

Environment Overview & Scrutiny Committee – 18 March 2004

Minutes of the meeting of the **Environment Overview & Scrutiny Committee** held on **18 March 2004** when there were present:-

Cllr P K Savill (Chairman)
Cllr C A Hungate (Vice-Chairman)

Cllr C I Black
Cllr Mrs R Brown
Cllr P A Capon

Cllr T E Goodwin
Cllr K H Hudson
Cllr P F A Webster

VISITING MEMBER

Cllr M G B Starke.

OFFICERS PRESENT

S Scrutton - Head of Planning Services
J Bourne - Leisure & Contracts Manager
C Nicholson - Solicitor
S Worthington - Committee Administrator

ALSO ATTENDING

G Such - Serviceteam
D Lester - Serviceteam

136 MINUTES

The minutes of the meeting held on 11 February 2004 were approved as a correct record and signed by the Chairman.

137 SERVICETEAM UPDATE

Members considered the report of the Corporate Director (Finance & External Services) to which had been attached a progress report provided by Serviceteam on the progress of the refuse collection and street cleansing contracts in Rochford.

In response to Member questions it was noted that:-

White Goods

- There were collection dates for unwanted white goods of approximately 6 weeks after telephone requests as a result of volume of calls for the service. Approximately 60 fridges and freezers are collected each week.

- Collections currently took place once a week, but it could be necessary to consider increasing collections to twice weekly to cope with the volume of demand.
- In the event of a pre-arranged white goods collection not taking place on the date booked, Serviceteam would collect the item the following day.
- The ansaphone service for residents to book a collection date should provide an instruction that, for reasons of health and safety, fridge and freezer doors should be removed prior to leaving them outside.
- All white goods should be left at residents' usual bin collection points. However, Serviceteam staff would collect goods from the homes of frail, elderly residents or those unable to carry such items to the collection points, on receipt of written requests.
- Serviceteam does provide a white goods disposal service for local business, at a cost.
- Under new legislation, yet to be introduced, unwanted electrical items fitted with plugs, such as television sets, could not be disposed of in domestic litter bins, but would have to be disposed of in a similar manner to white goods, ie, on special sites.

Refuse Collections

- Bins should not be left in the middle of the road or in driveways and therefore creating an obstruction for drivers, but should be left at the collection points. There had been some problems in this area, which were being closely monitored.
- Dry recycling is taken to Rainham, with green waste taken to Pitsea for composting.
- Generally, 95% of green waste collected is subsequently recycled.
- Serviceteam would be presenting detailed proposals for the expansion of recycling in the District to a meeting of the Recycling Sub-Committee next week.
- A missed bin was one that had not been picked up by Serviceteam; this was rare but occasionally happened if there was a new driver or crew.
- The refuse teams began work officially at 7.00 am.

Street Cleansing

- A monitoring officer would be sent to examine Lower Road in Hockley to assess what measures would be required to deal with litter deposits there.
- The Serviceteam contract included provision for litter to be cleared from the rose garden in Ferry Road, Hullbridge only during the week. Serviceteam would liaise with officers on the cost implications of clearing litter at weekends.

Resolved

That the report be noted. (CD(F&ES))

138 FUTURE OF THE ROCHFORD DISTRICT LOCAL PLAN

The Committee considered the report of the Head of Planning Services seeking Members' views on the arrangements for completing work on the Rochford District Replacement Local Plan and the preparation of the new Local Development Framework.

Mindful of the substantial financial resources required to continue work on the Second Deposit Local Plan and the running of the Local Inquiry, Members nevertheless were concerned about the risks associated with the transition between the Local Plan and the Local Development Framework. There was concern that developers might see an opportunity to seek approval for development proposals during this transition period. It was furthermore considered that the end date of 2021 for the Local Development Framework was too lengthy, as political changes during this time could lead to further changes in Planning Policy. It was therefore the general consensus of the Committee that a further report should be brought to the next meeting updating Members on the outcome of discussions with Go-East.

Resolved

That an update report be brought to the next meeting of this Committee for further discussion. (HPS)

139 EDUCATION CONTRIBUTIONS FROM RESIDENTIAL DEVELOPMENTS – DRAFT SUPPLEMENTARY PLANNING GUIDANCE

The Committee considered the report of the Head of Planning Services providing details of a draft Supplementary Planning Guidance Note on education contributions from new residential development schemes.

During debate, the following concerns were noted:-

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- This policy could lead to a distortion in future housing developments; the district requires smaller properties, but not dense developments. The policy, however, would seem to encourage bigger properties or dense developments.
- It was deemed unnecessary for there to be a differential between educational contributions for private housing, compared to those for social housing, which were higher.
- The pupil product factor for private flats should be the same (0.250) for both standard and high density development.
- The pupil product factors for private and social housing should be the same (0.250).
- The policy would encourage further increases in house prices.

Recommended to Environmental Services Committee

That, subject to the above comments from Members, the proposed Supplementary Planning Guidance regarding education contributions be approved for public consultation and that a report be brought back in due course. (HPS)

The meeting closed at 9.00 pm.

Chairman

Date