

Planning Policy Sub-Committee – 4 August 2006

Minutes of the meeting of the **Planning Policy Sub-Committee** held on **4 August 2006** when there were present:-

Chairman: Cllr P A Capon

Cllr T G Cutmore
Cllr A J Humphries
Cllr J M Pullen

Cllr P R Robinson
Cllr Mrs M J Webster

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black and J R F Mason.

SUBSTITUTES

Cllr P F A Webster

OFFICERS PRESENT

S Scrutton	- Head of Planning and Transportation
A Meddle	- Team Leader (Local Plans)
J Firth	- Assistant Planner (Policy)
S Worthington	- Committee Administrator (am)
J Bostock	- Principal Committee Administrator (pm)

1 TERMS OF REFERENCE

The Sub-Committee noted its terms of reference.

2 ROCHFORD DISTRICT REGULATION 25 CORE STRATEGY

The Sub-Committee considered the report of the Head of Planning and Transportation, originally presented to the Planning Policy and Transportation Committee, seeking Members' views on the draft Rochford District Core Strategy. Members appraised the draft Rochford District Core Strategy on a page by page basis and made the comments and amendments set out below.

Page 1

Paragraph 1.4

The percentage quoted for the number of unemployed within the District should be verified.

Page 2

Paragraph 1.7

Second sentence to read: "The Park School site, on the western edge of Rayleigh, is currently being developed."

Paragraph 1.8

Final sentence to read: "Such opportunities have to be considered against the restrictive Green Belt policies that apply within the District."

Page 3

Paragraph 1.9

Officers to check with County Highways the issue of heavy lorry routes in the District, given the development at Wallasea Marina and the Anglian Water proposals for Stambidge Sewage Treatment Works, and to update this paragraph, if necessary.

Page 5

Paragraph 2.5

The second and third sentences should be re-worded to reflect that the Strategic Area Review had been published, with associated findings, some time ago.

Page 6

Paragraph 2.9

Specific reference should be made to bird watching, in the context of the Council's tourism strategy.

Page 8

The box at the bottom of the page should be updated in due course to take account of the finalisation of the East of England Regional Spatial Strategy, which was currently in draft form. In the meantime, however, this text should include a note indicating what stage the East of England Plan is at.

Pages 12 and 14

The aerial photographs on these pages should be replaced with higher quality photographs.

Paragraph 4.3

Photographs of the managed retreat project at Wallasea should be included in order to illustrate issues relating to sustainability and bird watching.

Page 18

Paragraph 4.5.2

The first sentence should be re-worded to include a specific figure, together with a date on which this data was provided.

Paragraph 4.5.3

Second sentence to be re-worded for the sake of clarity and the glossary to include explanation of the term "windfall sites". The final sentence to end after '...environment', ie delete the words "and is not considered a priority".

Page 19

Paragraph 4.5.4
correct typo in a) “vis-à-vis”

Paragraph 4.6
This should include a statement about rising water levels within the district and the potential for flooding associated with general climate change.

Paragraph 4.6.2
Include at the end an example of a remaining Green Belt settlement.

Page 21

Paragraph 4.7.4
The aspirational level of affordable housing was felt to be a very high target, set as it was at 40%.

Paragraph 4.7.6
Third sentence to read: “Once the level of need is established, the Council may be required to allocate land...”

Page 24

Paragraph 4.9.1
Reference to be made to the Essex Design Guide.

Page 27

The photograph illustrating effective landscaping should be replaced with one that appears more wheelchair friendly.

Page 31

Paragraph 4.13.6
To include reference that builders should be encouraged to build new homes with solar energy panels and rain water retention. The policy should include guidance on underground housing and how this might impact on the Green Belt.

Page 33

Paragraph 4.15.8 (d)
End of sentence to read “...provide clarity for these developments.”

Recommended to Planning Policy & Transportation Committee

- (1) That the draft Regulation 25 Core Strategy be approved, subject to Members' detailed amendments above, for consultation in line with the requirements of the Council's latest draft Statement of Community Involvement.
- (2) That consultation be undertaken in line with the above and the results of this reported to Members.
- (3) That authority be delegated to the Head of Planning and Transportation, in consultation with the Leader of the Council, to carry out minor amendments to the draft Regulation 25 Core Strategy to ensure consistency and correctness following public consultation in line with the requirements of the Planning and Compulsory Purchase Act 2004.

3 SUPPLEMENTARY PLANNING DOCUMENTS

The Sub-Committee considered the report of the Head of Planning & Transportation, originally presented to the Planning Policy & Transportation Committee, seeking Members' views on eight Supplementary Planning Documents (SPD) that the Council was committed to producing.

Officers circulated to Members a list of changes that would be incorporated into the SPDs and which took account of comments that had been received to date by Members of the Council. Members appraised the draft SPDs on a page by page basis and made the comments and amendments set out below.

Supplementary Planning Document 1 – Educational Contributions

Page 3

Paragraph 1.1

Delete "seek to" from first sentence.

Paragraph 2.1

Delete "usually" from the third sentence. Final sentence should read: "Educational requirements may be acceptable if they are directly related to the development proposal, the need for them arises from its implementation and they are related in scale and kind."

Paragraph 2.2

Delete "are worded to" and "how they should relate" from second sentence. Delete "therefore" from third sentence.

Page 4

Paragraph 2.3

Replace "with respect to" with "for" in the first sentence. Delete final sentence.

Policy EC1

Delete “it has been demonstrated that” in first sentence.

Paragraph 3.1

Final sentence to be re-worded for the sake of clarity.

Paragraph 3.2

Delete “however” in second sentence.

In response to a Member enquiry relating to County Council records of educational contributions, officers confirmed that they would request that Members be provided with data relating to the receipt of educational contributions made by developers within the District and County-wide and on expenditure of such contributions. The County Council would be asked to provide an annual update to District Members on educational contributions.

Officers further confirmed that the figures provided on page 10 of the document, relating to the costs of providing additional school places, had been provided by the County Council.

Supplementary Planning Document 2 - Housing Design

Page 2

Policy HD1 (ii)

”substantial” to be retained.

Remove the word “communal”.

Page 4

Item (g) of Policy HD2

Replace the word “should” with “will” and remove the word “hard” in the first line.

Item 5 – Gated Communities

Remove this item on the basis that it is too imposing.

Policy HD3

Replace the words “will be expected” with “may be permitted” in the last sentence.

Policy HD4

Replace the words “shall ordinarily” with the word “must” in the first line.

Page 5

Policy HD4 – Item C

Introduce a plain English reference to the considerations.

Identify that, for avoidance of doubt, a conservatory is classified as an extension.

Policy HD5

Remove the word “normally” from the third line.

Page 6

Officers report to a future meeting of the Sub-Committee on the possibility of referencing to building lines in planning applications wherever possible.

Page 7

Policy HD6

Remove the words “where possible” from the penultimate line and the word “normally” from the final line.

Paragraph 11.1

Remove the words “wherever possible” from the penultimate line.

Page 8

Policy HD8

Replace the words “resisted in housing schemes” with the words “not accepted” in the final bullet point.

Paragraph 14.1

Remove the word “reasonable” in the penultimate sentence.

Page 9

Policy HD9

Remove the word “properly” from the final sentence.

Paragraph 15.3

Remove the word “considered” from the first sentence.

Paragraph 15.4

Remove the word “normally” from the penultimate sentence and the words “for example” from the final sentence.

Page 10

Paragraph 16.3

Replace the word “the” with “a”.

Paragraph 16.4

Remove the words “it is expected that” from the first line.

Paragraph 16.5

Remove the words “considered as” in the final line.

Paragraph 16.7

Replace the word “ameliorate” with “reduce”.

Page 11

Paragraph 17.1

Replace the words “were usually” with the word “are” in the first line.

Page 12

Paragraph 18.3

Remove the final sentence.

Paragraph 18.4

Remove the word “appropriate” in the final line of the first paragraph.

Add and recycling’ after refuse and remove the words “expected to be” from the first line of the second paragraph. The Head of Planning & Transportation to include reference to buggies.

Paragraph 19.1

Replace the words “will wish to” with “must” and delete the word “therefore” from the final sentence. The Head of Planning & Transportation to include reference to bicycles.

Page 13

Paragraph 19.3

Remove the word “unreasonable” from the first line.

Paragraph 19.4

Add the words “and recycling” after refuse and remove the words “adequately” “the” and “of the location”. The Head of Planning & Transportation to provide an alternative to the term “adequately”.

Supplementary Planning Document 3 - Playing Pitch Strategy

Page 3

It was noted that any concerns about the substandard provision of pitches could be considered through the Allocations Development Plan Document. It was also noted that Policy PP7 provided that any planning application for new playing pitch facilities should demonstrate an adequate level of accessibility to the site by sustainable forms of transport.

The Head of Planning & Transportation confirmed that the Grant Search software could be utilised to identify whether any monies are available for the financing of pitch provision. It was noted that the County Council had a Community Fund.

Page 4

Paragraph 2.5

Remove the words “in order to maximum their possible use” from the first line and replace the words “should be” with “are”.

Page 6

Policy PP6

Replace the words “are likely” with the word “will” in the final sentence of the first paragraph.

Page 7

Paragraph 2.14

Remove the words “in order” from the final sentence.

Paragraph 3.3

Remove the words “In order” from the first line.

Page 8

Paragraph 3.5

Remove the words “In order” from the first line. Remove the word “to” from the second sentence. Remove the words “way of” from the bold.

Paragraph 3.6

Replace the word “the” with “their” and remove the words “of the facility” from the final line.

Paragraph 3.7

Remove the words “in some cases” and “the provision of” from the first sentence. Replace the word “their” with “they” from the third line of the second sentence.

The Sub-Committee observed that the playing pitch strategy document and its annexes was a good document.

Supplementary Planning Document 4 - Shop Front Security and Design

Page 5

Paragraph 3.4

Replace the word “should” with “must”.

Paragraph 4.4

Remove the words “In order” from the first line.

Page 12

Paragraph 7.1

Replace the word “should” with “must” in the second and sixth lines.

Page 13

Paragraph 8.3

Replace the word “should” with “will” in the first line.

The Sub-Committee observed that the sketches within the document were both useful and effective.

Page 16

Paragraph 12.2

Remove the words “when not in use” from the final line.

Page 18

Paragraph 15.1

Remove the words “in the case” and “therefore” from the final sentence.

Paragraph 15.2

Remove the words “serve to” from the first sentence. Remove the word “however” from the second sentence.

Page 19

Paragraph 16.4

Replace the word “should” with “will” in the first sentence. Remove the word “therefore” from the second sentence and the words “in this respect” from the third sentence.

Paragraph 16.5

Replace the word “should” with “must” in the second sentence.

Paragraph 16.6

Replace the word “should” with “must” in the first line.

Page 20

Paragraph 16.8

Replace the word “should” with “will” in the second sentence. Replace the word “it” with “advertising” in the final sentence.

Paragraph 16.9

Replace the word “should” with “must” in the final sentence.

Paragraph 16.10

Replace the word “should” with “will” in the final sentence.

Paragraph 16.11

Replace the word “should” with “must” in the final sentence.

Page 21

Paragraphs 16.12, 16.14 and 17.2

Replace the word “should” with “must” as they appear.

Paragraph 17.3

Replace the words “relating to” with the word “about” in the first line. The Head of Planning & Transportation to include reference to the Council’s website.

Supplementary Planning Document 6 - Design Guidelines for Conservation Areas

Page 2

The Sub-Committee agreed that, wherever possible, throughout supplementary planning documents officers should replace the word “should” with “must” where appropriate.

Paragraph 1.5

Replace the words “often” and “it is suggested that” with the word “can” in the second sentence.

Paragraph 1.6

Commence this paragraph with “There must be” and replace the words “prior to” with “before”.

Paragraph 2.1

Remove the words “detail on”.

Paragraph 2.3

Remove the word “also” from the second line.

Page 3

Paragraph 2.3

Remove the words “also” and “normally” from the final sentence.

Paragraph 3.1

Remove the words “In order” from the first line. Remove the word “often” and replace the word “desirable” with “essential” in the penultimate sentence.

Paragraph 3.2

Replace the word “norm” with “accepted” in the final sentence.

Page 4

Paragraph 3.3

Replace the words “Prior to” with “Before” in the first line. Remove the words “certain” and “level of” from the second sentence. The Head of Planning & Transportation to include appropriate information on the obtaining of advice.

Page 5

Policy CA3 Informative.

Remove the word “usually” from the second sentence.

Paragraph 4.1

Replace the words “five decades” with “fifty years” in the second sentence. Introduce the word “must” into the final sentence.

Page 6

Paragraph 4.6

Replace the word “should” with “must” and the word “aesthetic” with “visual” in the first line.

Policy CA6

The Head of Planning & Transportation to identify why plastic should be avoided and include a diagram of an ogee.

Page 7

Paragraph 4.8

Remove the word “will” from the first line. The Head of Planning & Transportation to include reasoning for this paragraph.

Policy CA8

Remove the words “expected as” from the first line and relocate the wording beyond the first sentence as an introduction to the Policy.

Page 8

Policy CA8 informative.

Replace the word “treatment” with “appearance”.

Paragraph 14.12

Remove the words “usually” and “normally” from the final sentence.

Policy CA9

The Head of Planning & Transportation to include a diagram relating to new dormers and give an example with regard to pitched roof types.

Page 9

Policy CA9 informative.

The Head of Planning & Transportation to include an indication of why dormer windows are mostly preferable to in plain roof lights.

The meeting commenced at 9.00 am and closed at 4.03 pm.

Chairman

Date