



**Rochford District
Council**

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1990

January - December

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Sunday Trading

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**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1990

September (Part 2)

ROCHFORD DISTRICT COUNCIL

Minutes of the Policy and Resources Committee

At a Meeting held on 25th September 1990 Present: Councillors R H Boyd (Chairman), C K. Bellman, C I Black, B.A. Crick, T. Fawell, D F Flack, J.A. Gibson, Mrs. H.L A Glynn, M.J Handford, Mrs. E.M. Hart, A J. Harvey, D.R Helson, Mrs S J Lemon, Miss B G.J. Lovett, C.R. Morgan, R.A Pearson, S A Skinner, R.E. Vingoe, Mrs L. Walker, P F.A. Webster, D.A Weir and D C Wood

Apologies: Councillor Mrs M Hunnabla.

Visiting: Councillor P A Beckers

486. MINUTES

Resolved that the Minutes of the Meeting of 17th and 19th July and Special Meeting of 18th September 1990 be approved as a correct record and signed by the Chairman subject to the final paragraph and the second recommendation of Minute 436 Area Service Points, being amended to read "the pro-rata allocation of seats"

487 MONITORING OF PERFORMANCE

(a) Policy and Resources Committee - Meetings of 20th February and 12th June 1990 and Special Meetings of 13th and 27th February and 30th May 1990.

(b) Extraordinary Council Meeting of 27th February 1990 and Meetings of 13th March and 19th June 1990

The Committee were satisfied that all necessary action had been taken Minutes 103/87(SEC), 471/89(HCSA), 659/89(SEC), 116/90(CE) and 337/90(SEC,T) were carried forward

488. MINUTES OF COMMITTEES

The Committee received the following Minutes:-

<u>Committee</u>	<u>Date</u>	<u>Minute Nos</u>
Planning Services	26th July 1990	457 - 465
Planning Services	6th September 1990	466 - 481
Special Development Services	11th September 1990	482

On Minute 482 - Highways Service Review: A Consultation Paper - The Committee were advised by the Chief Executive & Director of Finance that as a result of representations made by the agent authorities it seemed probable that there would be a further Meeting with the County Council in which it event it was

RECOMMENDED That the Council be represented by those same Members already nominated to attend the Meeting on 25th October 1990. (45)(SEC)

489 PANEL MINUTES

The Committee considered the appended Minutes containing the following recommendations.

Policy & Resources

Panel

Date

(A) Emergency Panel

5th September 1990

It was noted that Councillor J.A. Gibson had not been appointed as Vice-Chairman of the Panel but had Chaired the Meeting in the absence of the Chairman of the Council

On Minute 6: Emergency Communications, it was agreed to substitute Councillor B.A. Crick for Councillor Mrs. L. Walker to attend the communications seminar.

RECOMMENDED (1) That the Assistant Chief Executive be authorised to implement arrangements on the lines indicated in the report, for inclusion in the Council's Emergency Plan, with an Emergency Team structure as set out in Appendix 1.

(2) That arrangements be made for the appropriate levels of training for staff in order to meet the requirements of the Emergency Plan

(3) That a revised Emergency Plan incorporating the methods of operation and staffing structure of the Team members be submitted to the Emergency Panel in due course. (ACE) (Minute 3 - Emergency Planning Team)

(4) That the Emergency Planning Officer investigate the extension of the Riverwatch Scheme to the areas of Battlesbridge and South Fambridge and report to a future Meeting of the Emergency Panel (Minute 5 - Riverwatch Update)

(5) That subject to the availability of places, Councillors C K Bellman, B A Crick, J A Gibson and R A Pearson and Mr D Wallace (Rochford Civil Aid) be authorised to attend the communication seminar on 8th November 1990

(6) That the County Emergency Planning Officer be requested to submit a report upon the recent communications exercise involving local parishes. (ACE) (Minute 6 - Emergency Communications)

(7) That representations be made to the Essex County Council -

- (i) expressing this Council's extreme concern at the several recent reported incidents of the uncontrolled tipping of dangerous or hazardous substances at waste disposal sites within the County, including sites within the Rochford District, and
- (ii) asking that the County Council should review and advise this Council upon its control and inspection arrangements to ensure that an appropriate level of management is introduced and maintained to prevent the illegal depositing of dangerous or hazardous substances. (ACE) (Minute 7 - Incident at Wakering Refuse Tip)

(B) Group Leaders Panel

17th September 1990

Policy & Resources

The Chairman of the Policy and Resources Committee noted an invitation from the Opposition Group Leaders to attend future Meetings of the Panel with a view to expediting the business of his Committee

RECOMMENDED That the Conventions detailed in the Appendix be adopted by the Council and form part of the Members' Handbook (4500)(SEC) (Minute 2 - Terms of Reference and Conventions)

The Committee noted that the Minutes of the Twinning Sub-Committee held on 19th September and the Personnel Sub-Committee held on 20th September would be reported to their next Meeting

490 GRANT AID TO OUTSIDE BODIES - CLOSURE OF LAMSAC (Minute 338(11)/90)

Further to his report on this matter to an earlier Meeting consideration of which had been deferred to clarify if this Council had a legal obligation to make the contribution requested, the Treasurer reported on Counsel's opinion which had been obtained by the Association of District Councils in the light of which it was

RECOMMENDED That a contribution be made to the ADC in the sum of £1,168 00 towards the costs involved in the closure of LAMSAC (1531)(T)

491. NATIONAL NON-DOMESTIC RATING - CHARITABLE RELIEF (Minute 215/90)

NOTE Councillor Miss B G J Lovett declared a non-pecuniary interest in this item by virtue of chairmanship of the Crouch Valley District Scouts and Councillor D.F Flack by virtue of former involvement with angling activities but they remained in the Meeting and participated in the discussion and voting thereon.

The Committee considered further applications for Charitable Rate Relief for 1990/91 and subsequent years under the provisions of Sections 43, 47 and 48 of the Local Government Finance Act 1988 as set out in the appended report and Addendum thereto of the Treasurer. Members asked that more detailed information be supplied in future about membership fees

RECOMMENDED (1) That the levels of discretionary Rate Relief set out in the schedule be approved.

(2) That future reports contain more detailed information regarding the level of membership fees (31758)(T)

492 STANDING APPROVED LIST OF CONTRACTORS (Minute 122/89)

The Head of Environmental Services reported that following a comprehensive review in 1989 of the list of approved contractors which was maintained in accordance with Financial Standing Order 4.4(b) it was considered appropriate to extend its scope to include 26 engineering contractors subject to satisfactory technical and financial references

RECOMMENDED That the companies detailed in the Appendix be added to the Standing Approved List of Contractors subject to receipt of satisfactory technical and financial references. (647)(HES)

Policy & Resources

493. CYCLE OF MEETINGS (Minute 254/90)

The Secretary to the Council reported that the Cycle of Meetings for 1990/91 had been amended to reflect changes made by Council to the structure of Sub-Committees and Panels. The Chairman reminded Members that an additional Cycle of Meetings was proposed for December to deal with the formulation of the Budget and those dates were agreed.

RECOMMENDED That the revised Cycle of Meetings for 1990/91 as amended by the additional Meetings referred to above be adopted. (856)(SEC)

494 REVISION OF STANDING ORDERS (Minute 430 and 437/90)

The Secretary to the Council advised Members that production of new Model Standing Orders by the Department of the Environment to take account of the many changes proposed in the Local Government and Housing Act 1989 had been deferred, but some of those changes were already in force and a number of revised working arrangements had been agreed by the Council. The Committee considered that rather than await the outcome Council should amend its existing Standing Orders so that the new procedures could be clearly understood and accepted the necessary amendments as set out in the Appendix to this Minute. Members noted that it would be the intention to publicise the new arrangement for question time at Council Meetings so as to bring it into effect as from the November Council Meeting. The Secretary to the Council would also include reference to Public Question Time within the summary of public rights regarding Agendas and Meetings which he was statutorily required to maintain.

RECOMMENDED (1) That the amendments to Standing Orders as set out in the Appendix to this Minute be approved

(2) That arrangements be made to publicise Public Question Time to enable the system to take effect in the October cycle (4500)(SEC)

495 AREA LIAISON/PARISH INTERFACE

The Chairman had asked for an item to be included to enable the Council to consider whether there would be benefit in meetings between the elected representatives of different authorities within the District. By way of introduction he advised the Committee that his Group had already made their own arrangements for Chairmen of all spending Committees to meet on an informal basis with representatives of the various Parish Councils on 8th October 1990 in the Freight House. For the future he saw advantage in periodic liaison between the District Council and the Parishes and Members concurred with that suggestion on the basis that such an event should be held twice a year and should include all elected representatives within the District. As regards the forthcoming meeting the Chairman accepted a suggestion that the Chairman of the Planning Services Committee should be invited to attend also.

RECOMMENDED That arrangements be made for informal liaison Meetings between the Council and other elected representatives within the District to take place on a twice-yearly basis (5733)(ACE)

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Policy & Resources

496 PARISH COUNCIL FUNCTIONS - AREA COMMITTEES FOR RAYLEIGH (Minute 438/90)

The Committee had before them the appended joint report of the Secretary to the Council and the Treasurer on the cost and specific functions involved if an Area Committee were introduced to discharge the powers of Parish Councils for Rayleigh

The Chairman asked Members to note that there were 16 Rayleigh Members, and that the cost quoted in the report was estimated on the basis of one Meeting per cycle whereas he envisaged quarterly Meetings would be sufficient thereby reducing the cost to £2,000 per year. It was moved from the Chair and duly seconded:

- (i) that arrangements be made for quarterly Meetings of an Area Committee for Rayleigh for a trial period of one year;
- (ii) that such Meetings be serviced solely by a Committee Clerk;
- (iii) that there be no delegated powers to the Area Committee,
- (iv) that Members of the Rayleigh Consultative Committee be invited to attend Meetings of the Area Committee to participate in the proceedings but not to vote

The Chairman said the purpose of the Area Committee would be to discuss those items mentioned in the second paragraph of the report, to formulate views thereon and to appraise spending Committees accordingly

The Committee rehearsed the argument for and against the proposition. Some Members supported it on the basis that Rayleigh merited a Parish Council and that pending a response from the Boundary Commission an Area Committee could function as an interim arrangement and provide a focal point for discussion of local issues.

Other Members whilst in the majority of cases supporting the concept of a Parish Council for Rayleigh considered that any such provision should await the outcome of the submission to the Boundary Commission. In any case they saw the functions of District and Parish Councils as being distinct and separate as reflected in the electoral arrangements and the Parish precept. They were opposed to the concept of certain Members being formed into a Committee on a geographic basis as being in conflict with the purpose of the Authority which was to serve the whole District. An Area Committee as proposed could not fulfil any useful purpose and whilst the cost involved was not significant the money could be spent to better effect elsewhere. The Council had devoted a great deal of effort to the formation of the Rayleigh Consultative Committee and it was seen as preferable to build on that structure.

On a requisition pursuant to Standing Order 14 voting on the proposition was recorded as follows:-

For the Motion (7)

Councillors C.I. Black, R.H. Boyd,
Mrs. H.L.A. Glynn, M.J. Handford,
D.R. Helson, Mrs S.J. Lemon and
S.A. Skinner.

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Against the Motion (12)

Councillors C K. Bellman, T Fawell,
J.A Gibson, A J Harvey,
Miss B.G.J Lovett, C.R. Morgan,
R.A. Pearson, R.E. Vingoe,
Mrs. L. Walker, P.F.A. Webster,
D.A. Weir and D.C Wood

The Motion was declared LOST.

It was moved by Councillor Mrs. L. Walker and seconded by Councillor P.F.A Webster.

"That this Council take steps to strengthen the Rayleigh Consultative Committee by encouraging it to expand its membership and activities so as to include a more representative sample of organisations and institutions active within the Rayleigh area".

On a requisition pursuant to Standing Order 14 voting on the proposition was recorded as follows.-

For the Motion (19)

Councillors C K Bellman, C.I Black,
R.H Boyd, T. Fawell, J A Gibson,
Mrs H L A Glynn, M J. Handford,
A.J Harvey, D R Helson,
Mrs S.J. Lemon, Miss B G J Lovett,
C.R. Morgan, R A. Pearson, S A Skinner,
R.E. Vingoe, Mrs L Walker,
P F A Webster, D A Weir and
D.C. Wood.

The Motion was CARRIED and it was

RECOMMENDED That arrangements be made accordingly (1)(ACE)

497 SUPERVISION AND ENFORCEMENT - WARDEN SCHEME (Minute 382/90)

The Assistant Chief Executive had prepared the appended report on a more flexible approach to a District Warden Scheme at the request of the Leisure Services Committee which set out three options at varying levels of cost. Members were mindful of the financial constraints against which any decision would be taken but were generally of the opinion that a Warden Scheme should be introduced as a deterrent. Some Members favoured the adoption of the minimum option so as to contain expenditure but the view prevailed that this was an inadequate response to the problem and that Option 3 should be kept open pending determination of the 1991/92 Budget. Members were mindful also that the employment of a private contractor could provide greater flexibility and an amendment to that effect was adopted.

RECOMMENDED (1) That subject to the determination of the 1991/92 Budget provision be made up to the value of £74,000 for the introduction of a Warden Scheme either by private contractor or employees of the Council

(2) That provision be made within the Corporate Plan for possible implementation in 1991/92 (131)(ACE,T,SEC)

Policy & Resources

NOTE: During discussion of the foregoing item it was

Resolved that Standing Order 1 8 be suspended to enable the remaining business to be transacted.

498. ASSOCIATION OF DISTRICT COUNCILS - ANNUAL MEETING AND CONFERENCE - HARROGATE 27TH TO 29TH JUNE 1990 (Minute 470/89)

The Committee noted the appended report of the Delegates to the 1990 ADC Conference and accepted the suggestion of the Chairman of the Council that the ADC should be asked to revise the future format so as to allow more time for plenary sessions.

RECOMMENDED (1) That arrangements be made accordingly

(2) That the then Chairman of the Council or a nominee together with one Officer be authorised to attend the Annual Meeting and Conference of the Association of District Councils in 1991. (1531)(ACE)

499 PUBLIC OPEN SPACE AT LITTLE WHEATLEYS CHASE (Minute 469/90)

In connection with the detailed application for the residential development at Little Wheatleys Chase which was due to be considered by the Planning Services Committee on 27th September the Secretary to the Council and Director of Development reported jointly on three proposals that had been discussed by the Little Wheatleys Panel, namely -

- (i) for the planting and screening works to be provided within the open space area currently leased to the Council, rather than on the development site itself,
- (ii) for the overflow drainage facility required to serve the residential development to be met by the provision of a wet pond within the public open space area to the west of the residential development,
- (iii) for two amenity strips adjoining the entrance road to the estate to be dedicated to the Council once landscaped

The Committee noted the basis on which those proposals would be implemented.

RECOMMENDED (1) That the Council as future landowner, and lessee, of the land adjoining the residential development agrees to the provision of planting to take place on its land, with the initial cost being borne by the developer, and to the provision of a wet pond in accordance with a specification agreed between the Council and the developer, at a site as agreed by the Director of Development, should the planning application details be approved

(2) That the Council accept responsibility for future maintenance of the pond and planted area, as land owner.

(3) That the Council accept the ownership of the two landscaped areas at the entrance of the site in due course (12991) (SEC,DD)

Policy & Resources

500 DELEGATIONS TO OFFICERS

(i) Requisitions For Information - Town & Country Planning Act 1990, Section 330

The Committee noted that as part of the procedure for making Tree Preservations Orders it was necessary to obtain information as to the ownership of land by formal requisition which up until now had been undertaken by the Secretary to the Council and Solicitor. Following the transfer of the Tree Preservation Order function to the Director of Development (Minute 121/90 refers) it would facilitate the procedure if Requisitions were to be served by that Officer and it was accordingly

RECOMMENDED That authority be delegated to the Director of Development to issue and serve Requisitions for Information as to interests in land pursuant to Section 330 of the Town & Country Planning Act 1990 (164)(SEC,DD)

(ii) Town & Country Planning Legislation - Consolidation (Minute 471/90)

The Secretary to the Council reported that arising from the consolidation of the Town & Country Planning legislation into three new Acts, existing delegated authority to the Officers and other delegations which were based on specific sections of the repealed Town & Country Planning Act 1971 needed to be updated so as to refer to the re-enacted provisions in the new legislation.

RECOMMENDED That existing delegated authority to Officers be changed accordingly (SEC)

501. TOWN & COUNTRY PLANNING ACT 1990 - SECTION 257

PROPOSED EXTINGUISHMENT OF HIGHWAY RIGHTS AT BLACKMORE WALK, RAYLEIGH

The Secretary to the Council reported on the background to an application on behalf of the owner of 11, Blackmore Walk, Rayleigh, for an Order under the provisions of Section 257 of the Town & Country Planning Act 1990 extinguishing part of the hard surfaced footpath adjoining Blackmore Walk, Rayleigh, to enable its change of use from highway to private garden, in accordance with an Appeal decision. Members noted that the Highway Authority had consented to the proposed extinguishment, and the owners had agreed to sell the land to the applicant.

RECOMMENDED That the application be approved in principle, and the Secretary to the Council be authorised to commence the extinguishment procedure. (8346) (SEC)

502. SUBSCRIPTION TO EASTERN ORCHESTRAL BOARD

The Assistant Chief Executive reported in confidence on a planned concert by the London Festival Orchestra, on an associated proposal to subscribe to the Eastern Orchestral Board and on the benefits which would accrue therefrom.

RECOMMENDED (1) That arrangements for the London Festival Orchestra concert to be held on 19th January 1991 be concluded.

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(2) That the Council subscribes to the Eastern Orchestral Board in the sum of £1,518 in respect of the current year.

503 BRITISH RAIL LIAISON (Minute 29/89)

The Secretary to the Council reported that a further periodic meeting had been convened for 8th November 1990 between the County Council, District Councils and Rail User Groups and on the need to nominate two representatives for that purpose.

RECOMMENDED That Councillors M.J Handford and A J. Harvey be nominated as the Council's representatives for British Rail Liaison Meetings with the County Council (900) (SEC)

504. PARTNERSHIP IN CRIME PREVENTION

The Chief Executive & Director of Finance reported at the request of the Chairman on a Home Office circular inviting recipient organisations to consider means by which they might improve support for crime prevention. The Chairman asked that Members should advise the Chief Executive & Director of Finance of any views which they might have to enable a response to be communicated to the Essex County Liaison Committee when they considered the matter on 16th October 1990.

RECOMMENDED That arrangements be made accordingly (562)(CE)

505. LOCAL GOVERNMENT & HOUSING ACT 1989 - SCHEDULE OF DETERMINATIONS

Members had before them the appended report of the Treasurer regarding the new legislative requirement for formal determination of a number of items relating to capital expenditure and how they were to be financed, of which two in respect solely of 1989/90 had to be made prior to 30th September 1990 Having considered the various elements involved it was

RECOMMENDED (1) That under Part 1 of Schedule 3 of the Local Government & Housing Act 1989 this authority determines that there has been no overspend on the 1989/90 Capital Programme.

(2) That under Paragraph 9(1)(b) of Schedule 3 of the Local Government & Housing Act 1989 this authority determines that, of the usable proportion of 1980 Act capital receipts, none be set aside as provision for credit liabilities

(3) That authority to make determinations of the remaining items set out in the report be delegated to the Chief Executive & Director of Finance to maximise the Council's ability to achieve policy objectives (1463)(T,SEC)

NOTE The Chief Executive & Director of Finance exercised his authority to give immediate effect to the first two recommendations.

506. SOUTHEND HEALTH AUTHORITY (Minute 440/90)

With the consent of the Chairman pursuant to Standing Order 26.2 the Chief Executive & Director of Finance reported that the morning of 19th October 1990 having been identified as a convenient date for a meeting between Southend Health Authority and the three local authorities concerned, the

Policy & Resources

Committee needed to determine which Members should attend to represent this Council. It was agreed that the delegation should comprise the Chairman of the Council and one Member to be nominated by each Group in due course and that their attendance should count as an approved duty.

RECOMMENDED That arrangements be made accordingly. (26609)(SEC)

APPENDIX TO
AGENDA ITEM 11

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES - 25TH SEPTEMBER 1990

REVISION OF STANDING ORDERS (Minutes 430 and 437/90)

(1) Public Question Time

Standing Order 4.1 which prescribes the order of business at every Meeting of the Council requires amendment by inserting a new sub-paragraph (d) to read.

- (d) To answer any questions from members of the public that have been included within the Agenda in accordance with paragraph 4.3 below the period of time being set aside for that purpose not to exceed 15 minutes.

and relettering the remaining sub-paragraphs A new paragraph 4.3 should also be inserted as follows:

- 4 3 A person resident in the District may ask any question in respect of the Council's powers or duties subject to -

- (i) notice in writing being given to the Chief Executive & Director of Finance not less than 14 days prior to the Meeting of the Council for which it is intended, other than the Annual or any Extraordinary Meeting,
- (ii) such question being edited by the Chief Executive & Director of Finance if necessary to reduce it to a reasonable length and/or to bring it into a proper form,
- (iii) it being put to the Chairman of the Council who shall direct it to the appropriate Committee Chairman for reply without further debate

Following the Meeting of the Council the answer as reported thereat shall be sent in writing to the person asking the question

(ii) Members Items of Business on Committees

Standing Order 26 will need to be amended so as to include provision for Members' Agenda Items by renumbering the first paragraph as 26 1A and inserting two new sub-paragraphs to read.

- 26 1B The Agenda shall include any other item of business of which the requisite notice has been given to the Chief Executive & Director of Finance by a Member of the Committee or Sub-Committee (whether voting or not) provided that no Member (other than the person appointed to preside at Meetings of the Committee or Sub-Committee) may give notice of more than one item of business for any one Meeting

- 26 1C The requisite notice under the foregoing paragraph is five clear days notice in writing before the date fixed for the Meeting of the Committee or Sub-Committee. For the purposes of determining five clear days, the day on which the notice is received, Saturday and Sunday and the day of the Meeting shall not be counted

(iii) Opposition Priority Business at Council Meetings

5A OPPOSITION PRIORITY BUSINESS

A new Standing Order 5A will need to be introduced as follows.

- 5A 1 An opposition group may require by a notice in writing given to the Chief Executive & Director of Finance not later than the latest time for the receipt of notices of motion for that Meeting, that any one item of business to be placed on the Agenda for any Meeting of the Council shall be treated as opposition priority business
- 5A.2. Where the Chief Executive & Director of Finance receives more than one such notice for any Meeting he shall decide which notice shall be effective so as to ensure that as far as possible each minority group share of such notices which are effective fairly reflects the relative sizes of those groups in the period since the last Annual Meeting of the Council.
- 5A.3. The Chief Executive & Director of Finance shall indicate on the Agenda which (if any) item of business is to be treated as opposition priority business.
- 5A 4 If an item of business is to be treated as opposition priority business, and if, after a period of two hours from the commencement of the Meeting, consideration of that item has not begun, that item shall be taken next after the conclusion of the business then under discussion.

(iv) Ex Officio Membership

Under Minute 430/90 Standing Order 21.2 was amended to provide for the Chairman and Vice-Chairman of the Council and Group Leaders to be a non-voting ex officio Member of every Standing Committee appointed by the Council unless qualified to vote by holding an appointment in their own right

That also affects Standing Order 21.1 which defines the number of Members of each Committee Furthermore because ex officio Members can no longer have voting rights it would clearly be inappropriate to provide for such membership in respect of the Planning Services Committee which is comprised of the full Council. Standing Order 21.1 has accordingly been amended to read:

- 21 1 The following Committees shall be the Standing Committees of the Council and shall consist of the number specified opposite each Committee.

Policy & Resources	20) Exclusive of Chairman and Vice-
Development Services	20) Chairman of the Council and Group
Leisure Services	20) Leaders who are ex officio non-
Health & Housing Services	20) voting members of all Committees
) unless appointed in their own
) right
Planning Services	40	

(v) Pro Rata Rules

Standing Orders 21.3 and 21.5 provide respectively for Chairman and Vice-Chairman of a parent Committee to be ex officio a member of every Sub-Committee appointed by that Committee and for Policy & Resources Committee to include amongst its 20 Members the Chairmen and Vice-Chairmen of all Committees. Action needed to be taken to ensure that those arrangements were not in conflict with new statutory requirements and both of those Standing Orders have been amended to provide that they are subject to Groups' entitlement to seats under the pro rata rules.

(v1) Membership of Sub-Committees

Standing Order 21.9 provides for the membership of a Sub-Committee to include persons who are not Members of the Committee by which the Sub-Committee was appointed. Members will appreciate that circumstances can now arise in which ex officio non-voting Members of Committees may be appointed to Sub-Committees and it is suggested for the avoidance of doubt that Standing Order 21.9 be amended to make it clear that their Sub-Committee appointment carries voting rights, as follows.

21.9 The Membership of a Sub-Committee may include persons who are not Members of the Committee by which the Sub-Committee was appointed and an ex officio non-voting Member of a Committee may be appointed with voting rights to any Sub-Committee thereof.

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 25TH SEPTEMBER 1990

MINUTES OF THE EMERGENCY PANEL

At a Meeting held on 5th September 1990

Present: Councillors R. Amner, C. Bellman, J. Gibson (Vice-Chairman in the Chair), Mrs. H. Glynn, R. Pearson and Mrs. L. Walker.

Apologies for Absence: Councillors B. Crick and Mrs. S. Lemon

1. APPOINTMENT OF CHAIRMAN

Resolved that the Chairman of the Council, Councillor B. Crick, be appointed Chairman of the Panel for the ensuing year, and that Councillor J. Gibson be appointed Vice-Chairman.

2. MINUTES

Resolved that the Minutes of the Meeting held on 26th February, 1990, be approved as a correct record.

3. EMERGENCY PLANNING TEAM

The Panel considered in detail the report of the Assistant Chief Executive upon the future structure of the Emergency Planning Team.

The proposals, whilst recognising the principle of the extension of the Chief Officers' day to day role to meet emergency situations, nevertheless, called for a positive and continuing involvement by all members of the Emergency Planning Team, each of whom would be responsible for preparation of his own operational arrangements within the Plan. As a consequence they would be more involved and, therefore, more familiar with the objectives and operation of the Plan in an emergency situation.

The Panel welcomed the arrangements which would provide for each of the key post holders within the Emergency Team to be also supported by substitutes or deputies in their absence.

Cont/d

The Assistant Chief Executive identified each of the areas of activity and the officers most appropriate to fill these roles, which the Panel wholly accepted.

RECOMMENDED (1) That the Assistant Chief Executive be authorised to implement arrangements on the lines indicated in the report, for inclusion in the Council's Emergency Plan, with an Emergency Team structure as set out in Appendix I.

(2) That arrangements be made for appropriate levels of training for staff in order to meet the requirements of the Plan.

(3) That a revised Emergency Plan incorporating the methods of operation and staffing structure of the Team members be submitted to the Emergency Panel in due course.

4. SEVERE WEATHER WARNINGS

Members were pleased to learn that County Emergency Planning had registered with the Meteorological Office to receive severe weather warnings, and procedural arrangements had been introduced whereby this information could be relayed to each of the County Districts.

5. RIVERWATCH UP-DATE

The Assistant Chief Executive reported that arrangements had been agreed with Bambergers for their own "Riverwatch" arrangements to be extended to provide advance warning of possible flooding to residents of Wallasea Island. These had also been agreed with the local police and arrangements introduced for the use of the Wardroom as emergency accommodation in the event of extensive flooding. The actual operational procedures had yet to be finalised, but once agreed would be made available to the Parish Council for distribution to residents of the Island.

The Assistant Chief Executive reported briefly upon Riverwatch arrangements in other parts of the District, including Hullbridge, Canewdon, Paglesham, Foulness Island, etc., and Members asked if enquiries could be undertaken with a view to the introduction of similar arrangements at Battlesbridge and South Fambridge. The Panel were advised that when the original Riverwatch proposals were considered, each of the Parishes and other appropriate representative bodies were invited to participate in this scheme.

Cont/d

Particular reference was made to the general flood warning and evacuation procedures for Foulness Island, particularly in view of the reduction in military personnel to assist in an emergency. The Assistant Chief Executive reported upon arrangements which had been introduced, in full consultation and agreement with representatives of the residents of Foulness Island and the military.

RECOMMENDED That the Emergency Planning Officer investigate the extension of the Riverwatch scheme to the areas of Battlesbridge and South Fambridge and report to a future Meeting of the Panel.

6. EMERGENCY COMMUNICATIONS

The Panel were advised of a communication seminar organised by the County Emergency Planning Team to be held on 8th November, 1990, to be attended by District communication officers, demonstrating new PABX systems to be installed by the Home Office within all District Council communication centres. Following the seminar, there will also be a presentation by a representative of the Towyn Emergency Team, talking upon the recent flood disaster in North Wales, the problems experienced and the lessons learned. A number of Members indicated their interest in attending, subject to places being available, the cost of which would be met from the Home Office training grant.

The Assistant Chief Executive reported that following the installation of the new communications system, a County-wide exercise would be carried out. Reference was made to a similar exercise held earlier in the year in which a number of Parish Councils had been involved, and the Assistant Chief Executive undertook to obtain from the County Emergency Planning Officer a response to the effectiveness of that particular event.

RECOMMENDED (1) That subject to the availability of places, Councillors Bellman, Gibson, Pearson, Mrs. Walker and Mr. D. Wallace (Rochford Civil Aid) be authorised to attend the communication seminar on 8th November, 1990.

(2) That the County Emergency Planning Officer be requested to submit a report upon the recent communications exercise involving local parishes.

7. INCIDENT AT WAKERING REFUSE TIP

The Assistant Chief Executive reported for information upon an incident at Waking refuse tip on 5th April, 1990, where a large fire had occurred and, initially, the emergency services had advised local residents that evacuation might be necessary.

Cont/d

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There was full consultation between the emergency services and District officers, and in the event it was not considered necessary to evacuate, the cause of the fire eventually found to be the burning off of a large amount of deposited oil. Arising from consideration of this item and in view of recent reports of the tipping of hazardous waste at Thurrock, Members expressed their extreme concern at the apparent lack of control exercised at tipping sites within the County. It was suggested that there should be a higher level of inspection and control in order to avoid such incidents in the future.

RECOMMENDED That representations be made to the Essex County Council (i) expressing this Council's extreme concern at the several recent reported incidents of the uncontrolled tipping of dangerous or hazardous substances at waste disposal sites within the County, including sites within the Rochford District, and (ii) asking that the County Council should review and advise this Council upon its control and inspection arrangements to ensure that an appropriate level of management is introduced and maintained to prevent the illegal depositing of dangerous or hazardous substances.

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 25TH SEPTEMBER 1990

MINUTES OF THE GROUP LEADERS PANEL

At a Meeting held on 17th September 1990 Present: Councillors
D F Flack, A J Harvey, S A Skinner and R E Vingoe.

1 APPOINTMENT OF CHAIRMAN

Resolved that Councillor D F Flack be appointed Chairman to preside over this Meeting only

2 TERMS OF REFERENCE AND CONVENTIONS

Members considered the report of the Chief Executive & Director of Finance suggesting terms of reference and conventions which had been based upon earlier discussions between the Group Leaders. Members expressed the view that it would be helpful if the Chairman of Policy & Resources Committee could attend future Meetings.

RECOMMENDED That the Conventions detailed in the Appendix be adopted by the Council and form part of the Members' Handbook

3 POLICY & RESOURCES AGENDA

Since this was not on the Agenda for this Meeting the Agenda was not discussed

4 URGENT ITEM - GROSVENOR HOUSE - PROPOSED CLOSURE

With the agreement of all present the Chairman admitted discussion on this item pursuant to Standing Order 26 2 and drew attention to the proposed closure of Grosvenor House, Southend and the reaction of the Trustees of Grosvenor House and other agencies. There was concern that the closure of the home for elderly, mentally confused residents would be detrimental to the South East area, not only now, but also in the long term. Members thought that the Council could make representations to the Essex County Council and request that the decision be deferred to enable further consideration to be given.

LEADERS GROUP - CONVENTIONS

- 1 The Council recognises the requirement for liaison between the Leaders of the Groups represented on the Council. Such liaison may be of a formal nature when the Leaders would expect to meet as a Panel convened by the Chief Executive & Director of Finance to which all the provisions relating to local authority meetings would apply. On other occasions the liaison may be of an inter-group nature where informal meetings between the individual Leaders as a Group would be appropriate. The Leaders would be free to decide the basis on which they wished to deal with that business.
- 2 As with other formal Panels, the Chief Executive & Director of Finance, and/or his representative will be in attendance, but they would not normally attend informal sessions unless specifically requested by all the Leaders present.
3. Deputies will attend in the absence of their Leaders, there being no difficulty here because by Standing Orders, every Member can attend any Panel of the Council. In accordance with the same Standing Order, the Chairman of Policy & Resources Committee could attend.
- 4 As far as possible, the details of meetings would be agreed in advance by all Leaders and where that is not possible, by the majority of Leaders. No item to be discussed unless all of the Leaders/Deputy Leaders present are in agreement for it to be discussed.
- 5 The Leaders Panel would not seek any executive powers, and would be chaired on a rotating basis.
- 6 The Panel would meet on Monday evening following the release of the Policy & Resources Agenda to discuss that Agenda, and any other matters deemed to be urgent (Standing Order 26 2). Meetings may also be called at any other time, as necessary.
7. All groups may be represented at the pre-briefing sessions of each Committee, details of which being contained on the Agenda.
- 8 The Officers are authorised to supply information to individual Members and to Groups and to meet with them as necessary. However, if what is requested of the Officers would hinder the work of the Council or the application of its policies, that will first be referred to the appropriate Committee for prior approval.
- 9 Acknowledging the role of each Leader regardless of the number of Councillors they represent, there would be no restriction placed on any Leader regarding the need for Leaders Panel Meetings.
- 10 The Leaders Panel does not act instead of a Council administration, but supports it and under normal circumstances it would only be those items referred through Members that would be considered. Officers are encouraged to report through the formal machinery of Council, and it would only be in exceptional circumstances that the initial report would be to the Leaders Group.

APPENDIX TO AGENDA
ITEM 9

CONTRACTS UP TO £50,000

A R C Surfacing South
Liphook Way
Allington
Maidstone, Kent ME16 0LQ

Acleland Ltd
Unit 13 Rawreth Industrial Estate
Rawreth Lane
Rayleigh
Essex SS6 9RL

Bates Haulage Ltd
458 Victoria Avenue
Southend-on-Sea
Essex

G Blundell (Contractors) Ltd
18-20 Stanley Road
Ashington
Essex SS4 3JB

Burroughs Construction
Tree & Quay Farms
Foulness Island
Southend-on-Sea
Essex SS3 9XW

Channel Mech & Civil Engineering
Vanguard Ind Estate
Shoeburyness
Essex SS3 9QY

DAK Plant Hire
Unit 1 Lawrence Ind. Est
Eastwoodbury Lane
Southend-on-Sea
Essex SS2 6HR

Fitzpatrick Civil Engineering
Hertford Road
Hoddesdon
Herts EN11 9BX

Franklin Jay Ltd
Unit 1 Rawreth Ind Est.
Rawreth Lane
Rayleigh
Essex SS6 9RL

R E Gunn
6 Tylney Avenue
Rochford
Essex SS4 1QP

King & Spry Ltd
Lillianess
Burnham Road
Althorne
Chelmsford CM3 6BL

Mowlem Southern
Divisional Office
Port of Tilbury
Essex RM18 7EF

A J Penny & Co. Mech Services
Silverburn
Homestead Road
Ramsden Bellhouse
Billericay CM11 1RP

P & P Property Developers
27 Wakering Road
Shoeburyness
Essex SS3 9SY

R A Robertson
42 Ashdown Crescent
Hadleigh
Essex SS7 2LJ

Smith & O'Sullivan Ltd
12 Thynne Road
Billericay
Essex

South East Tarmac
Southview Farm
Lower Park Road
Wickford
Essex SS12 9EJ

Turnford Const Co Ltd
Rye House
Rye Road
Hoddesdon
Herts EN11 0EG

001390

CONTRACTS UP TO £300,000

The Doherty Group
9 Lambeth Road
Benfleet
Essex SS7 3BN

R W Hill & Co
Beach's Drive
Chelmsford
Essex CM1

J & J Bros
Suite 4B Broadway North
Pitsea
Basildon
Essex SS1 3AY

MBG Construction Ltd
Comet Way
Eastwoodbury Lane
Southend-on-Sea
Essex SS2 6UG

Miller Bros (Romford) Ltd
Fullbridge House
Station Road
Maldon CM9 7LQ

Pearl (Service Systems) Ltd
Red Barn
Gt. Yeldham
Halstead
Essex CO9 4JT

Taylor Developments
Estate Office
Foundry Ind. Estate
Spa Road
Hockley SS5 4AR

W & H (Roads) Ltd
Stock Road
Southend-on-Sea
Essex SS2 5QG

ROCHFORD DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE - 25TH SEPTEMBER 1990

JOINT REPORT OF THE SECRETARY TO THE COUNCIL AND THE TREASURER

PARISH COUNCIL FUNCTIONS - AREA COMMITTEES FOR RAYLEIGH (Minute 438/90)

At the last Meeting of the Committee Members considered whether to support the appointment by the District Council of two Area Committees to discharge the powers of Parish Councils for Rayleigh. The matter was left on the basis that no action be taken until the cost and specific functions of such provision had been established. Since then there has been a significant change in the application of the rules on pro-rata membership of Committees. Whereas the draft regulations provided exemption for area Committees if they represented less than one-third of either the area of the District or the total population the published regulations amend the proportion from one-third to two-fifths (40%). Based on the Registrar General's population estimate Rayleigh's population represents 38.19% of the population of the District. It would therefore be possible for all seventeen Rayleigh Members to sit as one Committee whereas under the draft regulations two Committees would have been necessary.

The Chairman of the Committee, at whose request the report on the matter had been prepared, identified a number of activities performed by the District Council that could be delegated to an Area Committee to consider and report back on, namely allotment sites, bus shelters, appointments to school governing bodies, highway matters regarding footpaths and street lighting etc., litter bins, offensive ditches, village greens and war memorials. It is not clear whether it would be the intention also for an Area Committee to be consulted on planning applications which role is currently performed by the Rayleigh Consultative Committee.

There are two aspects which should be borne in mind in considering the concept of an Area Committee. The first is that the activities that have been identified are by definition of a parochial nature and that where such activities fall to the Council to be performed they are for the most part undertaken under delegated authority and the need to report thereon to Committee seldom arises. Secondly the diversity of the subjects involved is such that it would be difficult for an Area Committee to report back to any one single service Committee.

As regards the question of the cost involved, obviously it would be less costly to service one Area Committee than two but nevertheless it is estimated that if such a body were to meet once in every cycle Council would incur additional costs amounting to £5,000 per annum assuming that the additional requirement could be met from within the existing staffing resources. As mentioned earlier it could be that with the introduction of an Area Committee there would cease to be a need for the Rayleigh Consultative Committee which body is currently serviced on an informal basis, without any staff involvement and at a minimal cost to the Authority. In that event it is envisaged that there would only be a negligible saving involved.

It has to be borne in mind however that the proposition would produce an additional 9 Meetings to be accommodated in each calendar year which is an increase of the order of 8% on the current level. Care would need to be taken to ensure that those additional Meetings could be arranged without any adverse effect upon the work of the Council as a whole, either by reducing the availability of dates for ad-hoc Meetings as and when the need arose or by diverting resources to the detriment of other activities. In that connection it is pertinent to mention that Rochford's Committee Section totals 3 staff and there will be a limit to the number of regular Meetings which could be undertaken given that the incidence of Meetings already results on occasions in considerable pressure to service the Committee timetable.

In Parished areas of the District separate arrangements exist to service and finance Parish Council functions at additional cost to the Chargepayers in those Parishes and the Committee may wish to consider whether if an Area Committee for Rayleigh were supported a similar basis of funding should apply. Because of the significantly greater number of residents involved (there are 21,800 Community Chargepayers in the unparished areas of Rayleigh and Rawreth) any separate precept would be at a lower cost per head than the amounts currently prevailing in the Parished areas of the District.

RECOMMENDED That the Council be asked to determine whether to support the introduction of an Area Committee for Rayleigh in the light of the foregoing information (1)(SEC)

001293

ROCHFORD DISTRICT COUNCIL

POLICY & RESOURCES COMMITTEE - 25TH SEPTEMBER 1990

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

SUPERVISION AND ENFORCEMENT - WARDEN SCHEME (Minute 382/90)

Introduction

The Assistant Chief Executive submitted a report to the Leisure Services Committee upon alternative schemes for providing a level of supervision and enforcement within the District, particularly in respect of Council-owned premises and Open Spaces. Council agreed at that time that the Assistant Chief Executive should report further to a future Meeting upon the introduction of a more flexible scheme of warden service.

The Council at that time were mindful of the cost of the proposals, which envisaged the engagement of three wardens at an estimated cost of £73,800, and the "flexibility" related to the cost of implementation in terms of the priority allocation of funding under the Council's Corporate Plan process.

Having regard to the Members' wishes, and recognising the need to provide a level of service which is economically viable, but also of sufficient level to be effective, the Assistant Chief Executive has reviewed the proposals and, based on the original concept, identified several options providing affordable and acceptable levels of input in terms of financial and manpower resources.

Option 1

This would be the most basic scheme based upon one Warden who would be responsible, under the direct control of the Assistant Chief Executive, for providing "policing" services throughout the District in respect of the following:-

1. Infringement of Bye-laws - Public Open Spaces

Breaches of bye-law regulations generally follow a fairly regular pattern so that it is not too difficult to identify and target certain breaches at specific times. For instance during the summer months, particularly in the lighter evenings golfing on public open spaces is a problem. Similarly riding of motor cycles or cars tends to become a problem established in particular sites and occurring at certain times mainly during the evening periods.

2. Vandalism

Although less predictable in where it will occur, again this is usually a problem of the evenings rather than the daytime with public conveniences, sports pavilions, car park ticket machines etc. being the main target areas.

3. General misconduct and misuse of Council facilities.

This is more general but may well occur during early evening, at weekends and during school holiday times. Not such a major problem, but

nevertheless one which should be controlled before it leads to more serious instances of vandalism. It generally refers to rowdiness, beyond the natural high spirits of the young, and misuse of play equipment, by over-age youngsters and, for instance, the misuse of chain link fencing for climbing or football practise etc

4 Litter and dog fouling

Under the terms of the new Environmental Protection Bill much higher standards will be required of the Council in these areas. Whilst the day-to-day responsibility for clearance will rest with the Council's contractors and effectiveness will be monitored by contract staff the Government envisages that the new Code of Practice should be accompanied by a higher level of enforcement than hitherto. The new legislation provides for "on-the-spot" fines and a warden service is the only way in which this type of measure could be introduced. Again there is a certain degree of pattern and predictability in these types of offences, with main problems of littering occurring during daylight shopping hours and mainly within town centre areas, whilst dog fouling is a problem of the early morning and early evening within public open space areas

5. Other activities.

The responsibilities outlined above would obviously provide a very full workload for a warden responsible for the welfare of all of the Council's land and premises throughout the area of the District. Nevertheless, there may be occasions when a particular problem might arise in another area of the Council's activity which might require the services of a person with the particular skills which could be identified for this post. For instance within Environmental Health, Legal Services, or Planning and, dependent upon the degree of priority required, the warden could be seconded to deal with a specific problem in any area.

The activities and time zones identified clearly indicate that the appointment would require total flexibility in terms of working arrangements with a 7 day week 24 hour commitment. During the summer period more time would need to be spent during evenings to deal with the bye-law infringement, vandalism etc, with less activity during daytime hours when these particular problems are less prevalent. Nevertheless some time could then be allocated to problems of litter within shopping areas e.g. within the town centres on market days. During the winter months there could be greater activity on problems of litter and attention to early morning dog fouling offences. Within this arrangement there would be a "core" activity which would require some regular and routine involvement, at least once a week in all aspects of the enforcement role.

New duties in respect of the control of dogs will also need to be addressed and could possibly be incorporated within the Warden's job description.

Option 2

This second option would provide for exactly the same identification of duties and methods of operations outlined above, but with the addition of a second warden.

This would provide the facility to divide the District into two separate areas, east and west, each Officer being responsible for his own particular "patch". In this way it would enable him to familiarise

himself with and become known within that area, the Officer would then be able to identify the needs within and prepare his work routine accordingly

Option 3

The third option and the one originally submitted to Leisure Services Committee for consideration, envisages the engagement of three Wardens, two being responsible for two separate areas of the District, as outlined above but with a third Senior Warden who would be responsible for the overall supervision, identification of target areas and back-up and/or relief in the event of difficult or dangerous situations, or in the absence of the area Wardens on annual leave etc.

Costings

The original estimated cost of the three-man scheme was £73,800 plus setting up costs of approximately £23,400. The latter figure was for the provision of vehicles, radio, uniforms etc. As each of the personnel would be equipped in the same way the cost for each post would be the same and so calculation of the alternative schemes would be:-

£24,600 for Option 1
£49,200 for Option 2 and
£73,800 for Option 3

with set-up costs of approximately £7,800 in respect of each post

Conclusions

It is an obvious conclusion that the larger the number of personnel the greater amount of coverage which could be given to the area. However, recognising that financial resources available will put restraints upon the extent of any scheme which might be introduced, Members might wish to consider whether they feel that a limited scheme would be beneficial.

At the present time there is no formal arrangement for the security of any of the Council's premises, other than during the normal daytime usage and informal arrangements relying upon the initiative of Council staff as and when particular problems arise and they are able to respond. It might therefore be felt sufficient to provide one person who, through a "high profile" presence in the problem areas, would soon become known to those in our society who would have reason to heed him most. If a scheme were introduced, perhaps in the first month the Warden(s) would use the time to become acquainted with the area, becoming known within the town and village centres, visiting and talking with the young people in the parks, introducing himself/themselves to local schools, youth clubs, Parishes, etc. After the honeymoon period a concerted effort on enforcement, with a number of prosecutions on litter, dog fouling and breach of bye-law offences seeking maximum press coverage. Once established and renowned, to a certain extent the effectiveness is established and enhanced, for the wrongdoers are aware of the Warden presence and the threat that this poses.

RECOMMENDED That subject to the outcome of the Special Policy & Resources Committee with regard to the 1991/92 Budget consideration be given to the inclusion of the introduction of Options 1, 2 or 3 within the Council's Corporate Plan, for possible implementation within the Financial Year 1991/92. (131)(ACE,T)

POLICY & RESOURCES - 25TH SEPTEMBER 1990

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

ASSOCIATION OF DISTRICT COUNCILS - ANNUAL MEETING AND CONFERENCE -
HARROGATE 17TH TO 29TH JUNE 1990 (Minute 470/89)

The Annual Meeting and Conference of the Association of District Councils was held at the Harrogate International Centre on 27th/29th June 1990, when the Council delegates were the Chairman of the Council, Councillor B.A. Crick and the Assistant Chief Executive.

Prior to the Conference the Annual Meeting of the Association was held commencing with the re-election of the President, the Rt.Hon Lord Rippon of Hexham and the appointment of the various Vice-President, Auditors etc.

The Chairman of the Association, Councillor Roy Thomason, of Brighton, presented the Annual Report of the Association and in doing so identified the challenges facing local authorities in the future. These he saw as:-

- (i) identifying the priorities and changing needs of the community in the 1990's
- (ii) identifying the Councillors' role in policy and not administration
- (iii) development of the enabling Council role
- (iv) the adoption of more entrepreneurial approaches
- (v) the continuing pursuit of the Association for the establishment of single-tier multi-purpose authorities
- (vi) social housing and its provision, whether it be by local authorities or Housing Associations as a major priority.

Councillor Thomason referred particularly to the "new look" of the Association and its development as a policy innovator and leader in the research field, and highlighted some of its successes in the first months of the "90's". A copy of this particular document, together with the Conference Agenda and Reports is available for information in the Members' Lounge.

In identifying each of the areas of concern, Councillor Thomason repeatedly returned to the same point; that of the need for Government to recognise the need for the availability of more resources to meet these problems. In particular he referred to the requirements of the Environmental Protection Bill, suggesting that the Government would need to allocate at least £300m if local authorities were to meet the additional responsibilities of the new legislation. Referring to Community Charge generally he emphasised the duty of all Authorities to collect the Charge, regardless of their views upon its equitability but undertook that the Association would continue to pursue changes and improvements. It was also pressing the Government to concede that in order to achieve the reductions promised the SSA allocation of £4 billion would need to be doubled just to meet the original target figure of £278 per authority.

Following the Annual Meeting were a number of Workshop Sessions covering a wide variety of topics ranging from Homelessness, through the Enabling Council, Conservation, Customer Care, to Rural Recreation. The Chairman of the Council attended the workshop on Homelessness and has prepared a separate report upon this session, full details of which are also included in the Rapporteurs' Reports which are also deposited in the Members' Room for information.

The Assistant Chief Executive attended a Workshop and Study Tour on Rural Recreation visiting two examples of Harrogate Borough Council's initiatives in taking recreation to the outlying areas of the community in the first scheme the Council had assisted in the provision of a small multi-purpose hall for community and recreation purposes. Using this hall as the base it provided and promoted a variety of activities, suited to the requirements and demands of the locality through regular outvisits by an Activities Co-ordinator (similar to this Council's own Action Sport Programme). The second scheme was a much more ambitious project initiated by a very self-motivated Community Association/Sports Club whom the Council had assisted in terms of grant sources, technical and professional assistance etc. Both were entirely different projects providing services within different types of community, but both were right for their particular needs and respective communities.

Within the main Conference there were two plenary sessions to consider a number of motions selected from the very large number submitted by member Authorities. These covered a wide variety of subjects from Environment, Community Charge - Standard Spending Assessment (of course), Eastern Europe Housing Finance, Hackney Carriage Licensing etc

Further workshop sessions dealt with the Enabling Council, Recruitment and Retention, Museum Services and ADC Services to Members. Both of the Council delegates attended the latter workshop, in part because of the Council's own recent interest in this particular subject but also because one of the principal speakers was the Chief Executive, Mr Cooke, who was asked to open the discussion and presented a supporting view, although making it clear that this was not necessarily shared by all Members of this Authority. He reported upon an Officer survey which had revealed mixed reaction upon the service levels and performance of the Association. A Councillor from Stoke-on-Trent represented the Members' view, identifying what he felt were Member requirements of the ADC. Finally, the Secretary of the Association, Gordon McCartney, raised the question - "How would local authorities make their views known to Central Government in a uniform and concerted manner and where would they obtain the advice and information which was currently available, if the ADC did not exist?" An enjoyable and stimulating presentation which concluded with a variety of questions, and again very mixed views and comments upon the worth and effectiveness of the Association. A copy of the Rapporteurs' report is in the Members' Room.

The final plenary session dealt with compulsory competitive tendering and planning legislation. Contractorisation was very much an issue and at the end of the debate on this motion the Conference expressed opposition not only to the Audit Commission's restrictions on cross-boundary tendering, but went further and urged that Authorities should be empowered to compete in the private sector.

During the week the Conference speakers had included the recently appointed Chairman of the Housing Corporation Sir Christopher Benson

FRICS, Brian Gould MP, front bench opposition spokesman on the environment and, substituting for the Secretary of State for the Environment Mr Christopher Patten, Michael Portillo MP Minister for Local Government.

Mr. Gould opened his presentation by confirming that whilst his Party remained committed to Local Government reform by the introduction of Regional Government supported by multi-purpose authorities, reform would not be one of the first issues to be tackled by a Labour administration. They would announce their proposals for a property-based tax only when the Government had published its own modifications to Community Charge. He reaffirmed his belief and that of the Labour Party that the provision of social housing within the community was a duty of the local authorities themselves, and that they would wish to introduce a properly based programme to produce an increase in housing provision by local authorities.

Mr. Portillo offered few words of comfort to local authorities insisting they should be seeking to reduce expenditure and warned that those who had taken advantage of the introduction of Community Charge to increase expenditure might well be "charge capped" in the next year. He confirmed that there would be no major changes to the present system although there would be some adjustments to correct unforeseen anomalies. He too saw no indication of the Government's commitment to any large scale structural changes in local government within the foreseeable future.

The Conference provided many items of interest, concern and occasionally amusement. It was felt by the delegates however that it did not allow sufficient time within the plenary session for a full discussion of the major issues which are facing local authorities today and it was suggested that it would be better either to reduce the number of Workshop sessions to allow more time for plenary sessions, or to extend the length of the Conference by one half day. Taking the opportunity to comment upon the content and structure of the Conference programme it was also suggested that the Association should be more sensitive to the issues of concern to the authorities and should recognise the benefit of this National forum to share discussion on the major areas of concern today. The selection of motions for debate should largely be through ballot of the members rather than by the arbitrary selection of the Executive Committee of the Association.

The 1991 Annual Meeting and Conference of the Association will be held from the 26th to the 28th June at Brighton.

RECOMMENDED That the Council consider the number of delegates to attend the Annual Meeting and Conference of the Association of District Councils in 1991 and that the posts be identified (1531)

ROCHFORD DISTRICT COUNCIL

ARTHUR G COOKE I FFA FRVA
Chief Executive & Director of Finance



Council Offices, South Street, Rochford, Essex SS4 1BW
Telephone: Southend 546366

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 Services Manager: Mr. B. McCanna on Telephone Ext 3402

14 September 1990

POLICY & RESOURCES COMMITTEE - 25 SEPTEMBER 1990

REPORT OF THE TREASURER ADDED TO THE AGENDA

2. Local Government And Housing Act 1989 - Schedule of Determinations

The above act requires every local authority to determine formally a number of items relating to capital expenditure and the financing thereof. These determinations may be made by Council or delegated either to a Committee or the Chief Executive and Director of Finance.

Two of the determinations listed below require a decision to be made before 30 September 1990. In these instances, it is proposed to request members to instruct the Chief Executive and Director of Finance to apply Standing Order 18.

The areas requiring determinations are set out below as extracted from the Department of the Environment Circular 11/90 -

1. "Under Part 1 of Schedule 3 each authority must determine whether they have a 1989/90 overspend and, if so, the amount of the overspend."

This relates to local authorities where capital expenditure in 1989/90 has exceeded capital allocations plus the prescribed proportion of capital receipts. The Treasurer can confirm that, for Rochford, there is no over expenditure and the determination may be made accordingly.

2. "Under paragraph 9(1)(b) of Schedule 3, each authority must determine what amount (if any) of their usable 1980 Act receipts are to be set aside as provision for credit liabilities and as a result are to reduce the initial credit ceiling."

Any capital receipts in hand as at 31 March 1990 are to be allocated as follows:-

General Fund receipts - 50% reserved, 50% usable
Housing Revenue receipts - 75% reserved, 25% usable.

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The reserved portion must be set aside and used to reduce credit liabilities, ie., repay loans, leasing charges, etc. The usable portion may be used for additional capital expenditure.

This determination allows an authority to decide to utilise the usable portion of receipts to repay debt, etc , rather than spend them on new capital works

Rochford's capital programme over the coming years will become increasingly constrained. The Treasurer, therefore, advises Members to determine not to set aside any usable capital receipts as provision for credit liabilities.

Both of the above two items must be officially determined prior to 30 September 1990.

The following items cannot be determined until after the closure of accounts for 1990/91. As the determinations are of an administrative nature, it is proposed that they be delegated to the Chief Executive and Director of Finance.

3. "Under S.42(2)(g) a determination by the authority is required if expenditure for capital purposes which is to be reimbursed, or met out of money provided, by any other person is to be capitalised."
4. "Under S.56(1) a determination of the authority is required if a credit approval is to be used -
 - (a) as authorisation to capitalise expenditure
 - or
 - (b) as authorisation to enter into or vary a credit arrangement."
5. "Under S.60(2) a determination of the authority is required if a credit approval is in whole or in part to be transferred to another authority."
6. "Under S60(2) a determination of the authority is required if usable capital receipts are to be applied.-
 - (a) to meet expenditure incurred for capital purposes
 - (b) as (voluntary) provision for credit liabilities and where voluntary provision for credit liabilities is made to provide credit cover for the entering into or varying of a credit arrangement a determination to this effect is required under SS.50(3)(b) or 51(4)."
7. "Under S.63(1) each authority must determine what amount (being not less than the required minimum revenue provision for the year) is to be set aside from revenue account as provision for credit liabilities and where such provision is made to provide credit cover for the entering into or varying of a credit arrangement, a determination to this effect is required under SS.50(3)(c) or 51(4)."

RECOMMENDED

1. That under Part 1 of Schedule 3 of the Local Government and Housing Act 1989, this authority determines that there has been no overspend on the 1989/90 capital programme.

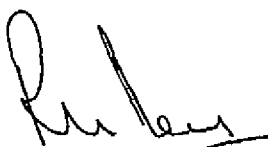
001301

2. That under paragraph 9(1)(b) of Schedule 3 of the Local Government and Housing Act 1989, this authority determines that, of the usable proportion of 1980 capital receipts, none be set aside as provision for credit liabilities
3. That the Chief Executive and Director of Finance be authorised to apply Standing Order 18 in respect of the above two recommendations.
4. That authority to make determinations of items 3 to 7 of the above report be delegated to the Chief Executive and Director of Finance to maximise the Council's ability to achieve policy objectives.

Background Papers

Department of the Environment Circular 11/90
Local Government and Finance Act 1989

CHAIRMAN



DATE 4.12.90

001302

ROCHFORD DISTRICT COUNCIL

Minutes of the Planning Services Committee

At a Meeting held on 27th September 1990. Present Councillors T Fawell (Chairman), R S Allen, Mrs. V J Arnold, P A. Beckers, C.K Bellman, C I Black, R H Boyd, Mrs J A Christie, Mrs P Cooke, B A Crick, Mrs J Fawell, D F Flack, J A Gibson, Mrs H.L A Glynn, M J Handford, Mrs E M Hart, D.R Helson, Mrs. J Helson, S N Jarvis, Mrs S J Lemon, Miss B.G J Lovett, Mrs E Marlow, C R Morgan, R.A Pearson, J M Roden, S A Skinner, A. Stephens, Mrs M W. Stevenson, R E Vingoe, Mrs L. Walker, P F A. Webster, D A. Weir and C Wren

Apologies Councillors Mrs. V Grigg, N Harris, Mrs M Hunnable, Mrs. A.R Hutchings and D C. Wood

507. MINUTES

Resolved that the Minutes of the Meeting of 6th September 1990 be approved as a correct record and signed by the Chairman

508. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration and a list of Planning Applications and Buildings Regulation Applications decided under delegation

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

Para. RL - F/0547/90/ROC

Amend zoning of the site to read "Residential"

Application approved subject to the following conditions -

- (i) Commence in five years.
- (ii) Materials for external use
- (iii) Garages incidental to dwelling
- (iv) Obscure glazing
- (v) Details of the proposed foul drainage system to serve each of the dwellings shall be submitted to and agreed in writing with the local planning authority prior to the commencement of the development, the works to be carried out in accordance with these details concurrent with the construction of the development hereby permitted
- (vi) The development on Plot 2 shall be carried out strictly in accordance with the "Revised First Floor Plan - Plot No 2 Only" which was received by the local planning authority on 11th September 1990
- (vii) Landscaping scheme - details
- (viii) Garage provision before occupancy

Planning Services

- (ix) Std. Cond C75 Permitted Development Restrictions -Extensions
- (x) Std Cond. C66 Details of screening - fencing.

Para. 3 - CU/0563/90/ROC

Application withdrawn.

Para. 4 - F/0208/90/ROC

Delegated to the Director of Development to determine subject to -

- (i) Satisfactory trailer storage facilities being provided and appropriately conditioned.
- (ii) A Legal Agreement extinguishing planning permission ROC/765/85 for log and trailer storage
- (iii) Condition 13 being amended so as to read "8.00a.m. to 1.00p.m on Saturdays" and Condition 18 being amended by the insertion of the phrase "in writing" between the words "approval" and "of the local planning authority"
- (iv) Conditions to be added to ensure that the service/accesses are provided to the County Surveyor's requirements and maintained for this purpose, that the trailer parking/turning is as per the submitted plan and prohibiting retail sales from the premises

Para. 5 - RM/0438/90/ROC

Amend Condition 21 by deleting the first five words

Add Conditions:

- 22. The development shall be carried out in accordance with the details shown on the revised plan (drawing no. 1201/3E) as subsequently amended by letter received 25th September 1990
- 23 A 2.1 metre by 2.1 metre pedestrian visibility splay, relative to the back of the footway/highway shall be provided on both sides of all vehicular accesses and no obstruction above 600mm in height shall be permitted within the area of the splays

Para 8 - ROC/887/89

Amend third paragraph of reason for refusal by inserting the words "existing and " after the phrase "available to serve the" on the third line

In refusing this application it was

Resolved that the Secretary to the Council be authorised to take all necessary action, including the issue and service of Notices and action in the Courts to secure the remedying of the breaches of planning control now reported (SEG)

681304

Planning Services

Para. 9 - ROC/530/89

Application agreed subject to conditions as previously reported being amended by the addition of the words "unless prior express planning permission is granted by the local planning authority or Secretary of State" and the deletion of condition (ii) and its replacement as follows -

"Notwithstanding the Town & Country Planning General Development Order 1988 (Part 4 of Schedule 2 in Article 3) use of the application site for gymkhanas, show jumping, hunter trials and other similar events shall be limited to not more than 28 days in total in any calendar year".

and the provision of an additional condition to read

- (xi) "No commercial dog breeding shall take place on the application site without prior planning permission being granted by the local planning authority or Secretary of State"

Add informative.

The local planning authority draws attention to the former part of the site in the south-western corner which has recently been separated from the main site and the Metropolitan Green Belt policies that apply with a presumption against development in particular residential development of this former part of the site

Para 10 - ROC/163/90

Application agreed subject to it being for a truly mobile unit and to further conditions to provide for the permission to be personal to the applicant and his immediate family and that it be one single dwelling unit only

The Head of Environmental Services was asked to investigate whether commercial dog breeding was occurring on the site

RECOMMENDED That arrangements be made accordingly (HES)

509 LAND OPPOSITE RAYMONDS FARM, CREEKSEA FERRY ROAD, CANEWDON

Pursuant to Standing Order 26 2 the Chairman reported on advice from a Member regarding the unauthorised siting of three gypsy caravans on the above land

The Committee agreed that detailed investigations should take place and also authorised the Secretary to the Council to take all necessary Enforcement action to remedy this breach of planning control

At the suggestion of the Chairman, the Committee agreed that this matter should also be referred to the Health & Housing Services Committee for a report on the public health aspect

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

RECOMMENDED That the attention of the Health & Housing Services Committee be drawn to this matter. (HES)

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Planning Services

510 TOWN & COUNTRY PLANNING ACT 1990
CONSULTATION FROM SOUTHEND-ON-SEA BOROUGH COUNCIL ON APPLICATION
SOS/90/1016; LAND NORTH OF BOURNES GREEN CHASE, SOUTHEND-ON-SEA

NOTE (1) The Chairman of the Committee declared a non-pecuniary interest in this matter by virtue of his association with a school in the vicinity of the application site and left the Meeting while the matter was discussed, resuming the Chair prior to discussion of the next item

(2) Councillor M J Handford, Vice-Chairman in the Chair

(3) Councillor Mrs. J Fawell declared a non-pecuniary interest in this matter by virtue of having a child who attended a school in the vicinity of the application site but remained in the Meeting and participated in the discussion and voting thereon.

With the consent of the Vice-Chairman, pursuant to Standing Order 26 2 the Director of Development reported the details of a consultation from Southend-on-Sea Borough Council on the above planning application for a hotel complex with tennis facilities and two golf courses each with an independent clubhouse on land at Bournes Green bordering the boundary of the Rochford District.

The Committee noted the designation, size, location and proposed access of the site which was wholly within the Southend Borough but that there was a region of land in the applicant's ownership within the Rochford District amounting in total to some 20 acres which if the proposals were allowed could then be under pressure for further development

The Committee were aware that because of the number of current applications for golf courses the Essex Planning Officers' Association had set up a working party to examine the subject with a view to producing recommendations and revised policies for such proposals. The views of that Association were awaited to enable the District Plan Working Party to complete their review of the Council's policy in that respect

The Committee were unanimous in their opposition to this application because of the scale and nature of the facilities proposed, their impact on this sector of the Green Belt, the retention of which was seen as important to separate the built-up areas of Southend and Rochford, the loss of the large area of good quality agricultural land and the threat to the residual margin of land falling outside the current application. They asked that the Council should express strong objections to the proposal not only for the foregoing reasons but also because of the increased traffic movements that would be generated and the acknowledged need to set a limit on the number of golf courses in Essex

Resolved that the Southend Borough Council be informed that the Rochford District Council is strongly opposed to the proposals for the following reasons:-

- (1) The site is situated within the Green Belt and the [scale and] nature of the proposals would have an adverse impact on the character and appearance of the existing landscape
- (11) The proposals would result in the loss of a substantial acreage of high quality agricultural land

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Planning Services

- (iii) The proposals if permitted would isolate an extensive margin of land bordering Southend Road and Star Lane within the Rochford District and would thereby prejudice the continued use of the land for agricultural purposes. This would generate pressure for further development on this land for related or non-related purposes
- (iv) The site performs an important function in preventing the coalescence of the built-up areas of Southend and settlements within the Rochford District and the [substantial] development proposed would threaten this situation contrary to Green Belt Policy objectives
- (v) The proposal would give rise to a significant increase in traffic generation to the detriment of road safety and highway congestion in the surrounding area
- (vi) The Council considers there are adequate golfing facilities existing or approved within the sub-region to justify the refusal of the additional provision on this scale in this sensitive Green Belt location. (DD)

511 EXCLUSION OF THE PUBLIC

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 7 of Part I of Schedule 12A of the Act

512. THE FLAT, TRENDERS HALL, TRENDERS AVENUE, RAYLEIGH (Minute 360/89)

The Director of Development reported in confidence that despite the granting of a Listed Building Consent and the serving of a Notice to secure the urgent preservation of this 16th Century Grade II Listed Building the owner had not responded and it continued to deteriorate to the detriment also of the adjoining property. Having considered the options available to the Council and the costs thereof the Committee accepted that they should pursue the urgent works recommended by the County Planner's Historic Building Advisor and it was

Resolved (1) that the Secretary to the Council be authorised to serve a Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 specifying urgent works for the preservation of The Flat, Trenders Hall, Trenders Avenue, Rayleigh to prevent further deterioration of this Grade II Listed Building and arrange for the works specified in the Notice to be carried out by the Council in default of the owner of the building carrying out the requisite works

(2) that the Secretary to the Council be authorised to take all the necessary action pursuant to Section 55 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to recover from the owner of The Flat, Trenders Hall, Trenders Avenue, Rayleigh any expenses incurred by the Council in carrying out any of the works specified in the urgent works notice (2081)(DD)

NOTE During discussion of the above matter it was

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

001307

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 27th SEPTEMBER, 1990

All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.

1

091308

PLANNING SERVICES COMMITTEE 27TH SEPTEMBER, 1990

REFERRED ITEM

<u>ITEM NO.</u>		<u>PROPOSAL</u>	<u>CASE OFFICER</u>
R.1	F/0547/90/ROC	TWO CHALETs AND GARAGES. WESTON, WOODSIDE ROAD, HOCKLEY.	MS

SCHEDULE ITEMS

2.	AD/0571/90/ROC	ADD ILLUMINATED CANOPY AND SIGNAGE. RAYLEIGH GARAGE, HIGH ROAD, RAYLEIGH.	JW
3.	CU/0563/90/ROC	CHANGE OF USE FROM CLASS A.1. RETAIL TO CLASS A.2. FINANCIAL & PROFESSIONAL SERVICES. 70A, HIGH STREET, RAYLEIGH.	MW
4.	ROC/208/90	EXTENSION TO JOINERY WORKS. UNIT 14, ELTON WAY, HOCKLEY.	JW
5.	RM/0438/90/ROC	RESERVED MATTERS FOR THE ERECTION OF 51 DETACHED, SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGE/PARKING LAYOUT OF ESTATE ROADS AND ERECTION OF ELECTRICITY SUB-STATION (STAGE 1). LAND LITTLE WHEATLEY CHASE, RAYLEIGH	GJ
6.	F/0602/90/ROC	ALTERATIONS AND IMPROVEMENTS TO EXISTING HIGHWAY TO FORM RIGHT TURN LANE. JUNCTION LONDON ROAD AND LITTLE WHEATLEY CHASE, RAYLEIGH.	GJ
7.	OL/0591/90/ROC	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING RESIDENTIAL DWELLINGS, SHELTERED HOUSING, CARE HOME AND PUBLIC OPEN SPACE. REAR OF 45-77 ABBEY ROAD, & 1-19 ABBEY CLOSE, HULLBRIDGE.	NACB

001309

8. ROC/887/89 RETENTION OF REBUILT STRUCTURE FOR THE STORAGE OF AGRICULTURAL MACHINERY ('A') THE RETENTION OF REBUILT STRUCTURE USED FOR THE KEEPING OF LIVESTOCK ('B') THE RETENTION OF NINE STABLES. OLICANA, MAGNOLIA ROAD, ROCHFORD. NACB
9. ROC/530/89 CONSTRUCTION OF TWO STABLE BLOCKS, MANEGE AND REPLACEMENT ACCESS ROAD. HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY. NACB
10. ROC/163/90 SITING OF MOBILE HOME. HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY. NACB

PLANNING SERVICES COMMITTEE

27TH SEPTEMBER 1990

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

R.1

F/0547/900/ROC HOCKLEY

WESTON, WOODSIDE ROAD, HOCKLEY

TWO CHALETS AND GARAGES.

Applicant: S.R. Lee.

Zoning: M.G.B.

Site Width:	Plot 1 - 16.4m.	Plot 2 - 16.3m.
Site Depth:	- 28.6m.	- 27m.
Floor Area:	- 155.5sq.m.	- 154sq.m.

Hockley Parish Council - objection on grounds that site is within Anglian Water embargo area.

Outline consent for two bungalows (ROC/611/89) was granted and permission duplicated (ROC/812/89) without a condition removing Permitted Development rights for dormers.

The current full application for a pair of chalets gives the appearance of bungalows when viewed in the street and are of a design and form reasonably compatible with the area. The site is not within the Anglian Water embargo area.

Objections have been received from three adjoining **NEIGHBOURS**, objecting to the principle of chalets on the site, consequent overlooking, shading, loss of privacy and light, out of keeping with the character and density of the area and highway implications for five bedroom properties. Revised plans have been submitted for Plot 2 repositioning a flank bedroom window to avoid overlooking to an existing neighbour.

2.

AD/0571/90/ROC RAYLEIGH

RAYLEIGH GARAGE HIGH ROAD RAYLEIGH

ADD ILLUMINATED CANOPY AND SIGNAGE

Applicant: SHELL U K OIL

Zoning: Residential.

APPROVE:

01 ADVERTS-STANDARD CONDITIONS

02 ADVERTS-MAXIMUM LUMINANCE

03 DEVELOPMENT AS PER PLAN

04 NON STANDARD CONDITION

The illuminated fascia hereby granted consent shall be switched off outside the opening hours of the garage and in any event between the hours of 11.00 and 06.30 a.m.

REPORT:

This item is before Members in view of the controversial planning history of the site. Members will recall an application to redevelop the site with a new petrol filling station allowed on appeal (ROC/477/98) by the Secretary of State for the Environment on 20th March, 1989. A subsequent application (F/0322/90/ROC) seeking to reduce the area of the canopy, pump islands, from 5 to 3, and other site specific detailed amendments was granted on 6th July, 1990.

The present proposal seeks to display relevant signage and the original scheme has been amended to give a more central position to the prime sign which has also been reduced in height from 7m. to 5m. This has necessitated a reduction in the front projection of the canopy by just under 1m. Other revisions include a reduced area of illuminated canopy fascia.

Letters of objection have been received from the OCCUPIERS of 94 and 98, High Road opposing the additional illumination of the site, via these signs.

The County Surveyor raises no objection subject to stated condition 2.

3.

CU/0563/90/ROC RAYLEIGH

70A HIGH STREET RAYLEIGH

CHANGE OF USE FROM CLASS A1 RETAIL TO CLASS A2 FINANCIAL AND PROFESSIONAL SERVICES

Applicant: ABBEY NATIONAL PLC

Zoning: Prime Shopping Area.

Frontage: 13ft.

RECOMMENDATION: Subject to a Section 106 Agreement being signed by the applicant securing the change of use of No. 47 from an A.2 use to an A.1 use that planning permission be granted subject to the following condition :-

APPROVE:

01 COMMENCE IN 5 YEARS

01 NON STANDARD INFORMATIVE

REPORT:

This property lies on the west side of the High Street just north of The Crown Public House. It is a mid-terraced unit about 14ft. wide and accommodates an opticians shop on the ground floor for a frontage width of about 10ft. and the shop front is recessed by about 10ft. giving it little prominence creating a 'break' in the retail frontage. The remaining 4ft. is in the form of a display case on the frontage line containing a television showing the live activities of the hairdressers salon above, which is the subject of a completely separate tenancy (as advised verbally by the agents) and unaffected by this proposal.

The proposal is for a building society located at No. 47 on the east side of the road to exchange premises with the opticians; No. 47 has a 5m. frontage. The building society also intend to occupy the unit next door at No. 70 currently in use as a fish and chip shop, an A3 use, and the change of use to A.2 that this represents will not require the grant of express planning permission under the provisions of the current General Development Order.

The net result of this exchange will be an increase in A.1 retail frontage in the prime shopping area of an extra 3ft. Currently about 77.5% of the frontage in the prime area is an A.1 retail use and that figure will, of course, be marginally improved. On this basis, provided the change of use of No. 47 from A.2 to A.1 is secured by a Section 106 Agreement (as such a change of use does not require the grant of express planning permission by virtue of the provisions of the current General Development Order), then no substantial planning objections can reasonably be raised to this proposal, particularly as it will help to 'break up' a concentration of non A.1 retail uses at this point whilst not creating a similar bunching in the vicinity of No. 70A, thus enhancing the frontage.

Finally, one informative on the Decision Notice drawing the applicant's attention to the fact that this site lies within the Conservation Area and, in any event, of the need to obtain planning permission for any shopfront alterations, and that they should be of a high standard that will enhance the Conservation Area.

4.

F/0208/90/ROC PARISH OF HOCKLEY

LAND ADJ 14 ELDON WAY HOCKLEY

EXTENSION TO JOINERY WORKS

Applicant: MANDERINE FURNITURE LTD

Zoning: Industrial.

Floor Area: 1481sq.m.

APPROVE:

01 COMMENCE IN 5 YEARS

02 MATERIALS TO MATCH EXISTING

03 PARKING AREA-PROVIDE & RETAIN

04 CAR PARKING DELINEATED

05 USE RESTRICTION-USE CLASSES

06 NOISE SUBMIT DETAILS OF PLANT

07 INDUSTRY CONTROL OF DUST

08 BURNING OF WASTE MATERIALS

09 NON STANDARD CONDITION

No spraying of paint, varnish or other materials shall be carried out unless previously agreed in writing with the Local Planning Authority.

10 NON STANDARD CONDITION

No work shall take place in the open air.

11 NON STANDARD CONDITION

Notwithstanding the provisions of Article 3, Schedule 2 and Part 8 of the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order), no plant or machinery shall be installed outside the proposed building unless previously agreed in writing with the Local Planning Authority.

12 INDUSTRY AIR POLLUTION

13 NON STANDARD CONDITION

No work shall take place outside the hours of 7.00 a.m. to 6.00 p.m. Mondays to Fridays and 7.00 a.m. to 1.00 p.m. on Saturdays. No work shall take place on Sundays or Bank Holidays.

14 NON STANDARD CONDITION

Notwithstanding the provisions of Article 3, Schedule 2 and Part 8 of the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order), no windows or doors shall be provided to the north and west elevations of the proposed building, except necessary emergency exit doors, unless previously agreed in writing with the Local Planning Authority.

15 LANDSCAPING SCHEME - DETAILS

16 HEDGEROWS-ADDITIONAL PLANTING

17 NON STANDARD CONDITION

A scheme of screening walls and/or other means of screening, together with their positioning, shall be submitted for approval by the Local Planning Authority before the development is commenced and shall be erected prior to the commencement of the use.

18 NON STANDARD CONDITION

Details of any proposed external sources of illumination, its positioning and siting in relationship to the area containing car parking spaces numbered 19 to 40 shall be submitted for the approval of the Local Planning Authority prior to installation.

REPORT:

Floor Area: 1481sq.m.

Delegate to the Director of Development to determine subject to satisfactory trailer storage facilities being provided with appropriate conditions and subject to a Legal Agreement extinguishing planning permission (ROC/765/85) for log and trailer storage.

HOCKLEY PARISH COUNCIL make the following observations :-

- " 1. The Council are concerned about dust which is both a health hazard and an environmental nuisance. The undertaking to deal with this problem in the existing units does not appear to have been met to date as it seems that skips are being used rather than the dust being made into briquettes as was previously stated. It has been noted that a new extractor has been installed in the rear of one of the existing units facing toward residential properties. The Council would wish strict conditions regarding prevention of dust emission to be imposed as part of any planning permission.
2. The Council are also concerned about the potential problems of noise identified by the Inspector in his report of the appeals re. ROC/054/87 and ROC/1047/87 dated 5th May, 1989. They would wish to be assured that this proposal would satisfactorily alleviate any noise problems.

3. Car parking at the north western end of the site. The Council would wish to be assured that, if large vehicles are to enter there, they could satisfactorily negotiate the entrance which is in the turning head and any cars parked in the marked bays.
4. The height of any new structure should not exceed the height of existing buildings which are to remain.
5. As the Council was given an assurance that sawing of logs did not take place on site, they welcome the re-location of the stated sawmill to another site. They would appreciate receiving written confirmation that it is now to be re-located outside Hockley Town Centre. "

Planning permission was granted on 25th December, 1985 for log storage and ancillary trailer parking on this site (ROC/764/85). Subsequent applications for cranes and detached industrial buildings were refused and dismissed on appeal. When considering the application for the detached industrial units (ROC/054/87), the Inspector said that the main doors to the industrial units would face directly towards Rupert Jarvis Court, and that the separation between the flats and the industrial units would be insufficient to prevent noise from the activities referred to above from intruding on residents' amenities, together with the close proximity of the turning and parking area.

The present proposal as submitted forms an extension to the existing industrial building and will be associated with the activities therein with doors facing into the industrial estate and would appear to overcome the failings of the previous scheme. The present scheme also meets parking and servicing standards.

The applicants have agreed to enter into a Legal Agreement with respect to the previous permission in respect of the trailer parking and log storage, which is still valid as it has been implemented, to prevent overdevelopment of the site. The applicants state that the log storage would cease and three 10m. long trailers would be retained. Two would be 'permanently' parked within the existing building and the third would come and go more frequently and be parked for loading and unloading on the southernmost access way to the balance of the planning unit.

The Company is negotiating for the purchase of existing saw mill and timber storage premises at Feltwell, Norfolk.

The County Surveyor raises no objection to the proposal in principle but has reservations with respect to the location of trailer storage/parking.

THE HEAD OF ENVIRONMENTAL SERVICES reports that having regard to the proximity of the proposed development to residential properties there is potential for nuisance by way of noise, dust, odours, etc. No objections are raised against the proposal subject to conditions which have been included in the recommendation covering these matters.

THE CHIEF HOUSING MANAGER reports that he has no objections to the proposal from the housing management viewpoint.

One RESIDENT at 22, Bramerton Road has submitted written representations objecting on grounds of noise, dust and visual intrusion. A petition has been received with 27 signatures from residents of Rupert Jarvis Court who say they do not object provided the extension does not dominate the view and the use of the extension does not create noise, dust and general disturbance.

5.

RM/0438/90/ROC RAYLEIGH

LAND LITTLE WHEATLEY'S CHASE RAYLEIGH

RESERVED MATTERS FOR THE ERECTION OF 51 DETACHED SEMI-DETACHED AND TERRACED HOUSES WITH ANCILLARY GARAGES/PARKING LAYOUT OF ESTATE ROADS AND ERECTION OF ELECTRICITY SUB- STATION (STAGE 1).

Applicant: BEAZER HOMES (EAST) LTD

Zoning: Area of Special Restraint.

RECOMMENDATION: Subject to a Section 106 Agreement.

APPROVE:

01 ESTATE ROADS-PRIOR CONS.

02 ROADS&ACCESS WAYS-SURFACE FIN

03 PRIVATE DRIVES-SURFACE FINISH

04 CAR PARKING-MULTIPLE DWELLINGS

05 SERVICES-SURFACE WATER - and -

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

06 MATERIALS FOR EXTERNAL USE

07 LANDSCAPING SCHEME - DETAILS

08 TREE AND SHRUB PROTECTION

09 HEDGEROWS TO BE RETAINED

10 DETAILS OF MEANS OF ENCLOSURE

11 DETAILS OF SCREENING

12 PD RESTRICTIONS-GARAGES

13 RETENTION OF WINDOW PATTERN

14 SLAB LEVELS SPECIFIED

15 OBSCURE GLAZING

16 NON STANDARD CONDITION

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

17 NON STANDARD CONDITION

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

18 PD CONVERSION OF ROOF SPACE

19 PD RESTRICTIONS-DWELLINGS

20 NON STANDARD CONDITION

Details of the means of enclosure to the proposed site compound and of any floodlighting of the compound shall be agreed in writing by the Local Planning

21 NON STANDARD CONDITION

Authority prior to its provision. The site compound and any structures there in shall be removed from the site concurrent with the completion of the total estate.

REPORT:

This application relates to the north-western corner of the site off Little Wheatley Chase, which received outline planning approval for residential development on 25th April, 1990 (ROC/005/90).

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

There are substantial boundary hedges which will be retained but a public footpath which crosses the site will need to be diverted through the housing area.

This first phase comprises a total of 51 two storey houses of mixed character ranging from 1 to 4-bedrooms and includes terraced, semi-detached and detached properties. The density for this phase is 11 dwellings per acre.

A mixture of garages and communal parking areas are envisaged and there will be a pedestrian and vehicular link to the public open space to the west. A site compound is also proposed which will provide a secure facility for both this and the future phases of the development. The road pattern is broadly similar to that indicated at the outline planning stage.

The proposal includes the planting of a number of trees adjacent to the site, on the public open space to the west, to provide a visual buffer and also the construction of a pond on the public open space land to form a balancing reservoir for the drainage of the entire site.

On 25th July, 1990, the Little Wheatleys panel considered this proposal and were in support of the application.

The County Surveyor has no objections, subject to a number of detailed amendments. The applicants have been made aware of these requirements and a revised plan incorporating these changes is anticipated before the date of the Committee.

The County Planner considers the scheme to be disappointing and has been critical of the layout concept and the housing detail.

THE N.R.A. object, unless conditions are incorporated concerning drainage. A balancing reservoir must be included.

THE ESSEX NATURALISTS TRUST LIMITED are concerned over the future management of the public open space but consider most of the land affected by the housing to be of little value for nature conservation.

THE RAYLEIGH CIVIC SOCIETY feel some of the parking arrangements will give rise to congestion. The Society are pleased to note that the access to the open space is now more clearly defined.

Following NEIGHBOUR consultation and the display of a site notice, one letter of support has been received, subject to the boundary hedge being retained and working hours during construction being kept to normal working hours.

6.

F/0602/90/ROC RAYLEIGH

JUNC LONDON ROAD/LITTLE WHEATLEY'S CHASE LONDON ROAD RAYLEIGH

ALTERATIONS AND IMPROVEMENTS TO EXISTING HIGHWAY TO FORM RIGHT TURN LANE

Applicant: BEAZER HOMES (EAST) LTD

Zoning: M.G.B./Residential.

RECOMMENDATION: Subject to a Section 106 Agreement in respect of works within the highway.

APPROVE:

01 COMMENCE IN 5 YEARS

REPORT:

These highway alterations and improvements at the junction of Little Wheatley Chase and London Road (A129) are required following the grant of outline planning permission, on 25th April, 1990, for residential development by Beazer Homes, south of Little Wheatley Chase (ROC/005/90).

The proposal is to widen London Road on the south side at this junction so as to form a right turn lane for eastbound traffic wishing to turn down Little Wheatley Chase.

THE RAYLEIGH CIVIC SOCIETY - have no objections.

THE COUNTY SURVEYOR - has no objections in principle, subject to a Section 106 Agreement.

Following NEIGHBOUR consultations and the display of site notices one letter of objection has been received raising concern mainly with regard to increased use of a dangerous junction, noise, vibration from heavy vehicles, pollution and loss of amenity.

7.

OL/0591/90/ROC PARISH OF HULLBRIDGE

R/O 45-77 ABBEY ROAD & 1-19 ABBEY CLOSE ABBEY ROAD HULLBRIDGE

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING RESIDENTIAL DWELLINGS SHELTERED HOUSING CARE HOME AND PUBLIC OPEN SPACE

Applicant: MR K BECKWITH

Zoning: M.G.B.; P.O.S.: Residential.

Site Area: 6.070ha.

REFUSE:

01 GREEN BELT - DWELLINGS

02 NON STANDARD REFUSAL

Malyons Lane, along that part adjoining the site, to its junction with Elm Grove is considered inadequate to serve as access to this proposal, owing to its substandard width, construction, lack of footways and street lighting.

03 NON STANDARD REFUSAL

The junction of Malyons Lane with Ferry Road is considered inadequate to cater for the traffic use which exists when combined with the extra traffic which this proposal would generate or attract, owing to its substandard visibility.

04 NON STANDARD REFUSAL

Abbey Road, Monksford Drive and The Priors are considered inadequate to serve as access to the proposal owing to their substandard carriageway widths and also the substandard junction of Abbey Road with Lower Road.

05 NON STANDARD REFUSAL

The eastern area of the site has also been allocated for Public Open Space on the Rochford District Local Plan (R.D.L. P.) and the carrying out of residential development on that land will prejudice the implementation of Policy LT1 of that Plan and Rochford Council's intention to provide such facilities in the interests of residents' amenities. Furthermore, as no overriding need for this residential development has been demonstrated and the area proposed for Public Open Space in this application is smaller than that allocated in the R.D. L.P., the proposal is also contrary to Policy LT2 of the Plan.

REPORT:

A previous almost identical application, was refused permission, under delegated powers, for the above reasons. The applicants wish for this application to be presented to Members for a formal determination in view of the fact that it is a major application with elements of public interest. The applicants have stated their intention to donate the proposed open space to the Council for a peppercorn sum if planning permission were granted and to undertake tree planting free of charge.

The Green Belt objections to this proposal are considered to far outweigh any other gain to the community and Members will be aware that permission has already been granted for public open space on the major part of the site now intended for residential use (ROC/579/89/DP - a Council proposal - applies.) As such, the implementation of this application would prejudice the carrying out of Policy LT1 of the District Local Plan. Furthermore, as no overriding need for this residential development has been demonstrated and the area proposed for Public Open Space in this application is smaller than that allocated in the District Local Plan, the proposal is also contrary to policy LT2 of the Plan.

N.R.A. - no objections but would require details of surface water disposal, including balancing reservoir.

At the time of writing, 26 letters from **LOCAL RESIDENTS** have been received objecting to the proposal on the grounds of the loss of Green Belt land, traffic congestion, loss of views, etc.

OLICANA MAGNOLIA ROAD ROCHFORD

RETENTION OF REBUILT STRUCTURE FOR THE STORAGE OF AGRICULTURAL MACHINERY ('A') THE RETENTION OF REBUILT STRUCTURE USED FOR THE KEEPING OF LIVESTOCK ('B') THE RETENTION OF NINE STABLES.

Applicant: MR & MRS F BURNHAM

Zoning: M.G.B.

RECOMMENDATION: The Secretary to the Council be authorised to take all necessary action, including the issue and service of notices and action in the courts to secure the remedying of the breaches of planning control now reported.

REFUSE:

01 GREEN BELT - STANDARD REASON - and -

...or for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, institutions in large grounds, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting that the appearance of the countryside is not impaired.

In view of the various unauthorised uses of the site, the amount of land under the applicant's control and the type of activities proposed, the Local Planning Authority is not convinced that there is a bona fide agricultural operation at this property.

Therefore the buildings indicated 'A' and 'B' on the submitted plans do not fall within the agricultural category above. Furthermore, the site area available to serve the nine stables is considered to be inadequate being contrary to the minimum standards stipulated in Policy LT10 of the Rochford District Local Plan. If permitted to remain on such a limited site these stables would create a precedent for similar development elsewhere in the Green Belt, resulting in a plethora of buildings at a high density to the detriment of the appearance of the countryside and contrary to the above Green Belt policies.

REPORT:

Members will recall that enforcement action was authorised in September, 1989 for the removal of two of the buildings in this application. Indeed, one of these, building 'A', is the subject of an enforcement notice although the other building, 'B', has been used for keeping livestock on certain occasions. Due to this and other factors, e.g. claims for established use, no notice has yet been served for this building. However, there has now been adequate opportunity for an application for established use certificate to be submitted and the amount of land presently devoted to agricultural purposes is such that an agricultural enterprise here is unlikely to be viable. No such evidence for established use has been submitted and information now received regarding the agricultural question indicates that :-

- (1) of the 6.3 acres owned by the applicants, a substantial area (approx. 30%) is being used for various unauthorised activities - as well as the authorised residential building;
- (ii) the other adjoining land to the north, approx. 8.5 acres, is not owned but used by the applicants solely by virtue of an annual grazing licence. Much of this (approx. 4.8 acres) is rough grazing and, according to the Ministry of Agriculture's (M.A.F.F.) Adviser, approx. 10 acres of such grazing will be required to support one cow.

These latter points are also important in consideration of the stables element of the proposal. Using the Authority's normal policy standard of 0.5 hectares (1.2 acres) grazing land per stable some 10.8 acres will be required for this development. In light of the above comments, this would not be possible in the present circumstances and the refusal reason reflects this.

THE HEAD OF ENVIRONMENTAL SERVICES - no objections subject to a condition regarding burning of waste.

N.R.A. - no objections.

M.A.F.F. - to be reported at the meeting.

No objections have been received from **NEIGHBOURS**.

9.

ROC/530/89 HULLBRIDGE

HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY

CONSTRUCTION OF TWO STABLE BLOCKS, MANEGE AND REPLACEMENT ACCESS ROAD.

Applicant: Pandora Lyster.

Zoning: M.G.B.

RECOMMENDATION: Delegate to the Director of Development to determine on the completion of a Legal Agreement and the conditions as previously reported:-

- i) Restricting the use of the site to grazing and horse riding activities;
- ii) Prohibiting clay pigeon shooting and restricting gymkhanas and other similar events to 3 show jumping events per month during April to September, 1 hunter trial per month during September to April and during school holidays and for children's gymkhanas (these childrens events not to exceed 3 hours per occasion).
- iii) Preventing the burning of manure, bedding etc.

- iv) Prohibiting the use of land to the immediate north of Su-Cris lodge for storage of manure, parking, training of horses etc.;
- v) Prohibiting the use of the existing office building for residential purposes;
- vi) Restricting commercial visitors or customers to the hours of 7.0am to 9.00pm;
- vii) Restricting floodlights and other site lighting;
- viii) Requiring a landscaping/tree planting scheme to be implemented;
- ix) Restricting the use of amplified music or speech;
- x) Restricting the sale of light refreshments to persons using the horse riding facilities.

REPORT

Members will recall that his and the following item were considered earlier this year at the April Meeting after having been deferred in March. Copies of the relevant reports to these meetings are appended for Member's information. The items were delegated to the Director to determine on the completion of a legal agreement. Since that time the property has been sold by Miss Lyster (the previous applicant) although as she has retained a small area of the land it was felt necessary to bring this matter back to Members. Furthermore Mr. Taylor (the present applicant) has been negotiating the terms of the agreement and it was considered necessary to clearly state above the various restrictions being suggested and to clarify that both this and the following item's legal agreement should be signed by the new owners.

The area of land retained by Miss Lyster is well under one acre which leaves over 12 acres. As stated in the previous report the Authority's normal standard for stables requires 0.5 hectares (1.2 acres) of grazing land for each stable although the existing authorised number (18) for this site already exceeds this standard. The policy allows for this standard to be reduced if there is a dwelling on site. In view of the limited "loss" of land involved, the previous complicated history of this site (including previous Inspector's comments regarding further stables and decisions allowing temporary accommodation) etc., the above recommendation is made.

The present operation at Hockley Downs Stables is not covered by any legal agreement and therefore there is no direct control over the number of equestrian events, the use of loudspeakers, the use of land close to Su Cris Lodge, the hours of operation etc. The above agreement will, for the first time, control such activities and accordingly the recommendation is made.

HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY

SITING OF MOBILE HOME.

Applicant: B. Taylor

Zoning: M.G.B.

RECOMMENDATION: Delegate to the Director of Development to determine for a temporary period of 2 years subject to appropriate conditions and the completion of a Legal Agreement:-

- i) Restricting the occupation of the mobile home to persons employed at the stables and their immediate family;
- ii) Restricting the siting of the mobile home to a period of two years or as otherwise allowed in a subsequent planning permission;
- iii) Preventing the sub-division of the land upon which the mobile home stands from the remainder of the site.

REPORT:

As with the previous application, this item is reported back to Committee due to the small reduction in land area available to the applicant since taking over from the previous owner/operator of the site.

Members may wish to consider this item with the previous and their attention is drawn to the reports accompanying that item in particular that concerning this application.

It will be recalled that at the April Meeting the Director was delegated to determine this application subject to the necessary legal agreement, and it is not felt that the subsequent change in site area should alter this decision.

For Members information the Ward Member has referred to additional matters which included the construction of the mobile home and the use of the land for dog breeding/keeping. These matters are detailed below.

The applicant took over the running of the stables shortly after the April meeting and required on site accommodation as a matter of urgency. The three sections of mobile home were therefore sited on land before the permission had been granted and it appears that they have not been connected with internal doorways as the submitted plan indicated. The applicant Mr. Taylor has stated that this work will be completed as soon as possible but there have been numerous more pressing tasks (eg the provision of drainage to the site, the agreement of major tree planting and landscaping etc.) which have delayed this completion.

As stated in the previous report on this application Mr. Taylor has had several breeding dogs for some time although it is now understood that this number has increased from 5 to 10 or 11. It is anticipated that further information on this matter will be available for the meeting although it should be borne in mind that any such separate activities should not preclude Members from making a decision on the current application.

DELEGATED PLANNING DECISIONS - 27th SEPTEMBER 1990

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

APPROVALS

- F/0214/90/ROC Detached 4-bed house at 28, Western Road. Rayleigh - Mr L.G. Briggs.
- F/0316/90/ROC Single storey side and rear extensions at Sunray Cottage, Central Avenue, Hullbridge - M. Conway.
- F/0463/90/ROC Two storey side extension, garage and new porch and variation of conditions ROC/820/89 at 22, Beech Avenue, Rayleigh - Mr S. Tellis.
- F/0484/90/ROC Detached garage at 2, Hazeldene, Rayleigh - Mr & Mrs J. Dearman.
- F/0501/90/ROC Construction of a covered swimming pool at Beke Hall Farmhouse, Beke Hall Chase South, Rayleigh - Mr M. Seaby.
- F/0503/90/ROC Convert garage to living accommodation at 5, Crouch Meadows, Hullbridge - Mr A. Mascall.
- F/0514/90/ROC Roof conversion including front and rear dormers at 36, Crown Hill, Rayleigh - D.P. Hale.
- AD/0520/90/ROC Retain existing illuminated fascia sign, erect illuminated projecting box sign and non-illuminated board sign at 61a, Spa Road, Hockley - Mr Denny.
- F/0526/90/ROC New pitched roof to flat roofed dwelling at Woodside, Granville Road. Hockley - H. Vine.
- F/0527/90/ROC Single storey rear extension and roof extension incorporating dormers at Ashgrove, Folly Chase, Hockley - H. Stumpe.
- F/0528/90/ROC Two storey side extension at 48, Hawkwell Chase, Hawkwell - D. Clifford.
- F/0540/90/ROC Canopy to front at 2, Manor Road, Hockley - A. Parker.
- AD/0541/90/ROC Illuminated signs at The Spa Public House, Spa Road, Hockley - Ind Coope Taylor Walker.
- F/0543/90/ROC Rear dormer at 69, Eastwood Rise, Rayleigh - J.C. Morton.
- F/0544/90/ROC Three garages at Turret Farm, High Road, Hockley - Mr & Mrs Albion.
- F/0548/90/ROC Pitched roofs over existing flat roofed sections of dwelling at 27, High Road, Hockley - Mr & Mrs Taylor.
- F/0558/90/ROC Detached double garage at Tapley House, Cheltenham Road, Hockley - Mr & Mrs D.J. Jarvis.

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APPROVALS (cont.)

F/0561/90/ROC Install satellite dish to rear elevation at 75, Havenside, Little Wakering - Mr Russell Haynes.

F/0565/90/ROC Demolish existing porch and construct new porch to front at 18, Grove Road, Rayleigh - Mr T.W. Fulford.

F/0566/90/ROC Single storey side extension at 7, Albert Road, Ashingdon - Miss L.A. Wiseman.

F/0576/90/ROC Single storey side extension at 53, High Road, Hockley - Mr Power.

F/0580/90/ROC Single storey rear extension at 125, Bull Lane, Rayleigh - C. Byford.

F/0583/90/ROC Part single, part two storey, rear, side and front extensions including part integral garage at 52, Weir Gardens, Rayleigh - Mr & Mrs J Sheppard.

F/0588/90/ROC Part single, part two storey rear extension and side garage at 9, Louis Drive East, Rayleigh - Mr & Mrs S. Morris.

F/0593/90/ROC Car port to side at 1, Silverthorn Close, Rochford - D.C. Earwicker.

F/0595/90/ROC Front porch and garage extension at 309, Eastwood Road, Rayleigh - Mr J. Saywood.

F/0611/90/ROC First floor extension to side at 67, Kimberley Road, Little Wakering - S.R. Druce.

REFUSALS

F/0472/90/ROC Re-build conservatory at Rochdale, Lower Road, Hockley - Mr S. Case.

Reason

Excessive development in the Metropolitan Green Belt.

F/0483/90/ROC Convert chalet to house incorporating first floor extensions and extend garage at 39, Barling Road, Barling Magna - Mr S. Brown.

Reasons

1. Bulky form, unduly dominant, out of scale.
2. Balcony would give rise to overlooking and loss of privacy to neighbouring curtilages.

F/0485/90/ROC Front and rear dormers and conversion of hip end to flying hip at 20, Cordelia Crescent, Rayleigh - Mr M. Dyerson.

Reason

Out of scale with existing building.

F/0502/90/ROC Detached double garage at Beke Hall Farmhouse, Beke Hall Chase South, Rayleigh - Mr. M. Seaby.

Reasons

1. Garage is excessive.
2. Garage detracts from appearance of listed building.

F/0532/90/ROC Convert hip roof to gable, rooms in roof with first floor extension, and ground floor extension with balcony over at 7, Mapleleaf Close, Hockley - Mr Craik.

Reason

Out of scale and overbearing appearance.

F/0534/90/ROC Extend existing stables to form single storey hay store at 28, Southend Road, Rochford - Mr Goodliffe.

Reasons

1. Excessive development within the Metropolitan Green Belt.
2. designated as Roach Valley Conservation Zone.
3. Hay store will detract from setting and character of dwelling.

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REFUSALS (Cont.)

F/0546/90/ROC Roof extension to incorporate rooms in roof at 138, Little Waking Road, Little Waking - G.A. Cartledge.

Reason

Would result in undue bulk and dominance.

F/0549/90/ROC Two storey flat roof side extension at 8, The Chase, Rayleigh - Mrs L. Harris.

Reasons

1. Contrary to Policy H9.
2. Would extend the building to the boundary.
3. Annex would not be integrated closely with the dwelling.
4. Substantial increase to accommodation.

F/0553/90/ROC Front and rear dormers at 47, Clarence Road, Rayleigh - Mr D. Barker.

Reason

Front and rear dormers detrimental to elevations and character of Nos. 45 and 47, Clarence Road. Visually obtrusive.

F/0574/90/ROC Extend existing rear dormer at 7, Sweyne Avenue, Hawkwell - Mrs Craven.

Reasons

1. Overdevelopment and out of scale.
2. Fails to provide substantial roof verge.

CU/0579/90/ROC Change use of land to residential garden adjacent The Conifers, Rosilian Drive, Hullbridge - Mr D.J. Mann.

Reason

Excessive development within the Metropolitan Green Belt.

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Weekly List No. 24/25

APPROVALS

- F/0409/90/ROC Demolish existing dwelling and erect 5-bed detached house with detached double garage at 56a, Aldermans Hill, Hockley - MBC Estates Ltd.
- F/0531/90/ROC New roof with dormers at Coppings, Barrow Hall Road, Barling Magna - I. Boutte.
- AD/0465/90/ROC Replace four free standing illuminated signs and add gold leaf lettering to building illuminated by cowl and spot lights at Rayleigh Lodge, The Chase, Rayleigh - Grand Metropolitan Estates Ltd.
- F/0507/90/ROC Convert bungalow to two storey dwelling at 86, Downhall Road, Rayleigh - Mr & Mrs G. Edwards.
- F/0498/90/ROC Demolish existing dwelling and erect 4-bed detached dwelling with integral garage at 48, Leslie Road, Rayleigh - Mr A. Gibbons.
- RM/0488/90/ROC Detached bungalow (plot 3) (details) at Rear of 27-35 & 31, Rawreth Lane, Rayleigh - John Pring Homes Ltd.

REFUSALS

- F/0435/90/ROC Detached 5-bed house with double integral garage and two 2-bed detached bungalows at 172, Hockley Road, Rayleigh - New England Building Co.

Reasons

1. Unacceptable form of backland development contrary to Policy H12.
2. Would have an adverse and intrusive effect on the surrounding dwellings.
3. Would set an undesirable precedent.
4. Plots A and C would have an adverse effect upon amenities for no. 174, Hockley Road.
5. Dwellings on plot B would prejudice the viability of the trees.

REFUSALS (Cont.)

OL/0477/90/ROC Outline application to erect detached bungalow and garage with private drive access at rear of 40-44, High Road, Hockley - Mr John C. Hymas.

Reasons

1. Unacceptable form of backland development giving rise to overlooking and loss of privacy. Contrary to Policy H12.
2. Would adversely affect residential amenities to Nos. 40 and 42, High Road, Hockley.

CU/0489/90/ROC Change of use of ground floor to Chinese take-away at 67, Lower Road, Hullbridge - C.W. Fong.

Reason

Would be detrimental to amenities of the surrounding area. There is insufficient parking areas within the curtilage.

F/0491/90/ROC Block of 8 stables opposite 9-11, Pudsey Hall Lane, Canewdon - Mr K. Fennell.

Reasons

1. Excessive development in the Metropolitan Green Belt.
2. Would give rise to noise, disturbance and increased traffic.

F/0504/90/ROC Retention of mobile home at The Ives, Trenders Avenue, Rayleigh - R.J. Segrave.

Reason

Excessive development in the Metropolitan Green Belt

DELEGATED PLANNING DECISIONS - 27th SEPTEMBER 1990

Weekly List No. 26

APPROVALS

- F/0440/90/ROC Construction of pitched roof over existing flat roof to provide additional living accommodation at 126-126a, Downhall Road, Rayleigh - Mr & Mrs Bamber, Mr Prince & Miss Cannell.
- F/0487/90/ROC Use site as coach park at Unit 11, Rawreth Industrial Estate, Rawreth Lane, Rayleigh - James O'Brian.
- F/0490/90/ROC Demolish existing dwelling and erect 5-bed detached house and garage at 5a, Kingsmans Farm Road, Hullbridge - Mr S. Coram.
- F/0494/90/ROC Convert dwelling into two 1-bed self-contained flats at 39, King Henry's Drive, Rochford - Mr T.C. Elliott.
- F/0508/90/ROC Conversion of bungalow to house with extensions, alterations and construction of new attached garage (including demolition of existing extensions and outbuildings) at 1, North Street, Great Wakering - Mr D. Westgarth.
- F/0537/90/ROC Two storey rear extension and internal alteration (to permitted restaurant and flat over) at 45, North Street, Rochford - E. & M. Design Partnership.

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DELEGATED PLANNING DECISIONS - 27TH SEPTEMBER 1990

Weekly List No. 27

APPROVALS

- F/0500/90/ROC Convert ground floor to veterinary practice with two residential flats at first floor at 19, East Street, Rochford - Mr I. Jobson.
- F/0521/90/ROC Detached dwelling at 24, Golden Cross Road, Ashington - P. Richmond.
- F/0573/90/ROC Convert bungalow to chalet at 391, Little Wakering Road, Little Wakering - R.D. Peers.

REFUSALS

- F/0524/90/ROC Continue use for storage of vehicles, plant and equipment and repair and maintenance in association with the authorised existing residential use at Highgate, Lower Road, Hockley - John Charles Buckfield.

DELEGATED PLANNING DECISIONS - 27TH SEPTEMBER 1990

Weekly List No. 28

APPROVALS

- AD/0542/90/ROC Illuminated fascia sign at 75, High Street,
Rayleigh - The Home Entertainment Corp. P.L.C.
- F/0560/90/ROC One detached dwelling (plot 6) adjacent 128,
Daws Heath Road, Rayleigh - Gale's Developments
Ltd.
- F/0596/90/ROC Add windows to side elevation (west facing) at
18, Totman Crescent, Rayleigh - Universal Cycles
P.L.C.

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/

27th
DATE: September 1990

PLAN NO.	ADDRESS	DESCRIPTION
BN 90/591	456. Ashington Road. Rochford.	Internal structural alteration for shop plus fire escape (external).
BN 90/587	Greensleeves. High Road. Hockley.	Extension to lounge & bedroom above.
BN 90/588	15. Hillside Road. Hockley.	Extension to lounge using existing utility room.
BN 90/574	1. Balmoral gardens. Hockley.	1st floor bedroom & en-suite extension over ground floor toilet and entrance hall.
90/57A	Junatison, Barrow Hall Road. Barling	Side extension & rooms in roof.
90/207A	55/57, Eastwood Road. Rayleigh.	Three storey Building.
90/463A	38, High Mead. Rayleigh.	Demolish existing garage and erect new garage.
90/476	2, Larkfield Close, Rochford.	Add bedroom & en-suite in roof space.
90/448	67, Victor Gardens. Hawkwell.	Foundation underpinning.
90/512	42, High Road. Hockley.	Extension of rear dormer, raise flank walls add staircase.
90/528	452/454 Ashington Road. Rochford.	Change of use from residential to first floor flat, ground floor optician and Dental surgery.
90/580	240. Rectory Road. Hawkwell.	Rear Extension.
BN.90/606	16, Leicester Avenue. Rochford.	Side extension.
BN. 544	The Poplars. Arundel Road. Ashington.	Triple Garage.
90/534	16. Nelson Gardens. Rayleigh	Rear Extension..
90/536	31. Thorpedene Avenue. Hullbridge.	Two Storey and single storey extension.
90/526	Link Service Station. Golden Cross Ashington Road.	Showroom.
90/562	31 & R/O 27-35 Rawreth Lane.	Detached Bungalow plot 3.
90/558	Rozal. Church Road. Ashington.	Rooms in Roof.
90/533	Terceira. Pudsey Hall Lane, Canewdon.	Extension.
90/533	21. Stanley Road. Ashington.	single storey extension.
90/484	16, Belverdere Avenue. Hockley.	Two storey side extension
88/897	55. Little Wheatley Chase. Rayleigh	Erection of Bungalow.
90/441	Farmside Cottage, Montifiore Avenue. Rayleigh	single storey rear extension.
90/551	27. The Paddocks. Rayleigh.	Extensions & Alterations.
89/581	Ashington United Free Church. Ashington Road. Ashington.	Two storey youth club/church Hall ancillary to future church.
90/555	41. The Paddocks. Rayleigh.	Garage Conversion.
90/532	117. Plumberow Avenue. Hockley.	Single storey rear extension.
90/460	4B. London Hill. Rayleigh.	Single storey rear extension.
90/596	25. Crouch Avenue. Hullbridge.	Alterations to provide ground floor toilet and shower facility for handicapped person.

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APPROVALS/REJECTIONS

PLAN NO.	ADDRESS	DESCRIPTION
0/508	Ashgrove. Folly Chase. Hockley.	Extension & Alteratrons.
0/535	40. Grove Road. Rayleigh.	Underpinning.
0/433	Rankin Flour Mills Ltd.	First floor workshop extension.
0/491..	72. The Drive. Hullbridge.	Rear extension.
0/450	25. Eastbury Avenue. Rochford.	Side Extension.


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DELEGATED BUILDING REGULATION DECISIONS

~~XXXXXXXX~~/REJECTIONS

27th
DATE: September 1990

PLAN NO.	ADDRESS	DESCRIPTION
90/485	Adj 99, Nevern Rd. Rayleigh.	Four Bedroom Detached House.
90/484	16. Belvedere Avenue. Hockley.	Two Storey Side Extension.
90/481	41. Oak Walk, Hockley.	Side extension and First floor Extension.
90/486	86/88. Coventry Hill. Hullbridge.	Detached Chalet & Garage.
90/491	72 The Drive. Hullbridge.	Rear Extension.
90/478	32. Eastwood Road. Rayleigh.	Erection of stone building & Sign.
90/503	43, Shakespear Avenue. Rayleigh	Demolish existing porch and construct single storey front extension.
01	Btitavia Hanger, Southend Airport.	Reconstruction of existing stores offices, workshops & toilets.
CHAIRMAN		DATE <u>18/10/90.</u>

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