAILWAY BRIDGE, BEKE HALL CHASE, RAYLEIGH

Formation of two separate temporary vehicular access points.

British Railways Board, c/o C.J. Smith, B.Sc. ARICS.,
British Rail Property Board, Eastern Region,
Great Northern House, 79-81, Euston Road, London, NW1 2RT.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. On completion of the necessary works to the railway embankment, the vehicular accessses shall be closed and boundary fencing and hedging reinstated to the satisfaction of the local planning authority.

REPORT:

The accesses are required for a temporary period (anticipated four months) whilst necessary works to the railway embankment are undertaken. British Rail have had detail discussions with the County Surveyor but his formal comments are still awaited. It is likely that the County Surveyor will issue a Direction containing conditions which will need to be added to the permission.

8. ROC/876/87 ROCHFORD
40, WEIR POND ROAD, ROCHFORD

Internal alterations and erection of lean-to store.

K.L.T. (Environmental) Limited,
c/o Ayshford & Sansome, F/A.R.I.B.A.,
112, The Broadway, Thorpe Bay, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Details of the external finishes shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REPORT:

The store is located on the east side elevation of this office building. It is small and relates to the design of this 1960s building, and is not prominent in the Conservation Area.

Consultations:

County Planner - proposal is unobjectionable; recommends consent.

Parish Council - no objections.

Director of Health and Housing - no adverse comments.

Neighbour Representations:

Number Consulted - 1; Number of Replies - Nil.

9.

ROC/2018/87/LB ROCFORD

THE OLD SHIP PUBLIC HOUSE, NORTH STREET, ROCFORD

Internal alterations.

Ind Coope Taylor Walker,
77, Muswell Hill, London, N10 3PH.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this consent.

REPORT:

The proposal involves the removal of two internal walls dividing the two bars. The chimney breast between them is to remain. There are also minor internal alterations to the entrances at the north end of the building.

Consultations:

County Planner - no objections.

Director of Health and Housing - no adverse comments.

Rochford Parish Council - no objections.

Rochford Hundred Amenities Society - no adverse comments.

10.

ROC/914/87 ROACH GROUP

GOSPEL MISSION HALL, 382, LITTLE WAKERING ROAD,
LITTLE WAKERING (ROACH GROUP)

Add front extension to form new access lobby and toilets.

Mrs. I. Cornwell, c/o Mr. D.S. Holloway,
60, Cumberland Avenue, South Benfleet, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.

REPORT:

This proposal involves a modest extension to the front of an existing hall to provide the accommodation described above.

Consultations:

County Highways - no objection subject to the imposition of an informative advising the applicants that the site is affected by a new street order line.

Director of Health and Housing - no adverse comments.

11. ROC/760/87 HAWKWELL
2, CLIFTON ROAD, HAWKWELL

Erect bungalow.

Wilson and Coker,
1A, Elmwood Avenue, Hockley, Essex.

Frontage: 10.6m.(34ft.9ins.); Depth: 49m.(160ft.9ins.);
Floor Area: 84sq.m.(903sq.ft.); Density: 8 d.p.a.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.
3. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
4. Std. Cond. 14 - 1.8m.(6ft.) high fencing to be erected.
5. Std. Cond. 29 - Dwelling not to be enlarged or altered without prior approval.
6. Std. Cond. 24 - A hardstanding to be provided.
7. The garage shall be sited a minimum distance of 6m. from the highway boundary.

REPORT:

New bungalows exist on each side of this site. Both occupiers have been consulted and one letter has been received from No. 2B who has no objections to the proposal.

The County Surveyor requires Condition No. 7.

The proposed bungalow, although not excessive in floor area, nevertheless projects beyond the rear walls of the adjoining bungalows, and Condition No. 5 is included to enable the local planning authority to assess the affect of any extensions to the bungalow in the future, which, without the condition, would be permitted development.

12. ROC/2016/87/LB RAYLEIGH

OLD WHITE HORSE PUBLIC HOUSE, 39/41, HIGH STREET, RAYLEIGH

Removal of chimney stack in bar area and construction of steel concrete piers on south flank wall.

L.E. Middleburgh, Charrington and Co. Limited,
Josselin Road, Burnt Mills Industrial Estate, Basildon, Essex.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. The removal of the chimney stack will eliminate the last remnant of the ground floor plan indicating the extent of the original frontage building, to the detriment of the character of this Listed Building.

REPORT:

It is proposed to remove an internal chimney stack from the ground floor of the saloon bar to create one open bar area in the public house. This chimney was located along the rear wall of the original building and is now the only evidence of the rear wall at ground level.

Consultations:

County Planner - recommends refusal on the grounds that removal of the stack would be detrimental to the character of the Listed Building.

Director of Health and Housing - no adverse comments.

Rayleigh Civic Society - feels that the proposed removal of the ground floor fireplace is unfortunate, just to gain more room in the saloon bar. It is essential to retain the stack above the roofline in order to retain the appearance of it as a genuine period building.

13.

ROC/836/87 RAYLEIGH

THE CHICHESTER, OLD LONDON ROAD, RAWRETH

Alterations to porch.

Mr. Harris, c/o John H. Breley,
11a, Spa Road, Hockley, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - commence in five years.
2. The materials used in the external construction shall be coloured to match the existing building.

REPORT:

The enclosure of the porch to the Essex Barn is to be in materials matching the existing building.

14.

ROC/957/87 RAYLEIGH

REAR OF 17 and 21, VICTORIA ROAD, RAYLEIGH

Erect detached bungalow and garage.

K.W. Jones & Sons (Rayleigh) Limited, c/o John H. Williams,
Estate House, 377, Rayleigh Road, Eastwood, Leigh-on-Sea, Essex.

RECOMMENDATION: Delegate to Director of Development to approve subject to completion of Section 30 Agreement with Anglian Water regarding foul drainage.

REPORT:

A previous application (ROC/651/87) was refused permission on 16th October, 1987 due to the presumption against all new development in Rayleigh because of the "sewage embargo".

The applicants are prepared to enter into a Legal Agreement under Section 30 of the Anglian Water Act, 1976 to enable the Water Authority to remove their objection.

If confirmation of the above is not received from Anglian Water in time for report to Committee, it is suggested that the matter be delegated to the Director for determination with appropriate conditions.

Consultations:

Anglian Water - to be advised.

15.

ROC/773/87 ROCHFORD

447, ASHINGDON ROAD, ROCHFORD

First floor rear extension and rooms in roof.

Mr. M.M. Tanniru, c/o D.M. Pugh,
113, Wells Avenue, Southend-on-Sea, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The window shown cross-hatched in the application drawing No. 447/2A returned herewith shall be permanently obscure glazed.
3. Std. Cond. 9 - Materials to match existing.

REPORT:

The proposal is to add a bedroom at first floor level over the existing 5.6m. deep ground floor shop extension. Being flat-roofed, the extension will be less prominent in the street scene of Ashingdon Road. A new bedroom in the roof, using roof lights, will bring the total number of bedrooms to four, although no additional car parking is to be provided. A 2.1m. wide strip of land on north side is theoretically used for parking. Revisions show the deletion of an external staircase on the rear elevation, and the removal of bedroom windows on the south side elevation.

Consultations:

County Surveyor - no objections.

Director of Health and Housing - no adverse comments.

Neighbour Representations:

Number Consulted - 2; Number of Replies - 1.

Material Planning Objections - overlooking and loss of privacy.

Address: 445, Ashingdon Road.

16.

ROC/356/86/1 GREAT WAKERING

LAND ADJ. 43, SEAVIEW DRIVE, GREAT WAKERING

Erect one four-bedroomed detached house and garage and site temporary residential caravan to rear.

T.R. Wheaton, Esq., c/o S.E. Challenger,
Nelson House, 2, Nelson Mews, Southend-on-Sea, Essex.

Frontage: 11.5m; Depth: Average 53.7m; Floor Area: 110sq.m.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Materials to match existing.
3. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
4. 1.8m. (6ft.) high close boarded fencing shall be erected along the line A-B on the application drawing No. 1221/2 returned herewith commensurate with the occupation of the dwelling.
5. Std. Cond. 4 - Hedgerows to be retained.
6. Std. Cond. 6 - A scheme of landscaping to be approved.
7. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
8. The residential caravan shall be occupied only by the applicant and his immediate family for a temporary period of time during construction work. Upon the completion of development, the occupation of the caravan shall cease and the caravan shall be removed from the site.

REPORT:

Outline permission for one four-bedroom dwelling was granted on 4th July, 1986. One garage and one parking space only are provided in accordance with the outline permission.

Consultations:

County Surveyor - no objection.

Director of Health and Housing - no adverse comments.

Neighbour Representations:

Number Consulted - 2; Number of Replies - Nil.

17. ROC/170/87 ROACH GROUP

LAND REAR OF 367/369, LITTLE WAKERING ROAD, BARLING MAGNA

Erection of stables.

Mr. D. Lee-Phipps, c/o Laurence E. Brown & Co.,
154, Eastwood Road, Leigh-on-Sea, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The number of horses which may be housed in the stables shall be limited to three.
3. The site shall at no time be used as a livery stables or riding school, or be used for any other commercial purposes without the prior written consent of the Local Planning Authority.
4. No gymkhanas or other equestrian, sporting or recreational events shall take place within the application site.
5. Std. Cond. 8 - Submit materials schedule.
6. The site shall be adequately fenced in accordance with details to be submitted to and approved by the Local Planning Authority prior to the completion of development.
7. The access to the stables shall be constructed 5.5m. wide splayed to a 7.3m. wide dropped kerb crossing.

REPORT:

The L-shaped block of three stables with a tack room and hay store is proposed to be sited on 1.8 hectares of vacant land situated at the rear of 1-3, The Carpenters and 363-369, Little Wakering Road, Barling. The stables will be set around a fenced courtyard and sited 50m. away from the rear boundaries of properties fronting Little Wakering Road. Access will run parallel to the access to Cramps Farm, which lies to the west of the site. Following revision, the number of stables is within the policy guidelines and the bulk of the building has been reduced by 56%, but there are no suitable areas for riding outside the site, e.g. there are no nearby bridlepaths and Little Wakering Road itself is fairly narrow.

Consultations:

County Surveyor - (1) The access should be constructed 5.5m. wide splayed to a 7.3m. crossing.

(2) Parking and turning facilities to be provided to our satisfaction.

Director of Health and Housing - no adverse comments.

British Horse Society - proposal is satisfactory.

Anglian Water - no objections.

Roach Group Parish Council - objects to the proposal because :-

- it is near to a busy and heavily overloaded road and use by horses would constitute a traffic hazard;
- no assurance that riding will be on the applicants own land, or on any other land by agreement, or on nearby bridleways, or byeways;
- access will give rise to an unacceptable traffic hazard;
- heavily developed area, causing nuisance to neighbours by reason of smell, noise and use;
- riding on footways/carriageways is likely to cause unacceptable nuisance or damage to footpaths, verges or residential amenities.

These are matters referred to in page 50 of the Rochford District Local Plan.

Neighbour Representations:

Number Consulted - 5; Number of Replies - 3.

Material Planning Objections:

- nuisance to occupiers of nearby residential property by reason of smell and noise;
- will give rise to a traffic hazard;
- danger to neighbours and highway users because field not adequately fenced;
- health hazard.

Addresses - 355, 363 and 365, Little Wakering Road.

Number Not Objecting - Nil.

18.

ROC/106/86/1 RAYLEIGH

169, EASTWOOD ROAD, RAYLEIGH

Erection of two detached houses (details).

Dudley Investments Limited, c/o The Jarvis Gunning Partnership,
663, High Road, Benfleet, Essex.

Frontage: 11.15m. and 11.35m; Depth: 62.5m.;
Floor Area: 140sq.m.; Density: 15 d.ha.(6 d.a.).

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
2. Std. Cond. 8 - Submit materials schedule.
3. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
4. Std. Cond. 34 - Certain windows to be obscure glazed.
5. The accesses shall be constructed a minimum of 2.5m. wide and splayed to dropped kerb crossings a minimum of 4m. at the highway boundary.

REPORT:

An outline application (ROC/106/86) for two dwellings was granted on 3rd April, 1986. It was, however, submitted before the current drainage restriction in Rayleigh was formally supported by the Council in February, 1986.

The present application is for the approval of details.

Consultations:

County Highways - no objection subject to suggested Condition No. 4.

County Planner - no objection to the loss of the existing building on the site which is a pleasant example of the period but not sufficiently important to be considered for listing.

Director of Health and Housing - no adverse comments.

19.

ROC/955/87 RAYLEIGH

THE CURRY PALACE, 159, HIGH STREET, RAYLEIGH

Add new external ducting to extract ventilation system.

Mr. Chundray, c/o Coma Sheet Metal Co. Limited,
Totman Crescent, Brook Road, Rayleigh, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. The external ducting shall be coated in a dense black material to the satisfaction of the Local Planning Authority.
3. The extract ventilation system shall be installed in accordance with the submitted plans date received the 13th November, 1987.

REPORT:

The applicants are seeking to replace an existing ducting system with that proposed to serve the Indian Restaurant which will improve the ventilation of odours into the atmosphere.

Consultations:

Director of Health and Housing - reports that a complaint has been received concerning odour from the existing kitchen extract system at this restaurant.

This proposal incorporates a high level discharge and other features designed to reduce the potential for nuisance and there is no objection subject to suggested Condition No. 3.

20.

ROC/932/87 ROACH GROUP

367/369, LITTLE WAKERING ROAD, GREAT WAKERING (ROACH GROUP)

Add single storey rear extension and change of use to old persons home.

Mrs. S. Archery, c/o The Goodrow Consultancy,
Ivy House, 13, High Road, Rayleigh, Essex.

RECOMMENDATION: APPROVAL: Subject to agreement of County Surveyor and conclusion of neighbour consultation.

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.
3. The property shall only be used as a house for elderly persons and for no other purposes within Class C.2 of the Town and Country Planning (Use Classes) Order, 1982 without the prior written approval of the Local Planning Authority.
4. 1.8m.(6ft.) high close boarded fencing shall be erected along the line A-B on the application drawing No. 8726/04 returned herewith commensurate with the occupation of the building.
5. Std. Cond. 33 - Car parking spaces to be marked on parking area.
6. The floor level of the proposed rear extension shall match that of the existing ground floor level and shall not be altered without the prior written approval of the Local Planning Authority.
7. The six car parking spaces indicated on the submitted drawing No. 8726/04 shall be provided prior to the occupation of the proposed accommodation.

REPORT:

Planning permission for this extension and change of use was granted on 31st January, 1986, but invalidated by the reduced site area which has been sold to the present applicant. There is only a 1m. separation from the proposed access to stables at the rear of the property (see ROC/170/87), instead of 7m., and the total garden area is reduced from about 800sq.m. to 335sq.m. for the ten bedrooms provided.

Consultations:

Social Services - no objections. They do not have any garden size requirements for elderly persons home.

21. ROC/3027/87/AD RAYLEIGH

RUMBELOWS, 33/35, HIGH STREET, RAYLEIGH

Illuminated fascia and projecting illuminated box sign.
Rumbelows, c/o Oldham Claudgen Limited,
P.O. Box YR13, Cross Green Approach, Leeds.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

In the opinion of the Local Planning Authority, there is no essential need for the projecting sign and fascia sign to be illuminated and that these illuminated signs would produce unduly dominant and obtrusive features in the street scene at this point in the Rayleigh Conservation Area to the detriment of its character and appearance.

Consultations:

County Planner - not opposed to the signs in principle but recommends the proposal as it stands be refused on the grounds that the illuminated signs are out of character with the Conservation Area.

County Highways - no objection subject to maximum luminance standards.

Director of Health and Housing - no adverse comments.

Local Plans - support reason for refusal.

Rayleigh Civic Society - no objection in principle but support suggested reason for refusal.

22. ROC/790/87 ROCHFORD

RENOUF'S HOTEL, BRADLEY WAY, ROCHFORD

Erect garden furniture store.

Renouf's Hotel, c/o Ron Hudson Designs Limited,
309, London Road, Hadleigh, Benfleet, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.
3. Notwithstanding the submitted plan, the existing ash tree shall be retained and shall not be felled, lopped, topped or wilfully destroyed without the previous written consent of the Local Planning Authority.
4. The building hereby permitted shall be used solely in conjunction with the adjacent hotel building.

5. The building shall be erected in accordance with the revised siting shown on plans submitted 4th December, 1987.

REPORT:

Following negotiations, revised plans have been received for this proposal showing a more logical siting - as recommended by the County Planner's Specialist on Conservation and Listed Building matters.

The small ash tree adjacent to the proposed store is automatically protected by virtue of the fact that it is within a Conservation Area.

Consultations:

County Planner - no objections subject to an amended siting of the building and imposition of Condition No. 5.

Rochford Parish Council - no objections.

Director of Health and Housing - no adverse comments.

County Surveyor - no objections.

Neighbour Representations:

Number Notified - One, in addition to Site Notice.

Number of Replies - None at the time of writing, although any received before the expiry date of 16th December, 1987 will be reported to the meeting.

23. ROC/802/87 HOCKLEY

GREENACRES NURSERIES, FOLLY CHASE, HOCKLEY

Erection of glasshouse.

Edward Robert Woods,
Greenacres, Folly Chase, Hockley, Essex.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.

3. The use of the building hereby permitted shall be restricted to horticultural uses only.

REPORT:

A similar proposal was granted permission earlier this year on another area of the site (ROC/092/87).

The existing site accommodates an established horticultural business with one old and one new (ROC/092/87) greenhouse in addition to the remains of several horticultural plastic "tunnels" and storage buildings. This proposal will replace several such "tunnels".

Consultations:

Anglian Water - no reply.

Director of Health and Housing - no adverse comments.

Neighbour Representations:

Number Notified - 10; Number of Replies - Nil.

24. ROC/634/87 HULLBRIDGE

ANCHOR PUBLIC HOUSE, FERRY ROAD, HULLBRIDGE

Extensions to existing public house and car park to provide new bars, toilets, kitchen and stores.

Anglia Hostes Limited, c/o Keith A.J. Baker,
Homefield Coach House, Blueberry Lane, Knockholt,
Sevenoaks, Kent.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - Materials to match existing.
3. The proposed access to the car parking area shall be 6m. wide and constructed to the satisfaction of the Area Highways Surveyor. All other existing vehicular accesses shall be closed off to the satisfaction of the Area Highways Surveyor.

4. A 2.1m. x 2.1m. sight visibility splay shall be provided to each side of the access and there shall be no obstruction to visibility above 600mm.(2ft.) within each sight visibility splay.
5. A dwarf boundary wall 600mm.(2ft.) high, built in brickwork to match the existing building, shall be erected along the lines A-B and C-D before the development permitted is first used.
6. A scheme of hedgerow planting shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such planting shall be carried out during the first available season following commencement of development. Any hedgerow dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the Local Planning Authority.
7. The area shown for car parking shall be laid out, hardsurfaced and marked out to the satisfaction of the local planning authority before the development hereby permitted is first used.
8. There shall be no music, dancing, or any form of amplified sounds outside the building or within any entrance or porch.
9. No form of floodlighting of the areas outside the building shall take place unless the prior written consent of the Local Planning Authority is obtained. Any lighting which exceptionally may be permitted shall be at low level only and directed away from adjoining dwellings.
10. Details of any externally located refrigeration or cellar cooling plant shall be submitted to the Local Planning Authority and agreed in writing prior to installation.
11. Details of any extract ventilation system shall be submitted to the Local Planning Authority and agreed in writing prior to installation.
12. No barbecue shall be operated on the open areas of the site unless agreed in writing with the Local Planning Authority.

REPORT:

The extensions proposed to the existing public house will increase the public floorspace and this gives rise to an increase in on-site car parking. A total of about 79 spaces is required for the whole building and 81 spaces are provided in the latest submitted plan. Earlier proposals suggested utilising some of the Council's adjoining public car park so that an existing orchard within the site could be retained. However, the Policy and Resources Committee decided not to make a decision on the applicants application for permission to use part of the public car park and a recommendation for refusal is included on the Agenda for the 8th December meeting of that Committee.

In the meantime, the applicants have revised their plans, excluding any public land, so that all 81 spaces are totally within the application site. Alternative arrangements are being made for the turning of buses, which currently are allowed to use the public house forecourt with the permission of the applicants, and these alternative arrangements will be considered by the appropriate Committee.

Number Notified - 18; Number of Replies - 5.

Comments received - Street scene should be protected; car park access should be located where minimum inconvenience will be caused to residents; objections to live music or discoteques, or any increase in noise from the public house, the slamming of car doors, etc. Also, residents wish to see some landscaping to screen the extended car park, and some are concerned that the access to the car park shown on the original plans would mean that lights from cars would shine directly into rooms of the houses opposite. They also would prefer to see hedging or shrubs rather than fencing.

The County Surveyor has no objections subject to the access being limited to 6m. in width, and that a dwarf boundary wall be erected along the front boundary either side of the access.

The Director of Health and Housing reports that, having regard to the location, there is potential for nuisance from noise and odours, and suggests that conditions be imposed regarding refrigeration and cellar cooling plant, extract ventilation, and barbecues.

The Essex County Council Fire and Rescue Service make no suggestions which materially affect the development as submitted.

Anglian Water have no objections.

The Hullbridge Parish Council raise no objections but felt that so much car parking is unnecessary bearing in mind the adjacent public car park, and also felt that the access could be repositioned so that it was not opposite windows of the houses. They would also like to see some landscaping.

No replies have been received in response to the advertisement published under Section 28 (effect upon the setting of the Listed Buildings opposite the site).

The applicant has repositioned the car park access so that it is opposite the vacant space between the Listed Buildings and the Indian restaurant, and conditions are suggested requiring a dwarf boundary wall and landscaping/hedging along the front boundary to reduce the effect of the large car park upon the street scene.

Whilst it could be considered unreasonable to impose a condition prohibiting music within the building, such a restriction on outside music, loudspeakers, floodlighting, etc. would not seem to be inappropriate in this location.

25. ROC/762/87 RAYLEIGH

50, HELENA ROAD, RAYLEIGH

Outline application to demolish existing house and construct two detached houses with garages.

Mr. D.R. Seymour, c/o John F. Sime & Associates,
Review Chambers, Websters Way, Rayleigh, Essex.

Frontage: 17.915m.(58ft.7ins.); Depth: 50.62m.(166ft.).

RECOMMENDATION: Delegated to Director of Development to approve on completion of an Agreement under Section 30 with Anglian Water regarding foul drainage.

1. Std. Cond. 1A - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five or two years.
3. Prior to the occupation of the dwellings hereby permitted, provision shall be made within the curtilage of each plot for a minimum of either :-
 - (a) one garage or garage space in addition to one parking space where the dwelling concerned has less than four bedrooms; or
 - (b) three parking spaces, two of which can be within the garages hereby permitted where the dwelling concerned has four or more bedrooms.

Each hardstanding shall be a minimum of 2.5m. x 5m. and the floorspace of the garages shall be used for no other purposes incidental to the enjoyment of the dwelling houses hereby permitted.

4. The ash tree on the site frontage shall be protected for the duration of the construction period (including the initial demolition and clearance of the site) by chestnut paling fences 1.5m. high erected at the full extent of its canopy, or such lesser extent as might be approved in writing by the Local Planning Authority. Such fencing shall be removed only when the development (including pipelines and all other underground works and services) has been completed. At no time shall any equipment or materials, including displaced soil, be stored or buildings/structures erected inside this fencing. In addition, no change in ground level may be made within these fences and the tree shall not be felled, lopped, topped or wilfully destroyed without the previous written consent of the Local Planning Authority.
5. Detailed drawings of all underground works and services (including drainage, gas, electric and telephone lines) and their positions, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. All works shall be carried out in accordance with the drawings so approved.
6. Prior to the commencement of the development hereby permitted, the existing dwelling and outbuildings shall be demolished and all subsequent materials either removed from the site or used in the construction of the new development.
7. Std. Cond. 10 - Details of screening.
8. The garages hereby permitted shall be sited a minimum of 6m. from the highway boundary.
9. Prior to the occupation of Plot No. 2 as indicated on the submitted drawing, the proposed access shall be constructed 2.4m. in width on the highway boundary and splayed to a 4m. wide dropped kerb.
10. Clear sight splays 2.1m. x 2.1m. shall be provided at either side of the two accesses.
11. Std. Cond. 4 - Hedgerows to be retained.
12. Details of the proposed foul sewage system shall be agreed in writing with the Local Planning Authority and installed prior to the occupation of the dwellings.

REPORT:

Although this proposal involves an increase in the number of dwellings on the site, it is understood that Anglian Water is seeking a Legal Agreement (under Section 30 of the Anglian Water Act, 1976) with the developers and therefore any sewage "embargo" objection could be withdrawn.

The Agent indicates that the present building on the site is structurally unsound and demolition has been recommended.

The site has a frontage of 17.915m.(58ft.7ins.) widening to 18.15m.(59ft.9ins.) at the rear. It is therefore marginally below the normal policy requirement of 9.14m.(30ft.) per plot and it is felt that the resulting development will not be out of character with existing development in the vicinity.

Consultations:

Rayleigh Civic Society - no comments.

Director of Health and Housing - recommends the imposition of Condition No. 12.

County Surveyor - no objections subject to the imposition of Conditions 3 and 8 - 9.

Anglian Water - objects on sewage embargo grounds (but see report above).

Neighbour Representations:

Number Notified - 5; Number of Replies - Nil.

26.

ROC/776/87 RAYLEIGH

41, LANCASTER ROAD, RAYLEIGH

Outline application to erect single detached house.

Mr. John Gibson, c/o Richard R. Moore, MSc., MCIOB.,
79, New Park Road, Benfleet, Essex.

Frontage: 10m.(32ft.8ins.); Depth: 36m.(118ft.1in.).

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. The Local Planning Authority considers that the proposal would result in an unsatisfactory layout and relationship with the existing property, No. 41, Lancaster Road. Such development would bring about severe overlooking, mainly from the existing building to the proposed, and an unsuitable rear garden area for the former.

2. The ability of the Rayleigh West and Rayleigh East Sewage Treatment Works to produce effluent complying with the quality standards required by the applicable consent under the Control of Pollution Act, 1974 would be adversely affected by the addition of flows of foul sewage from the development.

REPORT:

This proposal involves the erection of a single dwelling in the rear garden of a substantial dwelling on a corner plot.

Although in a residentially allocated area on the Development Plan, the siting of the proposal is considered to be unsatisfactory for the reasons stated.

Consultations:

Anglian Water - object on sewage "embargo" grounds.

County Surveyor - no objections subject to the imposition of several conditions.

Neighbour Representations:

Number Notified - 4, in addition to Site Notice.

Number of Replies - 1.

Material Planning Objections:

- loss of privacy;
- loss of light to side windows;
- drainage problems increased.

Address - 184, Warwick Road.

Number not objecting - Nil.

27. ROC/838/85/2 HOCKLEY

LAND ADJ. 45, HIGH ROAD, HOCKLEY

Erect new dwelling (revised details).

Mr. D. Ager, c/o Phil Udell Designs,
Estate Office, Hockley Foundry, Industrial Estate,
Spa Road, Hockley, Essex.

Frontage: 12m.; Depth: 37m.; Floor Area: 170sq.m.;
Density: 11 d.a.

RECOMMENDATION: APPROVAL, SUBJECT TO:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
3. Std. Cond. 6 - A scheme of landscaping to be approved.
4. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
5. Std. Cond. 8 - Submit materials schedule.
6. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
7. Std. Cond. 14 - 1.8m.(6ft.) high fencing to be erected.
8. There shall be no direct access either vehicular or pedestrian onto High Road, all access being gained via access arrangements granted under application No. ROC/583/85 on 27th September, 1985.

REPORT:

Approval of details was given for application ROC/838/85/1 on 26th June, 1987. The present proposal is for a revised dwelling type of similar plan form but with more conventional chalet bungalow design.

Consultations:

County Highways - no objection, subject to suggested Condition 8 and an informative that the turning area within the site may prove difficult to use.

28. ROC/799/87 ROACH GROUP
WALKERS FARM, BARLING ROAD, BARLING

Convert existing barn into three bedroom house.

C. Tabor, Esq., c/o Traer-Clark Associates,
57, Crown Street, Brentwood, Essex.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

The site is situated within the Green Belt where the change of use of existing buildings to dwellings is not normally permitted. (Policy G.B.1. of Rochford District Local Plan and Policy S.9 of the Approved Structure Plan). In proposals involving the change of use to dwellings of redundant farm buildings listed as being of special architectural or historic interest, the Local Authority may grant permission having regard to the following criteria. (Policy G.B.4. Rochford District Local Plan) :-

In determining planning applications for change of use to dwellings of redundant farm buildings listed as being of special architectural or historic interest situated within the Green Belt, the District Planning Authority will have regard to Policies UC7, UC8 and UC9 (Chapter 7), and to Housing Design Policy H9 (Chapter 2) and such applications will need to satisfy the following criteria :-

- (i) Extensions or significant alterations are not necessary to facilitate the new dwelling.
- (ii) The historic/architectural character, architectural features and setting of the building will remain unimpaired after such conversions.
- (iii) The development will not adversely affect the visual amenities of the open countryside and Green Belt and the amenities of local residents.
- (iv) The existing building is shown to be genuinely redundant for its existing purpose or any other associated agricultural use.
- (v) The building has an adequate and satisfactory access to the existing highway network.

Policies UC7 and UC8 mentioned above state :-

POLICY UC7

Alterations and additions to a Listed Building will not be permitted if they adversely affect its character or its architectural or historic features.

POLICY UC8

Exceptionally, where in the District Planning Authority's opinion it is necessary to secure the retention of a Listed Building, a conversion or change of use may be permitted notwithstanding the existence of other planning policies to the contrary.

It is considered that the proposal would be in conflict with these Policies and, in the opinion of the Local Planning Authority, insufficient efforts have been made to examine other more sympathetic and acceptable uses for the building.

REPORT:

Walkers Farm Barn is a Grade II Listed Building located in the Green Belt. The building is now redundant as it is too small to accommodate modern farm machinery and not suitable for bulk storage of crops. Tabor Farms Limited now concentrate their farm operations at Sutton and Mucking Hall Farms.

Rochford District Local Plan Policy GB4 does provide for a change of use of redundant listed farm buildings to residential provided that their character, features and setting remain unimpaired, that the development does not have an adverse impact on the open countryside, that there is satisfactory access to a highway and that the building is shown to be genuinely redundant. Policy UC8 accepts that changes of use of listed buildings may be permitted in order to secure their retention, but the preamble asks applicants to show that reasonable efforts to secure acceptable uses have failed.

There is no evidence that Mr. Tabor has attempted to find other acceptable uses or occupiers.

However, in this instance, the barn is on the frontage to Barling Road and adjoins existing residential properties to the east and on the opposite side of the road. The latter are within the rural settlement of Stonebridge where Policy GB2 of the District Local Plan applies and extensions to dwellings are considered on their merits. Furthermore, some new infilling has taken place in the settlement in recent years. With these considerations in mind, it could be argued that the most appropriate use for the barn is residential rather than any other commercial or business use. On the other hand, conversion to a dwelling would require extensive works to the building, whereas use for storage or a low key craft or manufacturing use might be able to utilise the barn much in its existing form.

At this stage, it is considered that other more sympathetic uses should be explored before any thoughts of allowing conversion to a dwelling. It is therefore recommended that permission be refused.

Consultations:

County Planner - until evidence has been made available to prove that other, more sympathetic, alternative uses have been sought for the barn, residential conversion should be strongly resisted. If Rochford Council is minded to give consent, a more detailed Listed Building application is required to show in detail all timbers and window openings and, furthermore, that the main windows should be confined to private (east) side of the building.

County Surveyor - no objection subject to :-

1. the existing outbuilding wall fronting the site should be set back along a line so as to provide a 2.4m. x 70m. visibility splay from the access;
2. the existing wall and hedge of the adjacent cottage should be reduced to a height not exceeding 0.6m. so as to provide a visibility splay of 2.4m. x 70m. from the access across land within the applicants control.

Director of Health and Housing - no adverse comments.

Anglian Water - no objections. Their consent will be required for connection to the public sewer.

Rochford Hundred Amenities Society - no adverse comments.

Essex Naturalists Trust - informally report that owls are being placed in the barn by an outside breeder and that there are at least sixteen bats in the vicinity.

Neighbour Representations:

Number Consulted - 5; Number of Replies - 2.

Material Planning Objections:

- would set a precedent for further development in the Green Belt;
- no need for the development;
- the barn is neither derelict, nor an eyesore;
- owls are resident in the barn;
- additional development will constitute a traffic hazard.

Addresses - "Greenways" and "White Oak", Barling Road.

Number not objecting - Nil.

29. ROC/922/87 RAYLEIGH

DOLLYMANS FARM, DOUBLEGATE LANE, LONDON ROAD, RAYLEIGH

Change of use from food processing and storage unit to food manufacture using home products.

A.H. Philpot & Sons Limited, c/o The Goodrow Consultancy,
Ivy House, 13, High Road, Rayleigh, Essex.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

The proposal would intensify the use of an access on a stretch of classified highway where the primary use is the carrying of traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference of the passage of through vehicles already occurs, but the intensification of conflict and interference which this proposal would engender would be to the detriment of the efficiency of the through road as a traffic carrier and would be detrimental to highway safety.

(This decision has been issued in the knowledge of the Secretary of State's decision in respect of planning application ROC/581/86).

REPORT:

The building the subject of this application is a large barn about 200ft. x 100ft. In 1976, the Department of the Environment granted planning permission, on appeal, to use an area in the north west corner, of about 40ft. x 30ft., as a workshop for general commercial vehicle maintenance. In his decision letter, the Inspector noted that as the capacity of the workshop was such that it could only accommodate two vehicles, he felt that this limited use was acceptable.

In 1986, permission was sought to change the use of the whole building from an agricultural building to an industrial warehouse, but the County Surveyor directed refusal on the grounds of an intensification of the use of the access.

Later in 1986, another application was submitted, seeking to change the use of the agricultural warehouse to a general warehouse, with no retailing. An appeal was lodged due to failure to give a decision within the prescribed two months. The County Surveyor again directed refusal for similar reasons. The Inspector conducting the appeal felt that as firm evidence had not been supplied to substantiate the County Surveyor's assertion regarding interference to the free flow of traffic. He felt that temporary planning permission could be granted and, in July this year, allowed the change of use for a period expiring on 31st December, 1989, in order that the effect on traffic could be monitored. However, the County Surveyor has not been able to assess the effect upon traffic after so short a period from the date of the appeal decision.

The current proposal seeks to use the central portion of the building (about 90ft. x 100ft.) for the making of frozen desserts using cream from the dairy herds at Dollymans which produce some 2.5 million litres of milk per year, together with other ingredients. The applicants say that the frozen desserts would be sold wholesale only, and that the one and a half tons produced each week would create minimal additional traffic. About 10 staff would eventually be employed.

The County Surveyor has directed refusal as he feels that the existing workshop use, when added to the proposed use, would intensify the use of the access to a degree which he considers to be unacceptable.

30.

ROC/875/87 HOCKLEY

SQUIRRELS, HILLSIDE ROAD, HOCKLEY

Erection of two detached houses with garages.

Knollcray Developments, c/o Ron Hudson Designs Limited,
309, London Road, Hadleigh, Benfleet, Essex.

RECOMMENDATION: REFUSAL, FOR THE FOLLOWING REASONS:

1. The proposed dwellings, by reason of their size, form and massing, would be out of character with the existing properties in the area and detrimental to the street scene generally.
2. If granted permission, this development would create a precedent for other similar dwellings elsewhere in the locality, making it difficult for the Local Planning Authority to resist such development.
3. The Local Planning Authority is not satisfied that adequate foul sewage arrangements can be provided for this site.

REPORT:

This proposal has been the subject of strong opposition and objection from residents and local organisations. To ensure Members have the relevant information before them, there are several facts that need to be stated :-

1. The site frontage complies with this Authority's policy minimum of 9.05m.(30ft.) per plot (total frontage 19.3m.(63ft.3ins.)).
2. Likewise, the rear garden areas comply with the policy minimum of 100sq.m. per plot - each being over 150sq.m.
3. The flanks of the dwellings are isolated from the boundaries by 1m., again, as required by adopted policy.
4. There are a mix of dwelling types in the area comprising houses, chalets and bungalows and a view-foil indicating these will be displayed at the meeting.

5. The site is served by a private sewer as no public sewer exists in this immediate vicinity.
6. The trees on the site are mainly fruit or ornamental species and, whilst attractive from a gardener's viewpoint, would not be considered as suitable examples for a Tree Preservation Order.
7. An existing bungalow at No. 8, Hillside Road is now being converted to a chalet under planning permission ROC/897/86.
8. The site lies opposite a run of seven houses.
9. Houses abut the western flank boundary of the site which front Woodside Road.

Consultations:

Hockley Parish Council - objects and makes following observations :-

- (i) aggravate existing traffic problems onto Main Road;
- (ii) no details of connection to the main sewer;
- (iii) out of keeping with neighbouring properties;
- (iv) loss of light and visual amenity to properties in Woodside Road;.
- (v) no indication of trees to be felled;
- (vi) note public concern.

Hockley Ratepayers Association - objects on grounds of overdevelopment, detrimental to street scene, heavy vehicles will destroy road surface.

County Surveyor - no objection subject to the imposition of Conditions 4 and 7 and garages siting a minimum of 6m. from highway boundary.

Anglian Water - no objections.

Neighbour Representations:

Number Notified - 12;

Number of Replies - 40 from 37 residences in addition to petition signed by 72 people from 48 residences.

Material Planning Objections:

- cramped appearance;
- out of character;
- loss of trees;
- damage to road maintained by residents;
- overdevelopment;
- inadequate sewer facilities;
- loss of privacy/overlooking.

Addresses:

"Faire Vista", "Form", "Lapad", "Santis", "Oaklands", Bullwood Approach.

29, Hockley Road.

1, 3, 4, 5, 6, 7, 9, 11, 12, 14, 15, 16, 18, 19, 21, 23, 25, 27, 29, Hillside Road.

2, 3, 4, 5, "Foxlea", "Hillgarth", "Holly House", "Newlands", "Wedgewood", "Weston", "Windrush", "Woodhouse", Woodside Road.

31. ROC/748/87 GREAT WAKERING

FRIENDS FARM, SHOEURY ROAD, GREAT WAKERING

Erection of 12 polythene tunnel greenhouses.

Mr. F. Vasile, c/o Abbotts (East Anglia) Limited,
22, South Street, Rochford, Essex.

REPORT:

The application proposes the erection of 12 tunnels, each measuring 8.22m. x 37.64m. A previous application for the erection of 20 tunnels was refused in May this year on grounds of visual impact within the Green Belt. It is considered that this new proposal involving revisions to the number and siting of the tunnels does not overcome the previous objections. Negotiations are taking place with the applicant on reducing the scale of the proposal, the form of structures involved and their siting. A verbal report on the outcome of these negotiations will be presented at the meeting. If a more acceptable scheme can be achieved, the Committee will be requested to delegate determination of the application to the Director of Development.

DELEGATED PLANNING DECISIONS - 17th DECEMBER, 1987.

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

APPROVALS

- ROC/390/87 Add two storey rear and side extensions and porch to front at The Cottage, 31, Hawkwell Chase, Hawkwell - Mr. C. V. Thompson.
- ROC/506/87 Demolish existing bungalow and erect new dwelling at 206, London Road, Rayleigh - Mrs. T. N. Gunn.
- ROC/631/87 Construct side and rear dormers at 18, Oxford Road, Rochford - E. D. Moses.
- ROC/701/87 Proposed extensions of first floor level to provide two bedrooms at 19, Hamilton Gardens, Hockley - Mr. J. Wilhelmy.
- ROC/711/87 Add ground floor side and two storey rear addition at 2, Burrells Cottages, Church Road, Rawreth - Mr. D. Costen.
- ROC/725/87 Erect side and rear extensions at 124, Clarence Road, Rayleigh - Mrs. C. Brealey.
- ROC/728/87 Construct ground floor side extension at 36, Folly Lane, Hockley - T. R. Granger.
- ROC/730/87 Erect ground floor rear extension at 30, Hamilton Gardens, Hockley - Mr. & Mrs. Evans.
- ROC/746/87 Construct first floor rear extension, demolish garage and construct ground floor side addition and car port and add porch to front at 31, Bullwood Road, Hockley - Mr. P. Lockard.
- ROC/747/87 Construct porch at 25, Mayfield Avenue, Hullbridge - Mr. T. J. Bracken.
- ROC/749/87 Provide bay window to front at 195, Plumberow Avenue, Hockley - Mr. Blaxland.
- ROC/752/87 Construct rooms in roof and provide a ground floor rear extension at 52, Cotswold Avenue, Rayleigh - C. Chenery.
- ROC/754/87 Erect garden shed at 1, Thorington Road, Rayleigh - D. J. Mancktelow.
- ROC/758/87 Add front porch at 1e, Leslie Road, Rayleigh - John Walton.
- ROC/759/87 Add front porch at 1f, Leslie Road, Rayleigh - Keith James Hodge.
- ROC/763/87 Construct porch at 139, The Chase, Rayleigh - Mr. K. D. Blythe.
- ROC/771/87 Provide pitched roof to existing porch and carport at 23, Fountain Lane, Hockley - Mr. & Mrs. R. J. Dooley.

APPROVALS (Cont.)

- ROC/783/87 Add two storey side extension at 25, Burnham Road, Hullbridge - Mr. I. Austin.
- ROC/787/87 Add new shop front at 50, Eastwood Road, Rayleigh - Double Happiness Takeaway.
- ROC/806/87 Add new roof to allow rooms in roof at 21, Downhall Road, Rayleigh - P. Hopkins.
- ROC/807/87 Add single storey extensions to front and rear and add front porch at 18, Canute Close, Canewdon - Mr. J. Ralph.
- ROC/820/87 Extension to garage at 21a, Clifton Road, Ashington - Mr. B. Gothard.
- ROC/821/87 Convert bungalow to chalet and add rear extension with conservatory at 17, Golden Cross Road, Ashington - Mr. & Mrs. J. Haslam.
- ROC/844/87 Add porch at 2, Kensington Way, Hockley - I. Yeldham.
- ROC/854/87 Erection of 2 metre high brick boundary wall and close boarded gates at 24, Barbara Close, Rochford - P. R. Cass.
- ROC/859/87 Add rear extension, double garage and porch at Pelton, Hyde wood Lane, Ashington - Mr. A. J. Morley.
- ROC/861/87 Change of use of adjoining land to provide extension to existing public garden at The Victory Public House, Ashington Road, Ashington - Grand Metropolitan Estates.
- ROC/862/87 Construct porch and canopy to front at 17, Moons Close, Ashington - Mr. N. Drayton-Thomas.
- ROC/870/87 Erect rear extension and add double garage at 252, Wakering Road, Great Wakering - M. Bell.
- ROC/904/87 Add dormer window to rear at 12, Brook Close, Rochford - Mr. & Mrs. G. Smith.
- ROC/905/87 Raise ridge of roof and extend bungalow to rear incorporating dormer windows to form chalet at 110, Main Road, Hockley - Mr. & Mrs. D. Parkhurst.
- ROC/908/87 Add two storey rear extension at 42, Conway Avenue, Great Wakering - Peter Styles.
- ROC/928/87 Rear extension at 22, Uplands Park Road, Rayleigh - Mr. K. Lawson.
- ROC/460/85/2 Erect three houses. (Details) at Adj. 28, 30 & 41, Knivet Close, Rayleigh - Tom Spraggon Builders.
- ROC/756/87 Construct Garage at 10, Latchingdon Close, Rayleigh - Mr Smith.
- ROC/770/87 Add two storey side addition to provide carport and bathroom at 45, Hawkwell Chase, Hawkwell - C & E Constructions

APPROVALS (cont.)

ROC/793/87 Add Garage at 38, Tillingham Way, Rayleigh. -
Mr Wright.

ROC/816/87 Construct Ground floor rear extension at 44 Nelson
Road, Rayleigh - Mr Charman

ROC/824/87 Erect ground floor rear extension at 36, Richmond Drive,
Rayleigh - Mr Munden.

REFUSALS

ROC/529/87 Use land to site metal container for storage of
scout equipment at Land Connaught Road, Rayleigh.
(East side, adj. rear garden Oak Lee Croft, Warwick
Road) - Church Council.

Reasons: 1) Excessive development in the M.G.B.
 2) The proposed container will detract from
 the appearance and character of the land
 and surrounding countryside.

ROC/695/87 Add ground floor rear extension at 470, Ashington Road,
Rochford - A. Simmons.

Reason: Overlooking.

PLAN NO.	ADDRESS	DESCRIPTION
87/318A	Rectory Avenue, Lascelles Gardens and Princess Gardens, Ashington.	Erection of 15 bungalows and garages.
87/353A	20, Elizabeth Close, Hawkwell.	Add garage to side of house.
87/485A	Rookwood, Hall Road, Rochford.	Extensions and alterations.
87/650A	Plots 7, 8 and 9, Land off Woodlands Road, Hockley.	Erect three detached houses with garages.
87/720A	158, Ferry Road, Hullbridge.	Addition of dormer room.
87/725A	53, Alexandra Road, Rayleigh.	First floor lounge extension and convert garage to playroom.
87/775A	Rear of 21 and 23, Victoria Road, Rayleigh.	Erect two detached bungalows and garages with private drive.
87/799A	12, Burrows Way, Rayleigh.	Extension.
87/831A	9, Mortimer Road, Rayleigh.	Additions.
87/845A	162, Little Wakering Road, Little Wakering.	Two storey extension, room in roof, and roof alterations.
87/873A	40, Goodsworthy Drive, Great Wakering.	Two storey side extension.
87/892A	Brenham Farm, South Fambridge.	Bedroom addition.
87/893A	Unit 10, Brook Road Industrial Estate, Rayleigh.	Construction of internal office and toilets.
87/911A	142, Downhall Road, Rayleigh.	Demolition of extension and rebuild new extension.
87/919A	8, Southwood Gardens, Eastwood.	Rear extension and internal w.c.
87/921A	15, The Hylands, Hockley.	Single storey rear extension and new front canopy/porch.
87/944A	23, Fountain Lane, Hockley.	Remove existing flat roof over carport and replace with pitched roof.
87/945A	11, Chase End, Rayleigh.	Alterations and additions.
87/947A	29, Bellingham Lane, Rayleigh.	Alterations in conjunction with use as offices.
87/949A	47, Hamilton Gardens, Hockley.	Side extension.

PLAN NO.	ADDRESS	DESCRIPTION
87/950	50, Eastwood Road, Rayleigh.	New shopfront.
87/951	236, Ashingdon Road, Rochford.	Rear extension.
87/954	Ming Wah, 14, Spa Road, Hockley.	Re-alignment of shopfront.
87/962	Rawreth Industrial Estate, Rawreth Lane, Rayleigh.	Erection of factory.
87/971	15, Weir Gardens, Rayleigh.	Kitchen extension.
87/975	3, Newton Hall Gardens, Rochford.	Dormer additions.
87/982	44, Nelson Road, Rayleigh.	Rear extension and alterations.
87/986	21A, Clifton Road, Ashingdon.	Extension to garage.
87/992	Plot 37, Rectory Avenue, Ashingdon.	Erection of bungalow and garage.
87/1009	12, Copelands, Ashingdon.	First floor extension over existing garage.
87/1014	7, Warren Close, Rayleigh.	Demolition of garage and rebuild rooms in roof.
87/1024	3, Albert Road, Rayleigh.	Additions.
87/1025	8, Macintyres Walk, Ashingdon.	Porch and sitting room extension.
87/1032	43, Twyford Avenue, Great Wakering.	Single storey rear extension.
87/555A	8, Blower Close, Rayleigh.	First floor and two storey rear extension.
87/822A	Rochford D.C. Computer building, off back lane, Rochford.	Alterations and extensions to building.
87/987	41, The Paddocks, Rayleigh.	Rear Extension.
BN.87/1114	3, Paignton Close, Rayleigh.	Cavity wall insulation.
BN.87/1124	33, Hamilton Gardens, Hockley.	Cavity wall insulation.
BN.87/1119	33, Hill Lane, Hawkwell	Single storey rear extension.
BN.87/1120	136, Plumberow Avenue, Hockley.	Garage extension.

PLAN NO	ADDRESS	DESCRIPTION
BN.87/1121	47, Alexandra Road, Great Wakering.	Re-roof.
BN.87/1122	6, The Priors, Hullbridge.	Alterations to form w.c.
BN.87/1123	23, Middlemead, Rochford.	Form opening.
BN.87/1132	23, Measons Mead, Rochford.	Cavity wall insulation.
BN.87/1133	Birch Farm, 14, Main Road, Hockley.	Cavity wall insulation.
87/915A	51, Ferry Road, Hullbridge.	Loft conversion.
87/837A	59, Woodlands Road, Hockley.	Erect two houses.
87/390A	Clovelly, Chelmsford Road, Rawreth.	Erect detached building.
87/969A	19, Pudsey Hall Lane, Canewdon.	Alterations and extensions.
87/1008	23, Oakleigh Avenue, Hullbridge.	Bay window, doors and porch canopy to front.
87/1028	Unit 19, Sirdar Road, Brook Road Ind. Est. Rayleigh.	General alterations.
87/1040	20, Roach Avenue, Rochford.	Single storey rear extension and internal alterations.
87/1043	22a, Central Avenue, Rochford.	Extension to first floor at rear.
87/1052	19, Pudsey Hall Lane, Canewdon.	Re-roofing and tiling of existing property.
87/1058	82, Ferry Road, Hullbridge.	Front kitchen extension, porch and toilet.
87/1065	24, The Limes, Rayleigh.	Single storey rear extension.
BN 87/1161	Beeches Wood, Woodside Road, Hockley.	Rooms in roof space to provide bedroom, shower room.
87/436A	Ragstone Lodge, Stambridge Road, Great Stambridge	Alterations and extensions
87/835A	19 Teignmouth Drive, Rayleigh	Single storey rear extension
87/990A	Unit 20, Imperial Park Ind. Est. Rawreth Lane, Rayleigh	Erection of offices in part of warehouse
87/997A	33, Cagefield Road, Stambridge	Loft Conversion
87/1030	14, Queens Road, Rayleigh	single storey rear extension

PLA. NO.	ADDRESS	DESCRIPTION
87/1103	26, Goldsworthy Drive, Great Wakering	Conversion of garage into study
87/1105	28, Russet Way, Hockley	Single storey rear extension
BN 87/1176	1, Holt Farm Way, Rochford	Kitchen Extension
87/917A	24, The Paddocks , Rayleigh	Rear Extension
87/1042	Nine Acres Farm , Flemming Farm Road, Eastwood	Erection of Garage
87/1028	263 Ferry Road, Hullbridge	General Alterations
87/1023	6 Link Road, Rayleigh	Provision of New First Floor
87/1022	Unit 23, Brook Road, Ind. Centre Brook Road, Rayleigh	Temporary shelving Mezzanine - storage rooms in roof
bn 87/1209	103 Ferry Road, Hullbridge	alter flat roof over garage to pitch roof
BN 87/1196	2 Roding Close, Gt. Wakering	Change perspex roofing material to three-layer felt roof on existing car port
87/1015A	19, Newton Hall Gardens, Ashingdon	Ground and first floor extensions
BR 87/1113	35, Barling Road, Barling Magna	proposed alterations and additions
87/1063	81, Alexandra Road, Great Wakering	Toilets extension
87/1101	Gospel Mission, Hall, 382 Lt. Wakering Road, Lt Wakering	Proposed additions
87/1050	36 Albert Road, Ashingdon	Dormer on the rear elevation
87/1071	15, Burnham Road, Hullbridge	Conversion of Garage into Livingroom
87/1102	24A, Bull Lane, Rayleigh	to build Porch & Garage
87/1056	112, Ashingdon Road, Rochford	Two storey rear extension
87/428A	10 Moons Close, Ashingdon	Extend lounge/diner and bedroom.
87/1110	1, Upper Lambricks, Rayleigh.	Rear addition.
87/112	173, High Street, Great Wakering.	Alterations and additions.
87/1051	29, Wedgewood Way, Ashingdon.	Add rear extension.
	31, Oak Walk, Hockley.	

DELEGATED & CUSING REGULATIONS DECISIONS

1990 MAY 12 XXXXXXXXXXXX

DATE: 17.12.87

PLAN NO.	ADDRESS	DESCRIPTION
87/629A	318, Eastwood Road, Rayleigh.	Add rear extension.
87/1048	37, Purleigh Road, Rayleigh.	Add single storey rear extension.
87/1083	52, Gladstone Road, Hockley.	First floor extension.

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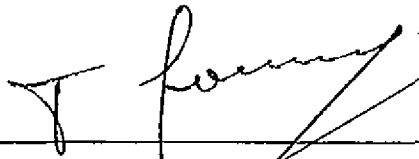
PLAN NO.	ADDRESS	DESCRIPTION
87/956	Ming Wah, 42, Spa Road, Hockley.	Canopy to front of shop.
87/959	The Anne Boleyn P.H. Rochford.	Alterations & extensions to public hse and restaurant.
87/965	68/74, Downhall Rd., Rayleigh.	Fourteen flats.
87/967	38, The Chase, Rayleigh.	Single storey rear extension.
87/969	19, Pudsey Hall Lane, Canewdon.	Alterations and extensions.
87/972	34, Hatfield Road, Rayleigh.	Rear extension to lounge conservatory and N.C.
87/973	9, Tudor Way, Hawkwell.	Front and side extension.
87/974	Adj. and rear of 60, Avondale Road, Rayleigh.	New Estate road & 7 detached houses.
87/988	8, Exhibition Lane, Gt. Wak.	Kitchen and bedroom addition.
87/996	1b, Thorpe Road, Hawkwell.	Side rear & front extensions alts. to dormers.
87/977	11, Barbara Close, Rochford.	Shower room in roofspace.
87/978	1a, Knivet Close, Rayleigh.	Two storey front extension.
87/983	Rear of 16 & 18, Harewood Ave. Rochford.	Two three bedroom bungalows & garages.
87/989	Three Bays Farm, Lark Hill Rd. Canewdon.	Single storey side ext. to existing bungalow.
87/990	Unit 20, Imperial Pk. Ind. Est.	Erection of offices in part of warehouse.
87/991	325, Eastwood Rd., Rayleigh.	First floor rear extension.
87/994	28, Gt. Wheatleys Rd., Rayleigh.	Extensions and alterations.
87/995	6, Church Road, Barling.	Erection of detached chalet.
87/997	33, Cagefield Road, S. bridge.	Loft conversion.
87/999	447, Ashingdon Road, H. well.	Second storey extension room in roof.
87/1000	Rawreth Ind. Est. Rawreth Lane, Rayleigh.	Workshop for motor repairs.
87/1001	Golden Cross site, Ashingdon Road, Rochford.	New development consisting of shops and flats.
87/1010	6, Clarks Cottages, Rawreth Lane, Rayleigh.	Extension and alterations.
87/1011	25, The Chase, Rayleigh.	Install new toilet in rear of garage and extend garage.

XXXXXXXXXX REFERENCE

DATE 17.12.87

	ADDRESS	DESCRIPTION
87/1012	16, Fountain Lane, Hockley.	Rooms in roof.
87/1015	35, Barling Road, Barling Magna.	Ground and first floor extensions.
87/1018	Macs Garage, 239-243, Eastwood Road, Rayleigh.	Reconstruction of fire damaged building.
87/1019	Land at Knivet Close, Rayleigh.	Erection of three detached houses.
87/1020	Site at Hillside Avenue, Hockley.	Erect bungalow.
87/1021	7, Helena Close, Hawkwell.	Alterations to roof - new dormers and new two storey extension.
87/1026	Old White Horse P.H., 39/41, High Street, Rayleigh.	Removal of chimney stack in bar area.
87/1027	Seawing Flying Club, Eastern Perimeter Road, Southend.	Replace existing portable building with similar but newer portable building.
87/1034	40, Weir Pond Road, Rochford.	Internal alts. & provision of new lean-to to Pipe Store.
87/1041	Squirrels, Hillside Road, H. Ley.	Two detached houses and garages.
87/1046	138a, Downhall Road, Rayleigh.	First floor extension and new dormers.
87/1035	Macs garage, 239-243, Eastwood Road, Rayleigh.	Mezzanine floor for storage use.
87/1055	2A, Bedford Close, Rayleigh.	Side and first floor extension.
87/1059	The Trunions, Millview meadows, off East Street, Rochford.	Erection of eight detached dwellings.
87/1060	116, Rectory Road, Rochford.	Erection of chalet type house and single garage.
87/1064	44, Daws Heath Road, Rayleigh	Single storey side extension and side garage.
87/1070	26, Lower lambricks, Rayleigh.	Add two storey rear extension.

CHAIRMAN



DATE 21/1/88

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