



**Rochford District  
Council**

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**1977**

**January - December**

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NATIONAL HOUSING AND TOWN PLANNING COUNCIL

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# UNFIT HOUSES

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43 High Road, Hockley	140
398 Ashingdon Road, Rochford	141
24 St. Johns Road, Gt. Wakering	142
26 Sutton Court Drive, Rochford	314,438
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Four Winds, Wood Avenue, Hockley	555
Dyffryn, The Drive, Rayleigh	558,786
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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1977**

**December**

ROCHFORD DISTRICT COUNCIL

Minutes of the Housing Services Committee

At a Meeting held on 1st December 1977. Present: Councillors  
R. H. Holman (Vice-Chairman in the Chair), E. H. Adcock,  
M. N. Anderson, Mrs. D. M. Boothby, R. H. Boyd, Mrs. F. E. Clayton,  
L. K. Cope, T. Fawell, A. J. Harvey, Mrs. E. M. Heath,  
F. A. Hunt, D. A. Ives, F.B.G. Jopson, D. R. Mears, G. C. Oldbury,  
P. G. Philpot and D. C. Wood.

Visiting: Councillors R. D. Foster and D. R. Fowler

MINUTES

784. Resolved that the Minutes of the meeting held on 20th October 1977 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

785. Apologies for absence were submitted on behalf of Councillors Miss J. R. Browning, Mrs. J. M. Jones and Miss B.G.J. Lovett.

HOUSING ACT 1957 - SECTION 17 - UNFIT PREMISES -  
DYFFRYN, THE DRIVE, RAYLEIGH (Minute 558/77)

786. The Director of Administration reported that notice had been served upon all persons so entitled that at this meeting the condition of the property and any offer with respect to the carrying out of works or the future use thereof would be considered.

The Director of Health and Housing reported that the owner had submitted an offer not to use the property for human habitation after vacation by the present tenants, until such time as the property had been rendered fit for human habitation.

Resolved that in accordance with Section 16 of the Housing Act 1957 the Council accept the owner's undertaking not to use the property for human habitation, following vacation by the present tenants, until it has been rendered fit for human habitation to the Council's satisfaction. (5152)

IMPROVEMENT GRANTS

12 Gladstone Road, Hockley

787. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvement</u>	<u>Repair</u>
£	£
1613.01	Nil

The eligible expense was £1613.01 and the total costs of all proposed work was £1707.96.

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £1613.01 and a grant of £806.50 be paid on satisfactory completion of the works. (8563)

Housing Services Committee

12 Harewood Avenue, Rochford

788. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvement</u>	<u>Repairs</u>
£	£
1393.00	686.00

The eligible expense was £2079.00 and the total cost of all proposed work was £4679.00.

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £2079.00 and a grant of £1039.50 be paid on satisfactory completion of the works. (4273)

126 Stambridge Road, Rochford

789. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvement</u>	<u>Repairs</u>
£	£
1000.00	Nil

The eligible expense was £1000.00 and the total cost of all proposed work was £1206.00.

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £1000.00 and a grant of £500.00 be paid on satisfactory completion of the works. (16244)

HOUSING RENTS (Minute 2/77)

790. The Director of Finance reported that a new basis of determining housing rents using rateable values was adopted, this basis to be phased in over a period of 3 years, the first being 1977/78.

A forecast of the Housing Revenue Account over a 3 year period was set out below, which assumed 10% inflation, an average Loans Pool Rate of 11% and reasonable growth in housing administration. The calculations were also based on the assumption that rent increases of an average of 50p would come into effect on 1st April 1978 and on 1st April 1979. In order to phase in the new rent basis these rent increases would be applied as an average of 50p (minimum 0p, maximum £1.00 per week).

	<u>Estimate</u> <u>1977/78</u>	<u>Probable</u> <u>1977/78</u>	<u>Estimate</u> <u>1978/79</u>	<u>Estimate</u> <u>1979/80</u>
	£	£	£	£
Expenditure	1,686,355	1,622,000	1,900,000	2,280,000
Income	1,643,705	1,617,000	1,895,000	2,242,000
Balance B/forward	42,650	48,000	43,000	38,000
	1,686,355	1,665,000	1,938,000	2,280,000
Balance C/forward	-	43,000	38,000	-
Rent Increase	£1.35	£1.35	£0.50	£0.50
Average				

1840

## Housing Services Committee

RECOMMENDED (1) That all housing rents be increased with effect from 3rd April 1978 by an average of 50p per week (with a minimum of 0p and maximum of £1 per week range), and

(2) That a further rent increase of 50p be applied on 2nd April 1979 (with the same range) subject to prior review only if necessary.

### GUEST ROOMS - O.A.P. UNITS

791. The Director of Finance reported that at each of the seven warden controlled O.A.P. units there was a guest room which is let to people visiting a resident at the unit.

The present charges were as follows:-

Rochford Area units      38p for the first night  
                                 25p for subsequent nights

Rayleigh Area units      25p per night

With the cost of laundering increasing and the anomaly of different charges between Rayleigh and Rochford areas being continued since Local Government reorganisation it was felt necessary to revise the nightly charge.

RECOMMENDED That the charge for the use of the guest rooms be increased to 75p per night, forthwith, throughout the district. (225)

### RENT ARREARS

792. The Committee noted that arrears of £17,321.25 were outstanding as at 9th November 1977 in respect of 741 cases.

### SALE OF COUNCIL LAND

793. The Director of Health and Housing reported a request from the owner of a private house to be permitted to purchase a strip of land no wider than two metres from the garden of the adjoining Council house in order to provide a run-in and garage to his property.

The Council house garden was quite wide and the tenant had confirmed that he had no objection to giving up part of the garden.

RECOMMENDED That the Director of Administration be authorised to sell a strip of land approximately two metres wide in this case at the District Valuer's valuation subject to the purchaser resiting the fence and paying the Council's costs. (2649)

### INSTITUTE OF HOUSING CONFERENCE - BRIGHTON

794. The Committee received the appended joint report of Councillor Mrs. J. M. Jones and the Director of Health and Housing upon their attendance at this Conference. (214A)

Housing Services Committee

HOUSING DEVELOPMENT AT LITTLE WHEATLEYS (Minute 575/77)

795. The Director of Technical Services reported upon the revised programme now prepared for carrying out this development, the scheme having been approved by the Department of the Environment in two phases. Tenders for Phase I would be invited in September 1978.

Considerable concern was expressed by Members at the delays occasioned by the Department on this scheme and upon the likely extra costs of carrying out the development in two phases. Members felt that these points should be raised at Member level with the Secretary of State, but that work on Phase I should proceed in the meantime.

RECOMMENDED (1) That the revised programme be approved and tenders invited by the end of September 1978, reports on progress of the preparation of drawings being made to the Committee at regular intervals.

(2) That the Secretary of State for the Environment be requested to receive a deputation comprising Councillors Mrs. J. M. Jones, R. H. Holman, D. A. Ives and A. J. Harvey to discuss this development, and that local Members of Parliament be invited to join the deputation. (11549)

CONTRACTS PROGRESS

796. The Committee considered the report of the Director of Technical Services upon progress with contracts and decided to defer consideration of Contract 660 until after the exclusion of the public.

With regard to Contract 701, discussion took place upon the delay, at present five weeks, about aspects of public safety from unfenced works on the site, and upon the provision of screen fencing.

Resolved that the Director of Technical Services arrange a site inspection for the Committee, all appropriate officers being present.

With regard to the erection of 29 old persons flatlets, The Lavers, Rayleigh, concern was expressed by a member at the apparent difference between the landscaping works now being carried out at this development compared with the proposals originally approved. The Director of Technical Services would investigate and report.

CONTRACT 723 - 20 HOUSES, WEIR GARDENS, RAYLEIGH - IMPROVEMENTS AND ALTERATIONS

797. The Director of Administration reported tenders for the above contract were opened by the Chairman of the Committee as follows:-

Haynes & Smith Ltd	£157,491.00
M.B.C. (Builders Ashingdon) Ltd.	£161,440.00
Bush Brothers (Builders) Ltd.	£172,102.80
Taylor's (Hockley) Ltd.	£186,911.64
H.G.S.	No Tender



### Housing Services Committee

The Director of Technical Services reported that all tenders had been examined. The lowest tender had been analysed and the schedule of rates was reasonable and prices arithmetically correct.

A figure of £21,765.00 had been included in the tender for crossovers driveways and fences. These items were not included in the estimate (Minute 329/77) and if omitted reduced the tender figure to £135,726.00.

To compare the estimate of £86,000.00 with the tender figure, an allowance of £2,250 had to be added (Minute 329/77) and £6,177.50 which represented 7% increase in costs from May until December 1977 and a further £4,721.40 which represented 5% increase in costs to May 1978 being the estimated increase in prices to the date on which the fixed price tender was based. The total for the comparable estimate was £99,148.90 which was related to the allowance included in the Section 105 allocation.

The difference between the comparable estimate and tender was £36,577.00 or £1,829.00 per dwelling.

Of this £1,829.00 a sum of £500.00 was for re-roofing found necessary on detailed survey of the properties as against localised repairs in the estimate. There was also an increase of £250.00 in preliminaries and £60.00 for contingencies. Increases in the prices of technical details accounted for the remainder of the amount.

RECOMMENDED That the tender of Haynes & Smith Ltd. in the sum of £157,491.00 be accepted but omitting the work to crossovers, drives and fences in the sum of £21,765, the Section 105 allowance for 1978/79 being adjusted to allow for these increases by reducing the electrical rewiring programme to 125 dwellings at a cost of £27,000, the remainder of the monies being taken from this year's Section 105 allowance. (16355)

### EXCLUSION OF THE PUBLIC

798. Resolved that, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public be now excluded from the meeting for the reason that publicity would be prejudicial to the public interest, the business about to be discussed being the subject of confidential reports.

### CONTRACT 660 - ERECTION OF OLD PERSONS GROUPED FLATLETS, EASTWOOD ROAD, RAYLEIGH

799. The Directors of Administration and Technical Services reported upon the reasons for the delays which had occurred upon this contract, and upon the legal situation arising. Counsel's Opinion had been sought as to the Council's liability in this matter and the Opinion was awaited.

Resolved that the Management Team report to the next meeting of the Policy and Resources Committee upon this contract. (4477)

Housing Services Committee

CONTRACT 641 - MODERNISATION OF COUNCIL  
DWELLINGS, HAMBRO HILL, RAYLEIGH (Minute 362/76)

800. Concern was expressed by a Member at the incidence of repairs found necessary in these properties following the works of modernisation. The Director of Health and Housing reported on recent inspections of these properties and recommended that the policy of remedying any defects by the Direct Labour Force financed from the Housing Revenue Account be continued. The Director of Administration reported on the progress of the High Court action on the claim submitted by the contractor for extra payments.

Resolved that the Director of Health and Housing report to the next meeting of the Committee on the condition of these properties. (2298)

HOUSING REPAIRS & IMPROVEMENTS 1978/79 -  
SECTION 105 - HOUSING ACT 1974

801. The Director of Technical Services reported that application had been made to the Department of the Environment for £175,000.00 for the Section 105 allocation for the financial year 1978/79.

It was not known at present what allowance would be granted by the Department but in order to avoid delays when this was known the programme proposed was as follows:-

1. Weir Gardens Improvement (Total £96,100)	£75,000
2. "The Chestnuts" Rayleigh (Total £25,500)	£21,500
3. 1-14 Anchor Lane - Repairs to outhouses and woodworm control	£ 7,500
4. Cagefield Road, Stambridge - Play space & Car Park	£11,500
5. Goose Cottages - allowance for remedial work if necessary (Minute 813/76)	£ 1,000
6. Window Renewals	£ 4,000
7. Electrical Rewiring to a further 172 houses	£37,000
8. Repairs to outhouses	£ 8,000
9. Loft Insulation to OAP Dwellings	£ 7,000
10. General Estate Fencing	£ 2,500
	<hr/>
	£175,000
	<hr/>

In connection with Item 4, the Director of Administration reported that the Department of the Environment had now advised that the lowest tender was outside yardstick plus tolerances, and that there was no possibility of permitting acceptance of the tender by waiving the regional variation boundary line. The Director therefore advised that the scheme should be abandoned and that Item 4 of the Section 105 allocation be deleted.

Housing Services Committee

Members were, however, not prepared to accept this view, being mindful of the need to build Council houses to house persons on the waiting list, and the fees which would be incurred if this scheme were to be abandoned.

RECOMMENDED (1) That in the event of the full allocation of money being available for the Section 105 work the programme for 1978/79 be approved, the Management Team, as for this year, being authorised to take steps to achieve the spending of the allocation within the financial year, and that in the event of the full allocation not being obtained the Management Team agree the priorities for the work to the maximum allowed.

(2) That the deputation already constituted by Minute 795/77 also raise with the Secretary of State the question of the contract for Cagefield Road housing development.  
(11086)

Chairman: J. Jones Date: 19<sup>th</sup> Jan 78

REPORT OF THE CHAIRMAN OF HOUSING SERVICES AND DIRECTOR OF  
HEALTH AND HOUSING TO HOUSING SERVICES COMMITTEE, 1ST DECEMBER 1977

INSTITUTE OF HOUSING CONFERENCE - BRIGHTON

The Conference sessions were crisply and efficiently chaired throughout by this year's Institute President, Miss Frances Cook, who in her opening address reminded delegates that housing was a personal service and called for a closer relationship between policy-makers and staff.

Following her on the opening morning, Mr. Richard Best, Director of the National Federation of Housing Associations, spoke of the record of the Housing Association Movement which, he claimed, now totalled 20% of the public sector output as a whole, although, due to cuts in public spending, output would now be reduced by 40%. His call for Housing Association rents to be fixed in relation to rents in the rest of the public sector was well received by Conference; much less so his insistence that Housing Associations do not cream off the elite of housing applicants which as usual left some delegates afterwards querying why Local Authorities should be unable to discover the reasons for non-acceptance of their nominees by Housing Association Selection Committees.

In his paper on The Role of Education and Research, Professor Tony Eddison, School for Advanced Urban Studies, Bristol University, also called for better contact with the public reminding us that Local Government succeeds and fails not by the quality of green papers, political dogma or chief officers' reports but at the point of contact with the client. Few are adequately trained to deal amply and sympathetically with the public and in any department the first point of contact is often the lowest paid officer.

Unfortunately Councillor Mrs. P. Hollis from Norwich could not attend to present her paper "What a Councillor Thinks" but her place was taken at short notice by Councillor Alan Roberts, Chairman of Manchester Housing Committee, who presented a spirited Labour politician's case for Council housing. Councillor Roberts' view was that the only solution was to build Council housing on a large scale for rich and poor until the waiting list was exhausted; the decline of private landlords was a good thing and should be accelerated and new housebuilding by Local Authorities should not only be to Parker Morris standards but above if houses built now are not to be sadly out of date in ten years' time as the public demand increasingly higher standards. Although the Conference was in support with his assertion that the new Housing Investment Programmes were likely to result in greater freedom to spend less money, his remarks for the most part provoked lively controversy from a succession of elected members. Typical of these was Councillor Watson from Sefton M.D.C. who questioned his assumption that tenants wanted Parker Morris standards, claiming that if the private sector built to Parker Morris standards few could afford to buy.

Miss Judy Hillman, Planning Correspondent of the Guardian told us what it was like to write for a national newspaper, the difficulties of choosing areas to write about, the problems of getting hold of accurate information and the demands imposed by meeting deadlines. It was generally felt the paper was a little disappointing but provided ample opportunity for delegates to make predictable criticism of typical press reporting.

The final address was given by The Right Hon. Reginald Freeson, Minister for Housing and Construction who stressed that the effectiveness of local and national housing policies should be judged upon how they satisfied the requirements of those in most need. He urged the better use of current housing resources; a large proportion of our households comprised only one or two persons and it was important to ensure a better match between households and occupants e.g. by transfers and attractive inducement allowances.

The Minister mentioned the problem of the 33,000 families recorded as homeless per year and hoped that Housing Authorities would interpret the Housing (Homeless Persons) Act generously and sympathetically, reminding delegates that the Act conferred an absolute duty to provide housing but allowed discretion to Authorities to offer whatever form of housing considered most appropriate. Some delegates felt that despite the climate of change inferred by the housing green paper and other recent documents, Mr. Fresson offered little that was new. Indeed, several contributions from the floor criticised the plethora of D.O.E. Circulars which showered down upon overworked Local Authorities with ever-increasing frequency.

Overall the Conference was, as usual, informative and stimulating; not least useful was the opportunity for elected members and officers to discuss with their friends and professional colleagues their approach to common practical problems long after the formal sessions had closed.

Your delegates are grateful to the Council for the opportunity to attend and returned from the Conference reflecting that the call by the President for a close understanding between elected policy-makers and staff has for some time now been a much appreciated feature of the Rochford administration.

ROCHFORD DISTRICT COUNCIL

Minutes of the Recreation & Amenities Committee

At a Meeting held on 6th December 1977. Present: Councillors G.C. Oldbury (Chairman), E.H.Adcock, G.J.Appleyard, S.W.Barnard, Mrs.L.M.A. Campbell-Daley, J.H.Carter, B.A.Crick, R.D.Foster, D.R.Fowler, Mrs. M. Garlick, A.J.Harvey, Mrs. E.M.Heath, D.A.Ives, F.B.G.Jopson, M.L. Kennaugh, E.V.Maton, J.A.Sheaf and A.L.Tate.

Visiting: Councillors R.H.Boyd and Miss B.G.J.Lovett.

MINUTES

802. Resolved that the Minutes of the meeting of 25th October 1977 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

803. Apologies for absence were received from Councillors M.N.Anderson and P.J.Stanton.

HOCKLEY WOODS SITE - REAR OF PRIMARY SCHOOL (Minutes 296/76, 253/77 AND 341/77)

804. The Director of Administration advised the Committee that since the Agenda item had been printed, discussions had been held with County Officials and it had been agreed to consider the provisions of the Landlord and Tenants Act 1954 before advising the Council of a course of action. In these circumstances, with the consent of the Chairman, the recommendation was withdrawn.

RECOMMENDED That further action be delayed pending the report of the Director of Administration. (279)

RECREATION CENTRE MANAGEMENT COMMITTEE

805. The Committee received the appended report.

Under the item Review of Rent the Director of Administration reported that the District Valuer had indicated that he would only value the premises on market value and it was for Council to determine the revised rental if it proposed to take any other factors into account.

RECOMMENDED That the terms of the District Valuer's report, when received, be reported to Policy and Resources Committee.

Resolved that with the above exception the report be adopted with the addition that the Club's appreciation of the co-operation received from Council staff be recorded. (6746)

PROVISION OF BANDSTAGE - MILL HALL (Minutes 694 & 773/77)

806. Further consideration was given to this proposal. It was noted that the hall was designed originally as a general purpose hall, and the provision of a stage would require the utilisation of valuable floor space. It was also noted that the Mill Hall was unsuitable for any building extension.

RECOMMENDED That the decision to give the suggestion further consideration when a second major project of the Mill Hall type for the District was under discussion be affirmed. (6643)

Recreation and Amenities Committee

CONTRACT PROGRESS REPORT

807. The Committee noted the report of the Director of Technical Services as follows:-

Contract No. 714 - Fencing to "Brooklands" Open Space, Hookley Road, Rayleigh.

Contractor - J. Reeves & Sons Ltd., Swaines Industrial Estate, Ashington Road, Rochford.

Tender Figure - £3,606 90.

Comments - The Contract had yet to be signed.  
The remainder of the work required to bring the Open Space into use would be undertaken by Direct Labour and would include provision of seats, short length of footpath, planting of a small tree screen together with some hedging. (6001)

REVIEW OF CHARGES

(Councillor R.D.Foster disclosed his pecuniary interest in the charges relating to playgroups but at the invitation of the Committee remained in the meeting taking no part in the voting or discussion thereon)

808. The Director of Finance reported that he had carried out a review of charges as they affected the Committee for the forthcoming financial year commencing 1st April 1978. These charges had once again taken into account local circumstances with a view to creating a realistic and competitive price for the service provided. As a general rule all prices had been increased by 10%. Members noted that the proposed increases in charges were necessary to maintain the present standard of service. Members considered the pre-school playgroups provided a service and any increased charges would constitute a hardship.

RECOMMENDED (1) That the schedule of charges as ~~applied~~<sup>attached</sup> to the Agenda be adopted for the year commencing 1st April 1978 subject to the deletion of the proposed increases with regard to pre-school playgroups.

(2) That regular hirers be informed immediately after the Council has approved the increased charges. (708)

BOOKING PROCEDURES FOR SPORTS FACILITIES AT GREAT WAKERING AND PARK SPORTS CENTRES (Minute 752/77)

(Councillor C.J.Appleyard disclosed an indirect pecuniary interest in this matter and being invited to remain in the meeting took no part in the discussion or voting thereon).

809. Further consideration was given to the report submitted by the Director of Technical Services on booking procedures in operation at these two Sports Centres.

Members were not convinced that acceptable arrangements had been established as to the 50/50 use of the Centres by Clubs and general public and considered that complaints from the general public in certain instances were justified. Concern was also expressed at the guide lines which had been introduced at the Centres requiring the affiliation of Clubs to National Governing Bodies.

Recreation and Amenities Committee

Resolved that the booking procedures at the Great Wakering and Park Sports Centres be referred for visit and investigatory report to the Performance Review Sub-Committee. (10287 & 6006)

Chairman

*P. J. Dutton*

date 24/1/78.



## REPORT OF THE RECREATION CENTRE MANAGEMENT COMMITTEE

At a Meeting held on 21st November 1977. Present: Councillors G.C. Oldbury (Chairman), S.W. Barnard, D.R. Fowler, D.A. Ives and Messrs. W.G. Pickup and R.W. Offwood.

### CLEANLINESS AND MAINTENANCE OF CENTRE

Club representatives raised the following points :-

#### (a) Replacement of electric light bulbs

On numerous occasions bulbs were not replaced. There was an adequate supply available and the Halls Manager indicated these were replaced regularly. Members considered that despite the extensive works carried out to the electrical system as a result of inspection by Eastern Electricity Board there still could be an electrical fault.

#### (b) Shower Unit and General Cleanliness

The Club agreed that the cleanliness of the Centre had improved although the shower units were not up to standard and the Halls Manager undertook to remedy this complaint.

RECOMMENDED That the Director of Administration arrange for a further inspection by Eastern Electricity Board and submit their findings to this Committee for further consideration.

### BURGLAR ALARM - INSTALLATION OF NEW SYSTEM

The Director of Finance reported on the new system which had been installed, which met all Police requirements. The Club indicated that the system was satisfactory.

### DAMAGE TO PREMISES BY BREWERS LORRIES

A report was made on two instances when damage had been caused to the steps and handrail at the Recreation Centre by Brewers lorries, namely, Ind Coope and Schweppes, making deliveries to the Mill Hall and Centre. Both drivers had disclaimed all responsibility and there were no witnesses to either occurrence.

The Director of Finance reported that the premises had been covered by an impact clause in the Insurance policy and the damage had been repaired at a cost of £250.

RECOMMENDED (1) That the Director of Finance write to the Club expressing concern at the damage, the Club in turn to contact the Brewers.

(2) That the Director of Administration arrange for the necessary repairs to be carried out to the handrail.

### ESTIMATES

#### (a) Estimate Provision for 1977/78 - Allocation of hours and Central Administration Expenses

Club representatives expressed their concern at the high estimate provision under these two headings and asked that these matters be investigated, particularly as they would have a bearing on the new rental for the next five year period. In this connection the Club asked for a comparison to be made with Castle Hall expenses.

RECOMMENDED That the Director of Finance look at the basis of calculation of these expenses and report to this Committee.

(b) Electricity Charges

The Director of Administration expressed his concern that in the financial year 1976/77 the sum of £754 had been spent under this heading. Estimate provision had been made in the current financial year for £800 and on current expenditure this was not sufficient.

RECOMMENDED That the Director of Administration compare the unit consumption in the two financial years and discuss the matter further with the Secretary of the Club.

(c) 1978/79 Estimates

The Club representatives indicated that the only two items of external maintenance for inclusion in the 1978/79 estimates were :-

- (i) the painting of window cills externally;
- (ii) investigating and remedying the dampness in the toilet wall (believed to be due to a leak in the upstairs toilets).

On (ii) the Members of the Committee understood that this work had been scheduled last year as a matter of urgency. When remedied the Club intended themselves to tile the toilet wall.

RECOMMENDED That the Director of Administration undertake an investigation into why the dampness had not been remedied and report to this Committee.

REVIEW OF RENT

The Director of Administration reported that the rent was due for the five yearly review under the terms of the Licence and the District Valuer had been asked to act for the Council. Club representatives indicated their concern that the basis of the rent should take into account the heavy capital expenditure in which the Club had been involved and the social service which the Club was performing for the inhabitants of the District. They were assured that the District Valuer's instructions had included a reference to these items as well as the expenditure of the Council. He had also been instructed to negotiate with the Club's representatives before reporting back to the Director of Administration.

In this connection the Committee were advised that the Director of Administration had suggested an alteration to the Licence whereby the Trustees became responsible for all cleaning, caretaking and external maintenance. The Trustees had indicated that they were not willing for the Licence to be amended in this manner at the present time.

RECOMMENDED That when the report of the District Valuer is received the Members of this Committee be advised of its terms.

DATE OF NEXT MEETING

Resolved that the Director of Administration, in conjunction with the Chairman, call a meeting of this Committee in approximately four months time to consider, in particular, the various items where this meeting has asked for further reports.

ROCHFORD DISTRICT COUNCIL

Minutes of the Health and Highways Committee

At a Meeting held on 8th December 1977. Present: Councillors L.K. Cope (Chairman), S.W. Barnard, Mrs. D.M. Boothby, Mrs. L.M.A. Campbell-Daley, Mrs. F.E. Clayton, B.A. Crick, S.B.H. Fletcher, A.J. Harvey, Mrs. N. Heard, A.J. Humby, F.A. Hunt, D.A. Ives, Miss B.G.J. Lovett, S.H. Silva and A.L. Tate.

Visiting: Councillors R.D. Foster, D.R. Fowler and F.B.G. Jopson.

MINUTES

810. Resolved that the Minutes of the meeting of 26th October be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

811. Apologies for absence were submitted on behalf of Councillors C.J. Appleyard, J.C. Foster, Mrs. M. Garlick and D.R. Mears.

WATER SAFETY

812. The Director of Health and Housing submitted the recommendations of a Parliamentary Working Party.

RECOMMENDED (1) That the Director of Health and Housing undertake an investigation into the existing water safety activities in the District, if any, and report in due course to the Home and Water Safety Panel.

(2) That the Home and Water Safety Panel be reconstituted forthwith.

(3) That Councillors Mrs. F.E. Clayton, L.K. Cope, A.J. Humby and A.L. Tate be appointed as the Council's representatives on the Panel and that the Director of Health and Housing invite outside bodies to nominate members.

NOTE: Appointed Councillors attendance at these Panel meetings would, under Council policy, be recognised as an approved duty. (934)

REFUSE DISPOSAL - SUGGESTED OFFICERS WORKING PARTY  
(Minute 7(8(2)/77)

813. The Director of Administration reported that as refuse disposal was a County Council function it would not be correct for this Committee itself to take the initiative in setting up the suggested working party.

RECOMMENDED (1) That the County Council be requested to take up the suggestion and themselves involve District Councils in

## Health and Highways Committee

the problems of refuse disposal, especially taking into account the sometimes severe environmental effects of the exercise of this function.

(2) That neighbouring authorities be urged to support the representations of this Council.

(3) That discussions include re-cycling and incineration. (120)

### NAMING OF STREETS

#### 814. Development off Goldsworthy Drive, Great Wakering.

RECOMMENDED That the new street referred to as Road "B" on the approved plan for the development be named "New England Crescent", and the new street referred to as Road "A" be named "Estuary Gardens". (923/2)

#### 815. Development off Little Wheatleys Chase, Rayleigh (Minute 596/77)

RECOMMENDED That streets numbered 2 and 8 as shown on Drawing No. ED/922/650/1 be named

Road 2 - Pillingham Way  
Road 8 - Leckington Close (923/2)

#### 816. Development off Warwick Gardens, Rayleigh

RECOMMENDED That the new street to be constructed on the west side of Warwick Gardens be named "Longlands Close". (923/2)

#### 817. Development at The Rookery, Rayleigh

RECOMMENDED That the 2 blocks of flats be named "Grasmere House" and "Langdale House". (923/2)

#### 818. Development at Rear of 153/164 Rickley Road, Rayleigh

RECOMMENDED That the name "The Chestnuts" be adopted for the new street. (923/1)

### BUS SERVICES - ALTERNATIVE SOURCES OF REVENUE (Minute 468/77)

819. The Director of Administration reported on negotiations with the Bus operators and proposals for services from Harbriidge to Rochford, Larkwood to Rochford and the extension of the 8A service to Plumtree Avenue.

There was some support for the proposals but great concern at the cost for the achievement of what was felt to be rather limited objectives. The view was also expressed that the Council should not pass rate revenue to bodies that have no accountability to the Council and doubt was expressed as to whether the suggested timetables were realistic.

RECOMMENDED That this Council takes no further action in this matter save to urge Parish Councils to discuss routes affecting their areas direct with the Bus operators and, if they consider it appropriate, for the Parish Councils themselves to meet any operating deficits. (901)

### HIGHWAY MAINTENANCE (Minute 569/76 (3 and 4))

820. The Director of Technical Services reported that County Council had been made available for works of special maintenance at Love Lane.

Health and Highways Committee

(£12,000) and Castle Road (£6,500), Rayleigh. The works would be contracted and at Love Lane use would be made of the County Council tendering facilities in respect of road surfacing and footway works. The report was in satisfaction of Minute 644/75. (4680)

DIVERSION OF PUBLIC FOOTPATH 36, ROCHFORD (Minute 182/77)

821. The Director of Administration reported that public notice of the proposal resulted in objections from The Ramblers' Association, Rochford Branch. Three of these objections, being matters of opinion, could not be met.

RECOMMENDED That the District Council of Rochford Public Path No. 36 (Rochford) Diversion Order 1977 be referred to the Secretary of State for the Environment for confirmation. (15419)

ROAD SAFETY PANEL

822. The Committee noted the appended report of the meeting. It was observed that the Poster Competition was sponsored by the European Economic Community.

RECOMMENDED (1) That the report be received and the recommendations adopted.

(2) That the Road Safety Panel nominate members to attend the County Council Seminar in April 1978.

(3) That attendance at the Seminar be not recognised as an approved duty. (227)

HIGHWAYS - ASHINGTON ROAD

823. Arising from consideration of the foregoing item a Member raised again the question of congestion near the Victory Inn. The Director of Administration said this highlighted problems along the whole of the built up stretch of Ashington Road.

RECOMMENDED That the County Council be urged to expedite proposals for the improvement of Ashington Road and the adoption of traffic management measures to alleviate congestion. (45)

PRIVATE PLACES OF ENTERTAINMENT (LICENSING) ACT 1967

824. The Director of Administration reported. It was considered that the Act should be adopted so as to ensure that all premises to which the public were invited for music and dancing were licensed and the public thus offered the best possible protection.

RECOMMENDED (1) That the Private Places of Entertainment (Licensing) Act 1967 be adopted by the Rochford District Council and come into force 15th February 1978.

(2) That the Director of Administration be delegated the power to issue, but not refuse, licences under this Act.

NOTE: Minute 306/77 delegates to the Health and Highways Committee power to deal with all Music and Dancing Licences, and also delegates to the Director of Administration power to issue (but not refuse) such Licences. (3603)

Health and Highways Committee

THE ANCHOR HOTEL, SOUTH FANBRIDGE. MUSIC AND  
DANCING LICENCE

825. The Director of Administration reported complaints of excessive noise and rowdiness caused by patrons leaving a Disco in the early hours of the morning and the Chairman read complainants names and summarised the main points made. The Director reported an interview with the Licensees who appeared to be making efforts to mitigate the nuisances.

Resolved (1) that the Music and Dancing Licence be renewed with the existing 2.00 a.m. extension but only for 3 months, i.e. until 31st March 1978 and that it be renewed with the extension after that date only if the Director of Administration is satisfied that there are no legitimate grounds for complaint and that this be made plain to the Licensees

(2) that if the Director of Administration proposes to remove any 2.00 a.m. extension the question be referred to the Music and Dancing Licensing Panel constituted by Minute 544/76 for a formal hearing. (4256)

REVIEW OF CHARGES

826. The Director of Finance submitted the appended schedule.

Resolved that the appended schedule of charges be adopted with effect from 1st April 1978 subject to amended charges for Public Entertainment Licensing as under which amended charges be adopted with effect from 1st January 1978:-

<u>Licence</u>	<u>Present Charge</u>	<u>Suggested Charge</u>	<u>Comments</u>
Plays	£5.00	£ 5.50	solely non-commercial in this District
Cinema	£5.00	£ 5.50	"
Boxing ) Wrestling)	£2.00	£ 2.20	"
Full Music and Dancing	£5.00	£10.00	should be doubled again next year
Occasional Music and Dancing	£1.25	£ 2.50	mostly barn dances which raise much money. Aim should be to equal full licence charge over a period of years
Transfer of licence	£1.25	£ 2.50	
On the first grant of a Music and Dancing licence	new charge	£30.00	to go toward the initial costs of investigation inspection and advice when premises are licensed for the first time

RECOMMENDED That where an application for a Public Entertainment Licence is made by an organisation which, in the opinion of the Director of Administration, is for educational or charitable purposes, that off set in consultation with the Director of Finance be empowered to determine the fee. (709)

CONTRACT 726 - SUPPLY OF REFUSE SACKS

827. The Director of Technical Services reported that tenders had been received as under for sacks as presently used, schedule 1, pure polymer sacks, schedule 2, and for high density sacks with a minimum thickness of 25 microns 860mm x 735mm, schedule 3. This latter type required less storage space, had proved satisfactory and the lowest tenderers had good references, offered a fixed price contract and delivery of 1 million sacks by not later than 1st April 1978 with the remaining 1.5 million by not later than 5th July 1978.

<u>Name</u>	<u>Schedule 1</u>	<u>Schedule 2</u>	<u>Schedule 3</u>
P.C.L. Packaging	£53,550	Nil	Nil
Hammere Polythene	Nil	Nil	£49,250
I.C.I.	A.£64,875 B.£59,625	Nil	Nil
HJB Plastics	£58,750	Nil	Nil
Associated Cleaning Services	£70,510	£82,225	£61,875

RECOMMENDED That the lowest tender submitted by Hammere Polythene Limited in the sum of £49,250 be accepted subject to Contract. (240)

CONTRACTS PROGRESS - NOS. 695, 700, 696 AND 704A

828. The Director of Technical Services reported that the Lawn Cemetery was 60% complete but that week-killing would delay grass seeding until Spring 1978. Resurfacing Websters Way car park and the Rectory Road Surface Water Relief Scheme were complete and the Southview Close Rising Main substantially so. (647)

BARRIERS FOR FOOTPATHS  
EASTWOOD ROAD/NEWTON ROAD  
HELENA ROAD/HOCKLEY ROAD

829. Members having requested barriers to prevent children dashing into the road, the Director of Technical Services mentioned problems caused by the narrowness of footpaths but undertook to investigate and take what action was possible. (45)

OBSTRUCTED PRIVATE SEWER/DRAIN  
33 AND 35 VICTORIA DRIVE, GREAT WAKERING

830. The Director of Health and Housing reported on problems that his efforts and those of the Director of Technical Services had failed to resolve.

The Director of Health and Housing was to exercise his delegated powers and serve Notices under S.17 of the Public Health Act 1961 but there was a need to be able to take further action in the event of non-compliance.

Resolved (1) That the Director of Health and Housing be authorized to serve Notices under S.39 of the Public Health Act 1936 on the owners of 33 and 35 Victoria Drive, Great Woking.

Health and Highways Committee

(2) That the Director of Administration be authorized to take all legal action necessary to secure compliance with any Notices served under S.17 of the 1961 Act or S.37 of the 1936 Act as they relate to these properties or to recover any costs incurred by the Council in the execution of the works in default.

RECOMMENDED (1) That the Director of Health and Housing be authorized to execute any works detailed in the beforementioned Notices in default of execution by the owners.

(2) That the Director of Administration report in due course as to the advisability or otherwise of the Council undertaking without charge the clearance of all private sewers and drains within the highway boundary.

NOTE: The appropriate Chairmen subsequently exercised their powers under S.O.18 to authorize the immediate implementation of recommendation (1). (726, 16559 and 16560)

*[Handwritten signature]* 8/2/78



ROCHFORD DISTRICT COUNCIL

Report of the Road Safety Panel

At a meeting held on 23rd November 1977. Present: Councillors S.B.H. Fletcher (Chairman), Mrs D.M. Boothby, A.J. Humby and Mr A. Green, Mrs E. Wells and Mr P. Whittingham.

IN ATTENDANCE

Mr J. Hurwood, Area Road Safety Officer - Essex County Council.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L.K. Cope and Mrs M. Garlick.

REPORT OF THE ROCHFORD DISTRICT ROAD SAFETY ADVISORY COMMITTEE HELD 24TH OCTOBER 1977

Arising from the report the Road Safety Officer said that 19 out of 23 entrants had passed the RAC/ACU Motorcyclists Test held 13th November.

CHILD CYCLIST TRAINING 1977

The Director of Administration reported that there was again a pleasing increase in the number of pupils undergoing training but there were signs of a plateau being reached and that the figures could not be expected to continue rising.

TUFTY TRAINING FOR PRE-SCHOOL CHILDREN

The Director of Administration reported that Tufty training was one fertile area that remained almost untouched and it was thought that on the basis that if you could catch them young you have them for life, our next major effort should be there. If proper contact was to be made and sustained there was a need for separate specialist attention and the County Council should be pressed to give this priority. In the meantime much useful work could be done by volunteers, trained by the Road Safety Officer and visiting clubs in their own neighbourhood. The County Surveyor said that this was just such a scheme as had been in mind when the County Council said they would approve casual payments for road safety workers.

RECOMMENDED (1) That the County Council be urged to appoint full-time Tufty Club supervisors perhaps covering two or more districts.

(2) That the Road Safety Officer recruit volunteers to cover selected centres of population in the district.

(3) That £200 be included in the costed programme for honoraria.

COSTED PROGRAMME 1978/79

The Director of Administration submitted estimates for 1978/79 from which a proposal to purchase a projector had been deleted because one had already been purchased for emergency planning.

RECOMMENDED That the costed programme, as amended, be approved for submission to the County Council.

EASTERN ROAD ACCIDENT PREVENTION FEDERATION AND NATIONAL ROAD SAFETY COMMITTEE.

The Council's delegate, Councillor S.B.H. Fletcher, reported that the National Road Safety Committee were to organise a poster competition to improve two-wheeler safety. There would be a separate Road Safety Congress in October 1978 and details were awaited to see if this Council should send a delegate. The Federation were running a campaign urging the day time use of head lights on powered two-wheelers.

REPORT OF THE COUNTY SURVEYOR

The County Surveyor reported

Road Safety Seminar

The County Council were to organise a seminar at Essex University on Saturday 8th April 1978. The provisional programme had been prepared and invitations would be for five representatives from each District Council.

Road Safety in School

The County Council had adopted a policy document urging District Councils to develop road user education in schools. The County Council report and recommendations seemed to be aimed elsewhere than at Rochford where all the suggestions had been practised for years. The report would be a main Agenda item for the next meeting of District Road Safety Officers to be held 2nd December.

RECOMMENDED That the Road Safety Officer submit a report to the next meeting on any matters requiring action or decisions by the Panel.

Publicity Material

The County Council had formalised a policy that it would not reimburse expenditure on "give away" items in excess of 2% of a District Council budget.

RECOMMENDED That the 2% expenditure policy be adopted.

Moped Check Week

County-wide, 170 machines were checked and over 50% required some attention. The County Council intended to repeat this check but with better organisation and additional publicity.

Pelican Crossing

New material was available on pelican crossings. A need was expressed for more publicity on light controlled pedestrian crossings.

Conspicuity

Material urging road users to make themselves conspicuous had been distributed in schools.

## INVOLVEMENT OF VOLUNTEERS IN LOCAL ROAD SAFETY PUBLICITY

The County Surveyor thought that there should be a pedestrian training scheme near the Ann Boleyn. There was no local support for this idea but the County Council had resolved that District Councils be reminded of the need for local residents and local organisations to be directly involved in promoting road safety activities at identified sites where a road safety problem exists.

RECOMMENDED (1) That the County Council be informed that wholehearted support will be given, as always, to any meritorious project but that no-one, least of all independent organisations, can be forced to participate in schemes that they feel are impractical and ineffective.

(2) That it be noted that the proposals for pedestrian education near the Ann Boleyn are, in the opinion of this Council, impractical and ineffective and no District Council time should be spent on the scheme.

## NEWSPAPER BOYS

Concern was expressed at the traffic dangers faced by newspaper boys on dark mornings. It was noted that the Evening Echo supplied bags that were fluorescent.

RECOMMENDED That the Director of Administration make representations that RoSPA urge newspaper distributors to supply reflective/fluorescent bags.

## SKATEBOARDING

The Director of Administration reported that the Health and Highways Committee are to be asked to make a bye-law to control skateboarding. (N.B. The Council's Management Team subsequently decided not to make a recommendation on this subject because on balance the problem in the District does not justify the effort, and taking into account the problems of enforcement, and the fact that any person injured in a skateboard accident retains all his rights to sue in common law.)

## ROAD SAFETY AND THE RIDDEN HORSE

A Member raised again the question of the dangers faced by horse riders at night especially those without adequate lights and reflective jackets. The Road Safety Officer reminded the Panel of the meeting at Mill Hall on 8th March 1978 when these and other points would be stressed to riders.

ROCHFORD DISTRICT COUNCIL

HEALTH AND HIGHWAYS COMMITTEE

SCHEDULE OF CHARGES

for

1978/79

NOTES:

Ref

88  
66  
33

1

There has been no improvement in the demand for car parking spaces in either Back Lane, Rochford and The Approach, Rayleigh and in fact there are spaces available at both sites. British Railways have a waiting list at their Rayleigh Station Car Park but although they have informed clients of the Council's Car Park it is apparently still unpopular. British Railways Car Parking Charges are at present:-

Daily	£-.35	} Includes V.A.T.
Weekly	£1.30	
Monthly	£3.85	
Quarterly	£9.30	
Yearly	£30.00	

Under the circumstances it is recommended that for the second year running our charges remain unchanged in order to encourage use.

2

An increase of 10% in Cemetery Charges is recommended which still makes the Council's Cemetery one of the cheapest in South East Essex. Charges have been rounded off for administrative convenience.

### CAR PARKS

Charges where V.A.T. must be added

(Except where stated by \*)

### The Approach, Rayleigh

Daily

Weekly

Monthly

Quarterly

## Yearly

Two free parking spaces for disabled drivers

Back Lane, Rochford (Pay-Display System)

Daily

Monthly

Quarterly

Yearly

# Charges where V.A.T. absorbed

CLEVELAND, HOCKLEY ROAD, RAYLEIGH

Charges exempt from V.A.T.Interments in graves or vaults for which

exclusive right of burial has been granted

**Interment Fee (new grave or re-open)**

Still Born

Under 1 month )

Under 12 years

Over 12 years

Exclusive rights of burial

### Re-opening a walled grave

For an interment of a cremation casket in a

R E F	Present Charge	Recommended Charge				
		%	Effective Date	Charge		
1	Motor £ Cycle	Nil	1.4.78	Motor £ Cycle		
	Motor £ Car			Motor £ Car		
	-.18*			-.30*	-.18*	-.30*
	-.50*			-.90*	-.50*	-.90*
	1.34			2.40	1.34	2.40
	3.19			5.70	3.19	5.70
	11.50			20.52	11.50	20.52
	£			£	£	£
	-.15*				-.15*	
	2.40				2.40	
5.70		5.70				
20.52		20.52				
2	6.00	10	1.4.78	6.50		
	11.00			12.00		
	24.00			26.50		
	28.00			31.00		
	30.00			33.00		
	12.00			13.00		

CREMATORY, HOCKLEY ROAD, RAYLEIGH (Continued)

Interments in Cremation Plots with or without exclusive rights of burial

Interment Fee (new grave or re-open)  
Exclusive right of burial

Excavation Charges

For one interment 4'6"  
For two interments 6'0"  
For three interments 7'6"  
For four (maximum) interments 9'0"

Interments - In graves for which no exclusive right of burial has been granted (includes all charges for excavation)

Interment Fee - Still Born/Under 1 month

- Under 12 years
- Over 12 years

Interments - Additional Fees

Saturday morning burials

Monuments, Gravestones, Tablets and Monumental Inscriptions

For the right to erect or place:-

- A flat stone not exceeding 24" x 18"
- A headstone (over 3' high but not exceeding 5')
- A headstone (under 3')
- A nameplate of any description (other than a headstone)
- Kerbstone or border stone (height not exceeding 12")
- A tablet or vase (not exceeding 3')
- A cross - under 2'
- over 2' but not exceeding 5'
- Any additional inscription on a gravestone, tablet or monument

R E F	Present Charge	Recommended Charge		
		%	Effective Date	Charge
	£	10	1.4.78	£
	11.00			12.00
	14.00			15.50
	6.00			6.60
	8.00			8.80
	10.00			11.00
	12.00			13.20
	6.00			6.50
	11.00			12.00
	24.00			26.50
	7.00			8.00
	10.00			11.00
	28.00			31.00
	10.00			11.00
	10.00			11.00
	24.00			26.50
	8.00			9.00
	8.00			9.00
	15.00			16.50
	4.00			4.50

NOTES:

Ref

1 Special Charges are recommended for Interment Registration Fees, Transfer of Grant, etc., after discussion with the Director of Administration.

2 No increase is recommended in the charges for maintenance services at the Cemetery as increases made in previous years appear to have acted as a deterrent.



### Monuments, Gravestones, Tablets and Monumental Inscriptions (Continued)

A memorial vase (15" long x 9" wide x 12" high or 24" long x 9" wide x 12" high) and inscription panel for cremation plot  
Kerbstone around a cremation plot

All the foregoing fees, payments and sums will be doubled where the person to be interred is not a ratepayer, inhabitant or parishioner of the Rochford District Council

Each exhumation will be recharged on the basis of actual costs

Interment Registration fee (new grave or re-open)  
Registering Transfer of Grant  
Every additional Certificate of burial  
Certificate of Ownership of Grant  
Every search for the first year and subsequent years

Charges where V.A.T. must be added

Banking and Turfing Grave  
Banking and Turfing with soil centre  
Upkeep, including cutting and weeding grass  
(per annum)  
Upkeep for a period of 50 years, including  
washing monument  
washing monument (per occasion)  
washing monument (at irregular intervals) (per annum)

R E P	Present Charge	Recommended Charge	
		%	Effective Date
	£		Charge £
	6.00	10	1.4.78
	8.00		9.00
	12.00		13.00
1	2.00	Special	2.50
	1.00		1.25
	-.50		-.75
	-.50		-.75
	-.50		-.75
2	8.00	Nil	8.00
	8.00		8.00
	6.00		6.00
	200.00		200.00
	3.00		3.00
	10.00		10.00

NOTES:

Ref

1 No increase is recommended in the charge for bins for Trade Refuse following discussions with the Director of Technical Services who has been reviewing the whole system.

H Fees to be reviewed by Director of Health and Housing and Director of Finance in September 1978.

S Statutory Fees.



NOTES:

Ref

S

Statutory Fees.

LICENCES (Continued)

Game Dealer's Licence  
" " Certificate  
Licence to deal in game  
Licence to kill game - whole year  
- 1/8 to 31/10  
- 1/11 to 31/7  
- Occasional 14 days  
Lotteries & Amusements Act 1976 - } Initial Licence  
Society Lottery Licence } Renewal  
Pawnbroker's Licence  
Rodent Control Charge - Commercial Premises per hr  
- Domestic

R E F	Present Charge £	Recommended Charge		
		%	Effective Date	Charge £
S	4.00	Nil	1.4.78	4.00
S	-.25			-.25
S	6.00			6.00
S	6.00			6.00
S	4.00			4.00
S	4.00			4.00
S	2.00			2.00
S	10.00			10.00
S	5.00			5.00
S	15.00			15.00
	4.00	Actual Cost		4.50
	No Charge			No Charge

# ROCHFORD DISTRICT COUNCIL

E J. SKEVINGTON DMA MBIM FILGA

Chief Executive

Telephone Southend-on-Sea 548368



COUNCIL OFFICES,

ROCHFORD,

ESSEX SS4 1BW

My Ref

Your Ref

9th December 1977

I hereby summon you to attend a Special Meeting of the Rochford District Council to be held in the Council Chamber, Rayleigh, Essex on Tuesday 13th December 1977 at 7.30 pm when it is proposed to transact the following business.

1. PROJECT PLANNING - PROPOSED SWIMMING POOL  
(See Minute 757/77)

In accordance with the above Minute and advance written notice already given, to consider the report of the Management Team upon the Stage 2 tender now received and upon which affirmative action is required. (6771)

A handwritten signature in dark ink, appearing to read 'E J. Skevington'.

Chief Executive

ROCHFORD DISTRICT COUNCIL

Minutes of a Meeting of the Council

At a Special Meeting held on 13th December, 1977. Present: Councillors  
C.D.Bright (Chairman), E.H.Adcock, M.N.Anderson, S.W.Barnard, Mrs. D.M.  
Boothby, R.H.Boyd, Mrs. L.M.A.Campbell-Daley, J.H.Carter, L.K.Cope,  
B.A.Crick, T.Fawell, S.B.H.Fletcher, R.D.Foster, D.R.Fowler, Mrs. M.  
Garlick, A.J.Harvey, Mrs. W.Heard, Mrs. E.M.Heath, R.H.Holman, A.J.  
Humby, F.A.Hunt, D.A.Ives, Mrs. J.M.Jones, F.B.G.Jopson, M.L.Kennaugh,  
Miss B.G.J.Lovett, E.V.Maton, D.R.Mears, G.C.Oldbury, P.G.Philpot,  
J.A.Sheaf, S.H.Silva, A.L.Tate and D.C.Wood.

APOLOGIES FOR ABSENCE

831. Apologies for absence were received from Councillors C.J.Appleyard,  
Mrs. F.E.Clayton, J.C.Foster and P.J.Stanton.

PROPOSED SWIMMING POOL (Minute 776/77)

832. The Directors of Technical Services and Finance submitted a thirteen  
page report detailing costs, amendments to meet Members wishes,  
improvements that had been shown to be possible as discussions  
proceeded with the tenderers, slight re-design to comply with A.S.A.  
District Competition Standards, finishes and estimates of running costs  
and likely income. Copies of the report were placed in the Public  
Gallery.

The tender for additional sports facilities was, at £137,927, disappoint-  
ingly high and unacceptable. The total cost without these facilities  
was £683,073 made up thus:-

Tender for Pool and Squash Courts		£654,955
Add Street Lighting for access road and car park		2,368
Vending Machines	£ 6,500	
Furniture	£ 7,000	
Ticket/Accountancy Machines, Safe and kiosk equipment	£ 3,000	
Capital Works Salaries	£ 7,500	
Bond	£ 1,250	
Soil Surveys	£ 500	25,750
Total		<u>£683,073</u>

The Director of Technical Services answered questions on heating,  
water treatment, facing bricks and changing rooms and the Director of  
Finance said that figures from 12 Authorities running pools and squash  
courts had been studied to produce his estimates of income and  
expenditure which showed that the project was likely to cost a 1.11p  
rate. Members made the point that all Local Authority services were  
a charge on the rates and none, particularly swimming pools, made a  
profit but the function of Local Authorities was to provide those  
services if it could be done at reasonable expense and the figures  
before the Meeting were reasonable and acceptable. If it were not so  
then the Council would have been inundated with ratepayers protests  
but there were none and acceptance by the general public of the scheme  
could be gauged by the lack of hostile reaction and the empty Public  
Gallery.

The tender figure would need amendment to take account of the deletion  
of the contingency sum of £10,000 and the inclusion of £2,368 for  
street lighting. The adjusted tender was for £647,323.

Council

Resolved (1) that the tender of Walter Folme & Sons Limited in the sum of £647,323 for the swimming pool, squash courts, access road, lighting, parking and landscaping be accepted subject to contract.

(2) that the tender for additional recreational facilities be rejected.

(3) that the additional expenditure detailed above in the sum of £25,750 be approved.

(4) that the Recreation and Amenities Committee deal with the provision of proposed additional recreational facilities at the site.

(5) that the Swimming Pool Panel remain constituted to act on behalf of the Recreation and Amenities Committee until the opening of the complex.

(6) that, for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1976, the development referred to in Application ROC/850/77 be carried out subject to the conditions set out in Minute 776/77. (6771)

NOTE: Councillor S.H.Silva recorded the only vote against this resolution.

Chairman: Roby W Date: 12-1-1978



ROCHFORD DISTRICT COUNCIL

Minutes of the Finance & Personnel Committee

At a Meeting held on 13th December. Present: Councillors E.V. Maton (Chairman), R.H. Boyd, C.D. Bright, J.H. Carter, T. Fawell, S.B.H. Fletcher, R.D. Foster, D.R. Fowler, A.J. Harvey, R.H. Holman, A.J. Humby, D.A. Ives, Mrs. J.N. Jones, M.L. Kennaugh, P.G. Philpot, J.A. Sheaf, S.E. Silva and D.C. Wood.

VISITING: Councillor S.W. Barnard.

MINUTES

833. Resolved That, subject to the deletion of "B.A. Crick" from those attending and his addition to "visiting", the Minutes of the Meeting held 1st November be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

834. Apologies for absence were received from Councillors J.C. Foster, Mrs. N. Heard and P.J. Stanton.

REPORT OF THE DIRECTOR OF FINANCE

835. The Committee received the appended report.

RECOMMENDED That the action of the Director of Finance in paying the accounts detailed in paragraph 1 be confirmed.

CONCESSIONARY BUS FARES (Minute 987/76)

836. The Director of Finance reported that a further increase in the order of 11½% in the cost of passes was anticipated from 1st January 1978 but it was expected that 1977/78 estimates would not be exceeded.

The Bus Company had wanted to apply increases to passes already issued but accepted the argument against, provided payments were made monthly instead of six-monthly as at present. Because the six-month lag would be taken out, payments in the first year would be artificially high by some £14,500.

Members felt that the recipients should pay a share of the increasing cost and that, even then, the passes were good value for money.

RECOMMENDED (1) That the revision in the concessionary bus pass scheme proposed by the Eastern National Omnibus Company be accepted with effect from 1st April 1978.

(2) That the charge made to applicants be increased to £3 with effect from the same date.

(3) That the Bus Companies be asked to advertise the scheme. (4486)

CHARGES FOR FACILITIES

837. The Director of Finance reported that, of the charges for which this Committee was responsible, fees for local Land Charges and the Register of Electors were fixed by statute. Other rates with suggested amendments were:-

Finance and Personnel Committee

	<u>Present</u>	<u>Suggested</u>
Copies of Planning Consents	£1.50	£1.50
Copies of Council Minutes	£10 per annum	£10 per annum
H.P.L. Redemption	£5	£5.50
H.P.L. 2nd Enquiry	£5	£5.50
Concessionary Bus Passes	£2	£3

RECOMMENDED That the suggested charges be implemented with effect from 1st April 1978. (709)

SUBSCRIPTIONS 1978/79 (Minute 986/76)

838. The Director of Finance reported that the Organisations subscribed to in the current year were:-

	<u>Revised Estimate 1977/78</u>
	£
Royal Institute of Public Administration - Corporate Membership	48
Town and Country Planning Association	40
National Housing & Town Planning Council	15
Housing Centre Trust	25
Eastern Authorities Orchestral Association	100 (£6.50 per 1,000 population requested for 1978/79)
Council for the Protection of Rural England	20
Commons, Open Spaces & Footpaths Preservation Society	15
Association of Sea and Airport Health Authorities	20
Association of District Council Treasurers	5
Association of District Councils	1,015
Association of District Councils - Essex County Branch	20
Freight Transport Association	60
Essex Naturalists Trust	25
National Playing Fields Association	10
Advisory Committee on Oil Pollution of the Sea	25
Essex and Hertfordshire Provincial Councils	561
Total	<u>£2,004</u>

RECOMMENDED (1) That membership be continued in 1978/79 of those bodies subscribed to in 1977/78 at an estimated cost of £2,200.

(2) That the request from the Eastern Arts Association for a subscription be refused. (847)

GRANTS 1978/79 (Minute 984/76)

839. The Director of Finance reported that all bodies in receipt of grant in 1977/78 had been invited to submit requests for assistance in 1978/79 and that requests had been received from other Organisations.

RECOMMENDED That grants be made in 1978/79 as shown in column 2 of the attached appendix. (211)

## Finance and Personnel Committee

### 1 LOTTERY (Minutes 274 and 762/77)

840. The Director of Finance reported upon a Meeting of the Lottery Panel at which Councillor S.B. Fletcher had been present and not J.C. Foster as on the Agenda. The Silver Jubilee Lottery had grossed £5,400 to-date and tribute was paid to all who had made it such a success.

It was intended to run further lotteries probably of two month's duration and tickets priced 20p had been printed for the lottery to start 1st January with prizes of holidays to a value of £2,000 or cash alternatives.

Commission was to be paid to retailers, volunteers, etc., of 7½% (sale or return) or 10% (advance purchase), 2½% commission to cashiers, etc., whilst selling tickets during office hours and an overall 2½% commission to staff in the Finance Directorate on the strict understanding that the work will be in addition to normal workloads and no payment being made for overtime. (71;2)

### REVENUE ESTIMATES - VIREMENT

841. The Director of Health & Housing requested a virement as under:-

<u>From</u>	<u>To</u>	<u>Sum</u>
Housing Repairs Wages	Housing Repairs other payments	£2,650
Code 10.072.90.100	10.072.90.400	

RECOMMENDED That the requested virement be approved. (708)

### STAFF VACANCIES

842. The Chief Executive reported on vacancies filled with the unanimous consent of the Management Team.

### STAFF - GT. WAKERING AND PARK SPORTS CENTRES

843. The Director of Technical Services reported on the need for additional staff to provide adequate supervision, reduce excessive overtime and allow staff to take 2 days off per 7 working days.

RECOMMENDED That the Establishment of the Directorate of Technical Services be increased by

- (1) An additional Supervisor, Park Sports Centre, salary grade Miscellaneous 5/6 Post No. T.96
- (2) An additional Clerk/Receptionist, Park Sports Centre, salary grade Clerical 1 (pro rata) Post No. T.95.(6006 & PF)

### BUILDING MAINTENANCE - DIRECT LABOUR FORCE

844. The Director of Health & Housing reported that Work Study investigation had shown that more painters were needed because of the expanding housing stock increased other work and the desirability of programming tasks into the months when good painting weather was more likely. The long term aim was to base the complement on the numbers needed for winter work and to augment as necessary for an 8-month external painting period.

Finance and Personnel Committee

RECOMMENDED That the annual estimates for Building Maintenance be increased by £6,700 so as to allow the Director of Health & Housing to achieve the best results whether by direct labour or by contract. (547)

DEPUTY WARDEN - HARDWICK HOUSE, RAYLEIGH

845. The Director of Health & Housing reported that the scheme was too large to be covered adequately by one Warden. If an existing one bedroom flat were used for a Deputy Warden the cost would be approximately £1,800 p.a. plus the extension of the alarm and telephone.

RECOMMENDED That the establishment of the Directorate of Health & Housing be increased by a Deputy Warden at a cost of £1,800 p.a. plus £200 for the extension of the alarm system and telephone. (PF)

HOSPITAL - CLOSURE OF WARDS (Minute 752/77)

846. The Chief Executive reported a letter from the Area Health Authority to the effect that economies and increased financial expertise had enabled the reopening of the two closed wards from 16th January 1978. The pressures brought to bear by the Council and its neighbours had, it was thought, played a part in the bringing forward of the date of reopening but there remained a need for vigilance if similar service reductions were not to be repeated. (929)

EXCLUSION OF THE PUBLIC

847. Resolved that, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public now be excluded from the meeting for the reason that publicity would be prejudicial to the public interest, the business about to be discussed being the subject of confidential reports.

STAFF - DIRECTORATE OF HEALTH & HOUSING (Minute 732/77)

848. The Director of Health & Housing reported, as requested, on the need to augment his Housing Section with a qualified third tier Officer to relieve the Assistant Director of detailed casework and allow the Senior Housing Assistant to concentrate on field work. Whilst the Management Team remained of the view that there was still need to exercise great restraint, efficiency could be impaired by inadequate staffing levels. This particular case was commended on its merits.

RECOMMENDED (1) That as from 1st April 1978 the establishment of the Health and Housing Department be increased by Post No. H.53, Principal Housing Officer within Grade PO1 (1-5) with essential user car allowance.

(2) That the Director of Health & Housing report to the first Meeting of the Committee in the next municipal year upon the changes in job specification for Post H.2 as outlined in the report. (PF).

*U. Martin*  
CHAIRMAN 7/2/78

Report of the Director of Finance to

the Finance and Personnel Committee on 13th December 1977

1) Accounts Paid

Accounts amounting to £4,280,827.26 were paid during September and October 1977. The Committee's confirmation of payment is requested.

2) Capital and Revenue Estimates 1977/78

a) Supplementary Estimates already approved :

Committee	Revenue Approved £	Full Year £	Capital Approved £
Finance & Personnel	10,000		581
Health & Highways	1,900	1,000	9,000
Housing Services	-		5,344
Recreation & Amenities	300		6,650
	12,200	1,000	21,575

c) Expenditure Control

To review the Capital Expenditure to date compared with the planned expenditure for the year :

CAPITAL PROGRAMME 1977/78

Committee	Estimate 1977/78 £	Estimate to 28.10.77 £	Actual to 28.10.77 £	Comparison of Actual to Estimates to 28.10.77 £ %
<b>FINANCE &amp; PERSONNEL</b>				
1) Depot	13,200	8,000	127	7,873 - 2
2) House Purchase Loans	314,000	183,167	166,293	16,874 - 91
3) Loans to outside bodies	20,000	9,000	4,500	4,500 - 50
4) Grants to outside bodies	1,500	-	-	- -
	348,700	200,167	170,920	29,247 -
<b>HEALTH &amp; HIGHWAYS</b>				
1) Car Parks	29,400	27,600	21,876	5,724 - 79
2) Cemeteries	39,700	13,405	19,825	6,420 + 148
3) Sewerage	2,000	-	2,510	2,510 + -
	71,100	41,005	44,211	3,206 +
<b>HOUSING</b>				
1) Rochford Designed	463,250	208,950	224,132	15,182 + 107
2) Southend Designed	510,000	71,500	19,366	52,134 - 27
3) Private Development	899,025	538,164	556,221	18,057 + 97
4) Outside Consultants	-	-	200	200 + -
5) Improvement & Repairs	192,790	53,380	46,170	7,210 - 86
6) Land	435,000	-	751	751 + -
7) Municipalisation	50,000	25,000	8,120	16,880 - 32
8) Housing Assn. Loans	501,500	113,250	65,674	47,576 - 58
9) Improvement Grants	28,500	16,625	12,720	3,905 - 77
	3,080,065	1,026,869	933,354	93,515 - 879

Committee	Estimate 1977/78 £	Estimate to 28.10.77 £	Actual to 28.10.77 £	Comparison of Actual to Estimates to 28.10. £	%
<b>RECREATION &amp; AMENITIES</b>					
1) Rec.Grounds and Open Spaces	48,100	3,583	19,531	15,948 +	545
2) Sports Halls & Public Buildings	122,300	69,244	55,004	14,240 -	79
	170,400	72,827	74,535	1,708 +	
	£3,670,265	1,340,868	1,223,020	117,848 -	

### 3) Loans Pool Transactions

#### a) General

Following the increase in M.L.R by 2% to 7% on 25th November, all interest rates increased by a similar amount. There was even speculation that a further 1% increase would occur this Friday (2nd December) but the 'authorities' have stated that the present rate is correct which should therefore stabilise the situation. Reasons as to why the increase occurred are difficult to find and it has been attributed in some circles purely to the influence of the media, which, in such a sensitive area, is considerable.

#### b) Analysis of loans held in Loans Pool as at 1st December 1977

	£	%	Average Rate of Interest %
Mortgages - P.W.L.B.	6,984,802	43.73	8.85
- Others	370,188	2.32	6.07
Bonds - Negotiable	1,500,000	9.39	12.10
- Mortgage	2,900,000	18.15	12.03
- Other	2,068,370	12.95	11.98
Stock	2,000,000	12.52	12.75
Temporary Loans	150,000	0.94	5.63
	£15,973,360	100.00	10.53

### 4) Insurance

#### a) Claims

To report the claims made, settled and outstanding. There have been 6 claims made since the last report and 2 claims settled.

<u>Risk</u>	<u>Total No of Claims</u>	<u>Settled Claims</u>	<u>Amount</u>	<u>Outstanding Claims</u>
Motor Vehicle	2	1	£38.41	65
Third Party	2	-	-	
Others	2	1	-	

#### b) Accidents to Council vehicles

To report the accidents involving Council vehicles which have been notified to the Insurance Company since the last report.

<u>Date of Accident</u>	<u>Vehicle</u>	<u>Estimate Amount of damage</u>	<u>Remarks</u>
3.11.77	UNO 338K	£122 + parts	Private car collided with Council Vehicle
4.11.77	OLA 756P	£126 + parts	Council vehicle collided with private car

5) Rating and Valuation

a) Rateable Value

The rateable value of the District is now £9,171,621 an increase of £18,288 over that reported to the last meeting.

b) Court

To report the number of summonses etc. for the recovery of the General Rate and Anglian Water Authority charge.

<u>Number of Summonses issued to date</u>	<u>Number of Distress Warrants issued</u>	<u>Number of Distress Warrants to Bailiff</u>	<u>Number of applications for committal outstanding</u>
472	365	199	7

c) Collection of General Rate and Anglian Water Authority charge.

	<u>1977/78</u>	<u>1976/77</u>
	<u>£</u>	<u>£</u>
Collected to 31st October	4,230,015.54	3,511,594.12

d) Rebates granted to date

	<u>No. Rebates 1st Half Year</u>	<u>No. Rebates 2nd Half Year</u>	<u>Amount Granted</u>	<u>Average Rebate</u>
			<u>£</u>	<u>£</u>
Owner/Occupiers	2976	2957	179,828.91	30.31
Private Tenants	185	167	9,431.39	26.79

6) Income 1977/78

<u>Type</u>	<u>Total Income to 31.10.77</u>	<u>Income 1.10.77 to 31.10.77</u>	<u>Previously Reported Income 1.4.77 to 30.9.77</u>
	<u>£</u>	<u>£</u>	<u>£</u>
General	280,857.94	30,768.45	250,089.49
Rates	4,230,015.54	436,435.55	3,793,579.99
House Purchase			
Loans	424,394.73	76,731.52	347,663.21
Housing Rents	703,725.46	102,938.93	600,786.53
Government Grants	2,713,742.00	370,593.00	2,343,149.00
Invested Loans Repaid:-			
Principal	6,075,000.00	-	6,075,000.00
Interest	12,588.69	-	12,588.69
Loans	5,101,030.00	1,380,480.00	3,720,550.00
	<u>£19,541,354.36</u>	<u>£2,397,947.45</u>	<u>£17,143,406.91</u>

7) House Purchase Loans

a) Loans Approved 1977/78

	Total Approved to 29.11.77		Approved 20.10.77 to 29.11.77		Previously Reported Approved 1.4.77 to 19.10.77	
	No	£	No	£	No	£
Scheme 1	26	186,565.00	3	21,265.00	23	165,300.00
Improvements	9	19,118.00	3	1,743.00	6	17,375.00
	35	205,683.00	6	23,008.00	29	182,675.00

Lending Allocation 1977/78 = £314,000.00

b) Arrears

The following statement of arrears as at 31st October 1977 is submitted :-

	Sub Total £	Total £	Monthly Instalment £	Remarks
<u>8 months and under 9</u> HPL.2469	<u>1 Case</u>	910.64	105.16	Eviction due 14.12.77
<u>5 months and under 6</u> HPL.2643	<u>1 Case</u>	633.02	116.68	Paying £152.10 p.m.
<u>4 months and under 5</u> HPL.2561	<u>1 Case</u>	529.66	128.88	County Court 19.12.77
<u>2 months and under 3</u> HPL.1177 HPL.2040 HPL.2281	<u>6 Cases</u> 83.02 88.79 134.89		33.26 37.52 67.07	Proceedings pending Cleared 11.11.77 Proceedings pending Paid £80.00 1.11.77
HPL.2321	143.49		58.76	Proceedings pending Paid £50.00 8.11.77
HPL.2472	174.02		85.37	Proceedings pending Paid £88.45 1.11.77
HPL.2537	185.56	809.77	92.78	Paid £200.00 7.11.77 Selling
<u>1 month and under 2</u>	<u>24 Cases</u>	1,544.10		
<u>Under 1 month</u>	<u>42 Cases</u>	589.95		
TOTAL	<u>75 Cases</u>	<u>£5,017.14</u>		

Total number of Mortgage Accounts - 770

Arrears as at 30th September 1977 91 Cases £5,413.90

Arrears as at 31st October 1976 74 Cases £7,081.84



Notes re cases itemised on September 1977 list but now deleted

HPL. 64 - Now owes under 1 month.

HPL. 516 - Possession Order granted 20.10.77 but mortgagors voluntarily gave possession to the Council on 31st October 1977. Balance of loan at that time was £2,656.63 inclusive of instalment arrears of £185.59. Buyer now found and mortgage application being processed.

Special Note

HPL. 2513 - Repossessed on 1st September 1977. Whilst in the process of arranging for the sale of the property certain defects were brought to the Council's attention by the Surveyor which have been referred to our Insurers. Recommendation given to Director of Administration to offer property for sale in present condition. Any loss due to defects may be paid by our Insurers.

8) Assisted Car Purchase Loan Scheme

In accordance with Minute 200/74 the following Car Purchase Loans have been approved since the last Committee meeting and are reported for information :-

<u>Name</u>	<u>Designation</u>	<u>Amount</u> £
Mr W. Hemsley	Work Study Officer	938.62
Mr R. Stanford	Chief Technical Assistant, Finance	1,200.00
Miss M. Proffitt	Housing Assistant	1,100.00

REF.	BODY	CATEGORY			1977/78		1978/79		REMARKS
		A	B	C	REQUEST	PAID	REQUEST	RECOMM- ENDED	
	<u>GRANTS</u>								
1	Citizens Advice Bureau - Rayleigh	1	1	1	1,130	750	1,000	825	No request received to date
2	- Rochford	1	1	1	1,063	750	800	825	
3	Rayleigh Old People's Wol. Welfare Cte.	1	2	1	625	550		600	
4	Rayleigh & Rochford Community Services Co-Ordinating Cte.	1	2	1		210		210	Secretary's Honorarium and Expenses Long-standing commitment. No request received to date.
5	Rayleigh Silver Band	1	2	3	100	50		50	
6	Mayday Mobile Association	1	2	1	250	100	350	110	No request quoted
7	Rochford O.P Welfare Cte :-	1	2	1					
	Club Activity Grants				550 )		675 )		
	Xmas Parcels				500 )		575 )		
	Electric Heaters				150 )	850	110 )	950	
	Hockley Day Centre				100 )		110 )		No amount quoted
	Administration				300 )		220 )		
	Contingencies				100 )		170 )		
8	Tot H - Rayleigh	1	2	3	100	50	100	50	No amount quoted
9	Eastern Sports Council	2	2	3	50	50	50	-	
10	National Trust - Enterprise Neptune	3	1	3	140	-	140	-	
11	British Trust for Conservation Volunteers	3	1	3	?	-	?	-	Guarantee given. No payment made to date. No payment due.
12	New Rayleigh Choral Society	1	2	3	25	-	30	-	
13	Rochford District Sports Council	1	2	3	250	-	150	-	
	<u>GUARANTEES</u>								
14	Southend & District Table Tennis League				50	?	Pro- visional	50	
15	Rochford District Sports Council Unallocated				250	565		250 380	
					<u>3,925</u>			<u>4,300</u>	

ROCHFORD DISTRICT COUNCIL

Minutes of the Performance Review Sub-Committee

At a Meeting held on Thursday 15th December 1977. Present:  
Councillors D.R.Fowler (Chairman), C.D.Bright, Mrs. L.M.A.Campbell-Daley, J.H.Carter, Mrs. M.Garlick, A.J.Harvey, D.A Ives, M.L.Kennaugh, D.R.Mears and S.E.Silva.

Visiting: Councillors B.A.Crick and R.D.Foster.

MINUTES

849. Resolved that the Minutes of the Meeting of 3rd November 1977 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

850. An apology for absence was submitted on behalf of Councillor J.A.Sheaf.

NON-MEMBERS ATTENDING

851. The Chairman reported that Councillors B.A.Crick and R.D.Foster were visiting.

SOCIETY OF CHIEF EXECUTIVES - SEMINAR ON PERFORMANCE REVIEW  
(Minute 636/76)

852. The Chairman of the Sub-Committee and the Chief Executive reported upon their attendance at this Seminar held in London on 23rd November 1977. Both had found it informative and thanked the Council for allowing them the opportunity of attending.

CAPITAL PROGRAMME 1977/78

853. The Sub-Committee received and noted the report of the Director of Finance, which was attached to the Agenda.

DEPARTMENTAL INSPECTION (Minute 633(6)/77)

854. The Chairman reported, for the information of those Members who were not present at the inspection of the Chief Executive's Section and the Department of Administration on 25th November 1977, that a full inspection had been made of the Departments concerned when, in addition of the Chairman of the Sub-Committee, Councillor Fowler, Councillors Mrs. Campbell-Daley, Carter, Mrs. Garlick and Ives had been in attendance. The Sub-Committee expressed themselves satisfied with the high standard of the Departments and with the co-operation which they had received from all members of the staff. Several minor items were raised during the course of the inspection, and the Sub-Committee were advised that investigation of these points was already in hand or would be undertaken in the immediate future

RECOMMENDED That Departmental inspections be carried out <sup>BIENNIAL</sup> biannually.  
(F1600)

SEE MIN 6/78

DISPOSAL OF CONFIDENTIAL DOCUMENTS (Minute 393/77)

855. The Chief Executive reported that experience had shown that it was not practicable to share the use of the shredder purchased for the Computer Centre, and provision would therefore be made in the Revenue Estimates for 1978/79 for the purchase of this equipment at an estimated cost of £450.

Performance Review Sub-Committee

PRIVATE MEDICAL FACILITIES (Minute 500/77)

856. The Director of Finance submitted details of quotations and the benefits of alternative schemes for providing private medical facilities for Chief Officers. He also gave details of an extended scheme to provide cover for Assistant Directors and facilities for other members of staff to take advantage of a 25% group discount if they wished to subscribe.

In answer to a question it was reported that the scheme could also include officers wives and children.

The Director of Finance also reported upon an approach to the Employers Secretary of the J.N.C. with regard to the present pay policy and also upon the District Auditors general approval to the scheme.

RECOMMENDED (1) That provision be made in the Estimates for 1978/79 for Chief Officers to be enrolled in the Private Patients Plan scheme in accordance with Minute No.500/77, with effect from 1st April 1978.

(2) That similar facilities be made available to Assistant Directors on the same basis as above and provision be made in the estimates accordingly.

(3) That all members of staff, including manual workers, be asked if they wish to participate at their own cost in this scheme, thus benefiting from the 25% discount. (F1600)

Note: Councillor Silva wished it recorded that he voted against the above recommendations.

RECORDED VOTES

857. Resolved that the Chief Executive report to the next meeting of the Policy and Resources Committee on the question of recorded votes by individual Members.

REVIEW OF COMMITTEE STRUCTURE (Minute 1008/76)

858. The Sub-Committee considered the report of the Chief Executive which was circulated with the Agenda. After discussion the Sub-Committee Members were generally of the view that the present system operated satisfactorily and offered ample opportunity for involvement by all Members of the Council.

RECOMMENDED That no action be taken on the report or recommendations (1) - (9) set out in the Chief Executive's report. (F848/904)

ANNUAL REVIEW OF DIRECTORS

859. Resolved (1) that the annual review of the Directors of Administration and Finance be held on Wednesday 1st February 1978, commencing at 7.30 p.m. with the Director of Administration.

(2) that the annual review of the Directors of Health and Housing and Technical Services be held on Thursday 2nd February 1978, commencing at 7.30 p.m. with the Director of Health and Housing.

(3) that each of the Directors prepare a written self-appraisal for distribution to the Sub-Committee prior to the reviews.

Performance Review Sub-Committee

BOOKING PROCEDURES FOR SPORTS FACILITIES - GT. WAKERING AND  
RAYLEIGH SPORTS CENTRES (Minute 752/77)

860. Resolved (1) that an inspection be made of the Great Waking Sports Centre on Monday 9th January 1978 commencing at 7.30 p.m., followed by a meeting of the Sub-Committee on that same evening to discuss the Members findings.

(2) that an inspection of the Park Sports Centre be held on Tuesday 10th January 1978 commencing at 7 p.m., followed by a meeting of the Sub-Committee on that same evening

(3) that a report upon these inspections be made direct to the Council at its meeting on 12th January. 1978.

TENDERING PROCEDURES AND LIST OF TENDERERS

861. Councillor Mrs. Garlick referred to complaints with regard to the standard of work of certain contractors or sub-contractors engaged by the Council in the past.

Resolved that Councillor Mrs. Garlick discuss this matter further with the Director of Technical Services and a report be submitted to the next ordinary meeting of the Sub-Committee if considered necessary after these consultations.

DR. J. G. G. G.

CHAIRMAN

23.3.78

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 20th December 1977. Present: Councillors A.L. Tate (Chairman), E.H. Adcock, S.W. Barnard, Mrs D.M. Boothby, R.H. Boyd, Mrs L.M.A. Campbell-Daley, J.H. Carter, L.K. Cope, B.A. Crick, T. Fawell, S.B.H. Fletcher, J.C. Foster, R.D. Foster, D.R. Fowler, A.J. Harvey, Mrs E.M. Heath, R.H. Holman, A.J. Humby, F.B.G. Jopson, M.L. Kennaugh, Miss B.G.J. Lovett, E.V. Maton, G.C. Oldbury, P.G. Philpot, J.A. Sheaf and D.C. Wood.

MINUTES

862. Resolved that the Minutes of the meeting of 29th November be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

863. Apologies for absence were received from Councillors C.D. Bright and D.A. Ives who were on Civic business and from Councillors M.N. Anderson, C.J. Appleyard, Miss J.R. Browning, Mrs F.E. Clayton, Mrs N. Heard and F.A. Hunt.

RELAXATION OF BUILDING REGULATIONS  
87A SUTTON COURT DRIVE, ROCHFORD

864. The Director of Administration reported an application in connection with a proposed rear addition.

Resolved that, in accordance with Section 6 of the Public Health Act 1961 the requirements of Building Regulation K3(1) be relaxed for application BR.12398 which also be approved under the Building Regulations. (BR.12398)

CONSERVATION PANEL

865. The Committee considered the appended report of the meeting of 14th December. The Director of Technical Services reported that a Home Office expert had said that the possibility of interference from the proposed police radio mast was "more than remote".

Resolved (1) that, subject to the addition of Councillor G.C. Oldbury to those apologising for absence, the report be received and the recommendations adopted.

(2) that the Roach Valley Conservation Zone be approved with boundaries as now amended.

(3) that application ROC/760/77 be approved subject to Standard Condition 3 - Commence in five years. (1761)

TOWN AND COUNTRY PLANNING ACT 1971 - CONTRAVENTION  
165 - 167 HIGH STREET, RAYLEIGH

866. The Director of Administration reported that land belonging to a general hardware shop was being used for a greengrocery stall and that there were two physically separate and distinct areas occupied for unrelated purposes, i.e. two planning units of which greengrocery unit was without planning permission. Additionally, the erection of a permanent stall was itself development without permission.

Development Services Committee

Resolved that the Director of Administration be authorised to take all necessary steps, including the service of Notices and action in the Courts, to secure the remedying of the breaches of planning control now reported. (16584)

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

867. The Director of Technical Services submitted a list of applications decided under delegation and a schedule for consideration from which he withdrew the proposal in paragraph 8. He also submitted a petition in support of and read three letters of objection to the proposal in paragraph 10.

Resolved that decisions be made in accordance with the recommendations appearing in the schedule appended to these Minutes subject to the following :-

Para.10 - ROC/635/77

The application be approved subject to Standard Conditions 1 and 2 and the following additional condition :-

3. The proposed garages shall be used for the garaging of private motor vehicles only and shall not be used in connection with any trade or business uses.

Para.15 - ROC/793/77

The application be approved subject to deletion of Condition 2.

Para.17 - ROC/820/77

The application be refused with the following additional reason :-

3. The proposed use would attract additional vehicular traffic into Brook Close and would thereby cause congestion in this narrow street and a source of danger and inconvenience to local residents and other road users.

Para.22 - ROC/324/70/1

The description of the development and Condition 8 be amended by substitution of "28" in lieu of "27" garages.

Para.29 - ROC/938/77

The application be approved subject to the following additional condition :-

9. Standard Condition 11.

ROCHFORD DISTRICT COUNCIL

Report of Conservation Panel

At a Meeting held on 7th December 1977. Present: Councillors A. L. Tate (Chairman), R. D. Foster, D. R. Fowler, M. L. Kennaugh, G. C. Oldbury, J. A. Sheaf and D. C. Wood. (Apologies received from Councillors D. A. Ives, Mrs. N. Heard and Mrs. E. M. Heath)

PROPOSED ROACH VALLEY CONSERVATION ZONE (Minute 744/77)

The Chairman welcomed representatives of the organisations shown in the attached list, all of whom had been provided with a copy of the Consultation Report, and invited their comments and suggestions on the various matters outlined in the report.

STATEMENT FROM EACH ORGANISATION

All organisations supported the concept of the creation of the Conservation Zone and congratulated the Council on the presentation of the report. Some specific comments included:-

Hockley Parish Council

(a) A suggestion to extend the western boundary of the Conservation Zone in a northerly direction from Turret House to Brandy Hole and east along Crouch Bank to Cliff Reach.

(b) The need to increase the representation of Parish Councils on the group and a request that Hockley Parish Council be represented.

Rochford Parish Council

(a) An extension of the Conservation Zone to include Bobbing Pond, Rochford.

(b) The need for footpaths to be preserved and improved.

Roach Area Fairways Committee - Existing access to Rivers should be increased.

Council for Preservation of Rural England - Asked to be represented on Group.

Rayleigh Civic Society - Suggested an improvement of the access to River Crouch by an extension of Zone from Brandy Hole eastwards.

Nature Conservancy Council - Biological, Archaeological and Historical areas of interest need to be identified and sympathetically conserved.

South Essex Natural History Society

(a) Road verges ought to be conserved.

(b) Greater liaison with farmers should be established.

(c) The following might usefully be included in the Zone:-



## Conservation Panel

Southend Airport

Farm Buildings at Rochford Hall

Murrells Lane, Hockley area

Sutton/Shopland area

Remnants of 19th Century Brickfields

(d) Asked to be represented on Group.

Ramblers Association - Suggested the improvement of access to area including better reinstatement of existing footpaths.

### Crouch Area Yachting Federation

(a) Suggested a limitation on further access to Roach.

(b) The management of rivers by the Crouch Harbour Authority rather than Anglian Water Authority.

(c) Would oppose any attempt to limit established rights of navigation.

The representative from the National Farmers Union drew attention to the fact that a greater part of the Zone was agricultural land and asked that any proposals relating to activities within the Zone, take account of the needs of and the affect upon farming. This view was endorsed by representatives from the Country Landowners Association and the Ministries of Agriculture and Defence.

Members of the Panel also contributed to the discussion, one Member suggesting extending the boundary to take in the area of Ashington Church and the site of the Battle of Assandune.

### ZONE BOUNDARY

The Director of Administration reminded the meeting of the alterations to the boundary suggested earlier, and the Director of Technical Services agreed to report upon these suggestions to the Conservation Panel, but expressed the need for caution in setting boundaries too widely in the first instance. He also pointed out that the boundary line as drawn on the map would not prohibit the Panel from looking at significant matters if these happened to occur just outside the boundary.

### COMPOSITION OF GROUP OF REPRESENTATIVES

It was suggested that consideration be given to representatives from Hockley and Hawkwell Parish Council, the Council for the Preservation of Rural England and the South Essex Natural History Society being included in the Group. It was also suggested that the Parish Council Liaison Committee, the Anglian Water Authority and Ministry of Defence be deleted from the organisations to be represented, on the understanding that liaison was maintained with these last two organisations when necessary and that reports of the Group meetings be sent to the Superintendent of the Proof and Experimental Establishment, Shoeburyness. A representative expressed the view

Nature Conservancy Council

Mr. C. E. Ranson

Procurement Executive Ministry of Defence  
Proof and Experimental Establishment

Mr. M. Taylor

Ministry of Agriculture, Fisheries and Food

Mr. D. G. Sisson

Royal Institute of British Architects

Mr. David Charles  
Mr. David Collis-Smith

Rayleigh Civic Society

Mr. K. S. Gee  
Mr. O. Kebbell

The Rochford Hundred Amenities Society & Federation of S.E. Essex Amenity Society

Mr. Jeremy Squier  
Mrs. Townsend

The Crouch Harbour Authority

Mr. A. J. Humby

Anglian Water Authority

Mr. E. Champelovier  
Mr. S. Bowers

Hockley Parish Council

Mrs. E. M. Hart  
Mr. A. G. Collinson

Hockley Ratepayers Association

Mr. M. Goss

Rayleigh Ratepayers Association & Rayleigh and District Antiquarian and Historical Society

Mr. A. W. Green

Roach Area Fairways Conservation Committee

Federation of South East Essex Amenities Societies

Crouch Area Yachting Federation

Mr. McCaig

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CONSERVATION PANEL - 14TH DECEMBER 1977 - ADDITIONAL  
ITEM PROPOSED ROACH VALLEY CONSERVATION ZONE  
(See Minute 744/77)

To receive the report of the meeting on 7th December 1977. (FP33)

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

20th December, 1977.

DEVELOPMENT SERVICES COMMITTEE

1. RAYLEIGH

ROC/788/77 - Northern end of the Rawreth Industrial Estate - Amey Roadstone Corporation Limited.

Erect a ready mix concrete batching plant.

Site Area: Approx. 0.24 hectares (0.6 acres).

D.T.S. - Refuse Permission for the following reasons:-

1. The proposed batching plant installation by reason of its size and appearance and its siting on the highest part of the Rawreth Industrial Estate would be an unduly conspicuous and dominant feature in the landscape and would detract from the visual quality and rural character of the surrounding area which forms part of the Extended Green Belt.

2. This proposal would give rise to an increase in use of an existing access road which, by reason of its narrow width, inadequate kerb radii and extremely sub-standard sight lines at its junction with the well used Class III county road, Rawreth Lane, is considered most unsuitable to serve as access to any further development.

NOTE: Reason No. 2 is imposed at the direction of the highway authority.

Heights of installation above ground level: -

Storage hoppers - 9.45m (31 ft)  
Radial conveyor - 11.60m (38 ft)

2. HULLBRIDGE

ROC/543/77 - Site of Demolished Dwelling known as "Hillside", Coventry Hill - Messrs. Ayres, Williams & Bennett.

Erect five 4 bedroomed houses (comprising 3 detached houses and 2 semi-detached houses. (Details).

Frontage of Plot: Detached - 9.14m (30'), Semi-Detached - 20.4m (67'),  
Depth of Plot: 44.2m (145'), Floor Area: 116 m<sup>2</sup> (1248 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The 450mm dwarf brick walls proposed on the frontage of the site shall be completed concurrently with the completion and occupation of the proposed dwellings.

2. The tree planting proposed on the frontages of the proposed dwelling shall be carried out during the first available planting season following the commencement of the development. Any tree dying within five years of planting shall be replaced by the applicants or their successors in title.

3. There shall be no obstruction above a height of 900mm (3') within the area of the visibility splay hatched blue on drawing No. BC 2993 returned herewith.

3. RAYLEIGH

ROC/883/77 - Grange Service Station, London Road, - Mobil Oil Co. Limited.

Installation of new petrol tank, petrol pumps, forecourt canopy and ancillary works.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The fascia of the canopy shall not be illuminated without the prior consent in writing of the local planning authority.
3. No loudspeakers shall be installed in the canopy or on the supporting structures or on the forecourt.

NOTE: Members will recall that a previous application to erect two circular canopies on this site was refused at the meeting on 6th September last. The present application, for a rectangular shaped canopy, 14m x 8m (46' x 26') is acceptable in scale and design. The fascias of the canopy will not be illuminated and the underside will be illuminated by reflected light only. There should therefore be no glare emanating from the canopy which could constitute a nuisance to surrounding residential properties. It is also proposed to resite the existing illuminated 'Mobil' pylon sign 16m (52 feet) eastwards. The proposed level of illumination from both the pylon sign and canopy is low enough to be acceptable on this site.

4. GREAT WAKERING

ROC/949/77 - Evangelical Church, High Street - Minister & Elders of Evangelical Church.

Add a porch.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 12. - Materials to match existing.

5. GREAT WAKERING

ROC/921/77 - Land adjoining south side of Star Lane Brickworks - The Milton Hall (Southend) Brick Co. Limited.

Permission to stock pile brickearth excavated from adjoining land.

D.T.S. - This application is to be decided by the County Council, but is submitted now for the formal views of the Committee. The proposed site is immediately south of the southern most part of the brickfield complex; it has a frontage of 100 feet to Star Lane, is 650 feet deep and covers an area of 1.50 acres.

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The applicant Company says that the stockpile would replace the existing one, it would be in a favourable position in terms of the manufacturing process since the raw material is received initially in the southern most buildings of the complex.

All approved reserves of brickearth south of Poynters Lane have been taken and future excavation will be to the north. The stockpile would be replenished annually by scrapers which would not use the highways but would operate within private land. The proposed height of the pile is up to 20 feet from the existing level of the site which itself has been excavated and is therefore about 5 feet lower than the original level.

The proposal appears a reasonable one and I recommend that the County Council be informed that no objection is raised subject to:-

- (i) the stockpile shall at no time be higher than 20 feet above the present reduced level of the site.
- (ii) No brickearth shall be stacked closer than 50 feet to Star Lane.
- (iii) The subsequent return of the site to agriculture.

#### 6. RAYLEIGH

ROC/682/77 - Old Rectory, Church Road, Rawreth - Chelmsford Diocesan Parsonages Committee.

Change use of existing building from institutional purposes to a private dwelling.

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

NOTE: This property, formerly the Rawreth Rectory, has for the past  $3\frac{1}{2}$  years been let to the Church House Trust who have used it as a re-habilitation centre for people with social problems, particularly relating to drugs and alcohol.

Planning permission for such use together with permission for the erection of a new rectory on the adjoining land was granted under a composite application in March 1974 by the former Rayleigh Urban District Council.

In addition an agreement under Section 13 of the Essex County Council Act 1952 was entered into which together with the planning permission restricted the use of the building to a re-habilitation centre and no other purpose including any other purpose in Class XIV of the Schedule to the Town and Country Planning (Use Classes) Order 1972.

If members agree to grant planning permission for the proposed change of use therefore, the relevant restrictive covenant imposed by the Section 13 agreement will also have to be discharged.

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The applicant's agents state that they have endeavoured to re-let the building for institutional purposes but have been unable to arrange a suitable tenancy mainly because the building is of timber construction which in the eyes of most institutions is a wholly unsuitable material for an institutional building because of the fire risk. Three particular charity trusts have been approached viz, The Evangelical Alliance, The Portall Trust and the previous occupiers The Church House Trust. The applicants agents also state that the availability of the property has been made known to a considerable number of other charities, but without response although the agents are unable to produce a list of these charities.

The property is situated in the centre of Rawreth and is an important building in the settlement. It is now empty and as a result is beginning to deteriorate.

To approve the proposal would be tantamount to granting permission for a new dwelling in the Green Belt. However, it seems to me that because the building already exists and is within an established pocket of development refusal of permission for use as a dwelling would be unlikely to receive support on Appeal.

In the particular circumstances therefore, I recommend that planning permission be granted and the restrictive covenant imposed by the Section 13 Agreement restricting the use of the building to that of a re-habilitation Centre be discharged.

An objection to the proposed change of use has been received from the occupier of "Braemar", Church Road, Rawreth. The occupier states that there was overwhelming opposition from the residents in Rawreth to the 1974 application although he himself did not oppose the proposal as he felt there was a need for a re-habilitation centre and the need justified over-riding the green belt principles. Had the 1974 application sought to build a new rectory and retain the old in residential use however, he would have objected. He sees no reason for exempting Church property from the normal restrictions on new development in the Green Belt and that if the property is no longer to be used as a re-habilitation centre it should be demolished.

#### 7. ROCHFORD

ROC/909/77 - Airport Hotel/Aircraft Museum, Aviation Way, Southend-on-Sea - Queens Moat Houses Limited.

Change use of the existing Aircraft Museum and the surrounding land to multi-purpose sports and Leisure Centre. Also re-site the Aircraft Museum.

Total Site Area: About 12.75 acres.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.

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3. Prior to commencement of any development hereby approved details of external illumination and fencing shall be submitted to and approved by the local planning authority.

NOTE: This application seeks consent to change the use of the existing historic aircraft museum building and adjoining land to a multi-purpose Sports and Leisure Centre. The historic aircraft are proposed to be resited to the eastern side of Aviation Way just to the north of the existing motel and discotheque. The application drawing shows that the existing museum building would be changed to a multi-purpose sports hall and land to the south, north and west would be used to accommodate horse riding, archery, golf driving range, skate boarding and roller skating, tennis, swimming and ski-training. The existing car park would remain undisturbed.

The existing museum building and associated land is included in an industrial notation on the Development Plan. The application includes an area of about 5.8 acres to the west and included in approved extensions to the green belt. The area within green belt is proposed for outdoor activities and I do not consider there to be a departure from the provisions of the Development Plan. A public footpath will have to be the subject of a diversion application in due course.

Principal consultees have responded thus:-

Eastern Council for Sport & Recreation

The proposal would assist in helping to meet an identified need for indoor space for sport in the Southend area.

Southend-on-Sea Borough Council

No objections from planning and airport safeguarding interests.

Eastwood Resident's Association

Will provide a worthy amenity to the area.

Rochford Parish Council

No objection. Any diversion of public footpath No. 10 must be provided satisfactorily.

The proposal was advertised in the Evening Echo on Friday 21st October 1977. Apart from the Eastwood Resident's Association, no representations have been received.

8. ROACH GROUP

ROC/811/77 - 2.21 acre field at East Hall, Paglesham - The Roach Group Parish Council.

Change use of field from agricultural purposes to recreation facilities for sports activities with use of an existing wooden building for ancillary and village use.

Cont/.....

- 5 -



D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The existing access at the western end of the frontage shall be closed prior to any use being made of the field.
3. The existing access at the eastern end of the frontage shall be widened to 16 feet and splayed to a 24 feet wide connection with the public highway before any use is made of the field, all to the satisfaction of the local planning authority.
4. Prior to the field being first used provision shall be made within the site for the parking of motor vehicles in accordance with details which shall have been approved by the local planning authority.
5. During the first planting season following commencement of preparations for the use hereby approved, trees shall be planted along all boundaries of the site in accordance with a scheme, the details of which shall have been approved by the local planning authority. Any tree dying or becoming severely diseased within five years of planting shall be replaced by the applicants or their successors in title.

NOTE: Objection to the grant of permission has been received from Mr. H. Maxwell-Lewis of South Hall who considers there is no real demand for a recreation field in the village. He says that if such facilities are required the sports field at the school could be used at weekends and during school holidays. He details his objections as:-

1. I am the owner of South Hall which immediately adjoins the proposed recreation field. Apart from East Hall I am the nearest private dwellinghouse.
2. The use of this field for recreation and sports activities will undoubtedly cause noise and interfere with the quiet enjoyment of my premises, particularly in the Summer months.
3. In my opinion a recreation field is not required for the Village. There are approximately 300 persons living in the Village of which a small proportion would use this field. If the application is granted the recreation field may well act as a magnet for persons who have no connection with the Village but who would seek to use the facilities.
4. If a recreation field is required then this is the wrong site. It is situated nearly one mile from East End and two miles from Church End although there is in fact a footpath which would shorten the distance to about one mile.

The Parish Council feels there is a real need to find a permanent site for recreational activities for the village and the field proposed is reasonably sited to both East End and Church End. I accept there would be some disturbance in the area but the limited use to which the field would be put would not appear to be such as to generate levels of noise sufficient to outweigh the advantages to the Parish.

9. RAYLEIGH

ROC/917/77 - Land at rear of Brook Works, Brook Road - The Royal Masonic Benevolent Institution.

Outline application to erect three factory buildings for industrial purposes.

Total Floor Area: 390.18m<sup>2</sup> (4,200 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The erection of general industrial buildings unrelated to the adjacent industrial premises fronting Brook Road and dependent for all access on the strip of land emerging onto Sirdar Road could not fail to have a most deleterious effect on the amenities of the adjoining residential properties in Woodlands Avenue by reason of noise and disturbance from the parking and passage of motor vehicles within the intended means of access and parking area and additional general industrial activities in such close proximity to their curtilages.

2. The provision shown for car parking is regarded as inadequate for the development proposed. The local planning authority's standard of one space per 600 square feet or part of gross floor space with provision for a 25% increase is not indicated.

NOTE: Letters of objection have been received from the occupiers of 26 and 32 Woodlands Avenue. Both object on the grounds that:-

- (a) The erection of additional industrial buildings in close proximity to their dwellings would be detrimental to their amenities and outlook.
- (b) Traffic in the proposed site access would cause noise and disturbance and probably damage to boundary fences and planting.
- (c) The development would add to the risk of fires and explosions.
- (d) The existing buildings on part of the site have been allowed to fall into a state of disrepair and are an eyesore.
- (e) An amenity buffer strip should be provided between the industrial estate and the properties in Woodlands Avenue.
- (f) Trees have already been removed in recent years along the boundary of the site and other planting may be threatened if the development is approved.

The occupier of 32 Woodlands Avenue also states in his letter that the occupier of No. 34 shares his objections.

10. HULLERIDGE

ROC/635/77 - Land west of 6 High Elms Road - Harry Rona.

Outline application to erect a block of three garages.

Frontage of Plot: 9.144m (30'), Depth of Plot: 18.288m (60').

Cont/.....

D.T.S. - Refuse Permission for the following reasons:-

1. The erection of an independent block of garages in this location would be detrimental to the amenities of surrounding residential properties by reason of undue noise and general disturbance.
2. There appears to be no need for lock-up garages on this site.

NOTE: Members will recall that this application was deferred at the meeting on 8th November in order that the views of surrounding residents could be sought. The occupiers of eighteen residential properties in the vicinity of the site were invited to comment and three replies have been received. All three are concerned about the noise and disturbance that cars and motorcycles would be likely to create, particularly late at night. The occupier of No. 6 High Elms Road would not object, apart from the noise problem, if the site could be kept clear of litter, oil cans etc, and the siting of the garages was satisfactory.

It would be extremely difficult to impose any satisfactory planning condition designed to control noise and litter, although some measure of control could be exercised under other legislation. One of the letters also mentions that there seems to be no need for garages in the locality and that users of the garages may well not be local. This last point seems to be supported to some extent in that no replies have been received from the occupiers of existing properties which lack garages or space for a garage.

#### 11. HOCKLEY

LB/12/77 - Hockley Spa Pump Room, Spa Road - Mr. T.F. Guinness.

Improve the existing building by reconstruction of floor.

D.T.S. - Grant Consent subject to:-

1. The new damp proof membrane shall be carried up all internal walls and the insides of all external walls to not less than 150mm above ground level.
2. All existing walls shall be made good above the new floor level to the satisfaction of the local planning authority.
3. Any reduction of level of external ground found necessary shall be carried out to the satisfaction of the local planning authority and shall include the making good of the external plinth to match.

NOTE: The existing timber floor is so grossly defective as to justify replacement by a concrete one. Subject to site details found when the old floor is removed the new floor level will be about 450mm lower.

#### 12. RAYLEIGH

ROC/940/77 - Sir Walter Raleigh Drive (rear of 98/100 London Road) - Darrell Developments Limited.

Erect 1 pair residential dwellings with linked garages.

Cont/.....

Frontage: 15.24m (50'), Depth: 34.13m (112'4"), Floor Area: 95.84m<sup>2</sup> (1032sq. ft.), Density: 15.38 d.p.a.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The accesses and crossing shall be constructed in accordance with the attached sketch.
3. 1.80 metres (6 feet) high screen fencing shall be erected along the lines coloured green on the plan returned herewith commensurate with the occupation of the dwellings.
4. Notwithstanding the details shown on the application drawing, the materials to be used on the dormer windows shall be submitted to and approved by the local planning authority prior to the commencement of the development.

13. RAYLEIGH

LB/ROC/11/77 - The Old Drying Kiln, Battlesbridge - Mr. R.H. Hart.

Permission to renovate the existing drying kiln.

D.T.S. - Refuse Consent for the following reasons:-

1. The doors on the front (south and east) elevations are over elaborate and are without historical precedent for a building of this nature.
2. The proposed porches are clumsy and over horizontal in emphasis in relation to the other elements of the building.
3. The proposed sub-divisions of the windows are too domestic in scale and character for this listed building. The night vents are out of character and produce an unbalanced appearance.
4. The bay window is ugly in form and inappropriate for the building. It is badly proportioned in relation to the wall, with unsubstantial support and is badly detailed, especially in respect of the head.
5. The cowl type terminal to the kiln is inappropriate in character for this building which should have a square type cap for which there is historic evidence.

NOTE: The applicant has appealed to the Secretary of State at the Department of the Environment against the listed building enforcement notice served on him in September for unauthorised work which he has already carried out on this building.

14. RAYLEIGH

ROC/846/77 - Plot 22, adjacent 27 The Ramparts - Marlyn Properties Ltd.

Erect 1 x 3 bedroom detached house with integral garage.

Frontage of Plot: 10.06m (33'), Depth of Plot: 18.6m (61') Floor Area: 81.75m<sup>2</sup> (880 sq.ft.)

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D.T.S. - Refuse Permission for the following reasons:-

1. The site is considered to be of inadequate depth for the proposed development and would result in the siting of the house within 1.8m (6') of the existing temporary turning head.

Furthermore no provision exists for a footpath along the frontage of the plot.

2. The development of this site is considered premature until such time as the existing temporary vehicle turning area can be removed and a turning area together with surrounding footpaths provided in accordance with the highway authority's current standards at the end of the estate road by incorporating, if necessary, adjacent land.

15. HOCKLEY

ROC/793/77 - 52 Woodpond Avenue - Mr. M. Dale.

Change use of the existing garage into veterinary surgery.

Floor Area: 21.12m<sup>2</sup> (227 sq.ft)

D.T.S. - Grant Permission subject to:-

1. The floorspace the subject of this application shall be used for a veterinary surgery and for no other use without the consent in writing of the local planning authority.
2. Animals at no time shall be boarded overnight at the premises.
3. No incineration of animal remains shall be carried out on the site.
4. The veterinary surgery shall only operate during the following hours:-

Monday to Friday	- 9.00 a.m. - 10.30 a.m. and 6.00 p.m. - 7.30. p.m.
Saturday	- 9.30 a.m. - 11.00 a.m.
Sunday	- Closed

unless otherwise agreed in writing by the local planning authority.

5. Attendance of the public shall be by appointment only except in the case of emergencies.

NOTE: This application has been submitted to regularise the use which has already commenced on the site. A private garage could be accommodated within the site to the rear of the property to replace that lost by this development. Ample car parking exists within the public car park to the north of the site. The following observations have been received from adjoining residents following notification of the application to 13 addresses:-

- (i) Mr. J. Bailey, 56 Woodpond Avenue objects to the proposal and states that since the surgery has opened clients allow their dogs to foul the footpath and that excessive car parking occurs making it difficult to obtain access to his drive. He further states that no preference should be given to this applicant to run a business when others have been denied and that to give permission would lead to a spate of other home-run businesses.

(11) Mr. D.F. Saunders 39 Woodpond Avenue, whilst not objecting to this development does not wish this application to set a precedent for other business premises in this residential area. He requests conditions restricting over-night boarding and that car parking should only take place in the public car park. Further, that the practise be restricted to sole owner and that attendance to the surgery be by appointment only to prevent queuing.

(111) Mr. J. Barnham 48 Woodpond Avenue states that this development has already commenced on site and that it has proved to be of no inconvenience to himself or his family.

#### 16. RAYLEIGH

ROC/855/77 - Land between Nos. 212A and 218 Eastwood Road - Mr.J.A. Green

Outline application to demolish existing house and erect three detached houses and garages.

Frontage of Plot: Plot 1 - 9.75m (32'), Plots 2 & 3 12.19m (40'), Depth of Plot: 47.24m (155').

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved. (Omit landscaping)
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. This permission conveys no approval to the disposition or plan form of the proposed houses as shown on the plans accompanying the application.
4. A scheme of landscaping shall be submitted to the local planning authority for written approval at the same time as the submission of the reserved matters. This scheme shall indicate the existing trees, shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted.

The landscaping scheme shall be completed to the satisfaction of the local planning authority during the first planting season after the date on which any part of the development is completed for occupation.

Any newly planted or retained tree, shrub or hedgerow dying or being severely damaged or becoming seriously diseased within five years from the completion of the development shall be replaced by the applicants or their successors in title to the satisfaction of the local planning authority within the next planting season after the death, serious damage or disease of any such tree, shrub or hedgerow.

5. Details of the screening walls and/or fencing 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 occupation of the dwelling units.

6. Accesses and crossings shall be laid out in accordance with the attached sketch and any gates erected shall be sited a minimum of 4.26m (14') from the channel of the main road.

Cont/.....

7. A vehicular turning space shall be provided within each site prior to the completion of each house.

8. There shall be no obstruction above the height of 0.91m (3') along the site frontage.

NOTE: Conditions Nos. 6, 7 and 8 are imposed at the direction of the highway authority.

17. ROC/FORD

ROC/820/77 - 1 Brook Close - Jegg Electrical Limited

Change of use of premises from office and warehousing to maintenance of Company's vehicles.

D.T.S. - Refuse Permission for the following reasons:-

1. The use of these premises for industrial purposes would be contrary to the provisions of the approved County Development Plan wherein the site is allocated for residential purposes.

2. The use of these premises for industrial purposes could not fail to have a deleterious effect on the amenities of the residential properties adjoining the site and the character of the neighbourhood.

NOTE: Planning permission was granted in 1960 for the buildings to be used as a builders store, office and garage and from 1973 the buildings have been used as a warehouse for the applicants electrical supplies.

These same applicants wish to diversify their activities and use the buildings to repair and maintain their fleet of vehicles. An application by a prospective purchaser to use the buildings for industrial purposes was refused at the meeting on 19th January this year for similar reasons to those now recommended. Several objections were made to that proposal by surrounding residents.

Comments from the occupiers of twelve of the surrounding residential properties have been invited regarding the present application, two of which raise no objection in principle but one occupier added a proviso that the site should be kept free of litter etc.

Letters objecting to the proposal have been received from a further six residents, the main objections being:-

1. The likelihood of a considerable increase in noise from vehicle repairs, panel beating etc. as against the existing warehouse and office use of the site, particularly in close proximity to living rooms and bedrooms.
2. Nuisance from the smells of oil, petrol fumes etc.
3. Fire hazards from inflammable substances.
4. Inadequate access to and from the site, giving rise to damage to walls, fences etc.

Cont/.....

5. Nuisance from increased traffic flow and increased danger to children from this extra traffic.
6. A fear that the noise nuisance originally generated by the previous use of the site as a builders yard may recommence.

The Director of Health and Housing considers that the site is not suitable for the use applied for being close to residential properties but suggests that if the application is to be approved a condition should be imposed restricting the noise level emanating from the site.

The Rochford Parish Council object to the proposal on the grounds that the proposal is not suitable in a residential area, especially in a small residential cul-de-sac.

#### 18. RAYLEIGH

ROC/831/77 - Adjacent "Quiraing", Rawreth Lane - Mr. P.W. O'Sullivan

Use land adjacent on western side as additional garden.

Frontage of Plot: 15.24m (50'), Depth of Plot: 46.63m (153').

D.T.S. - Grant Permission subject to:-

1. The land shall be used only as a private garden in connection with and ancillary to the existing dwelling "Quiraing", Rawreth Lane and for no other purpose without the prior consent in writing of the local planning authority.

2. The means of enclosure to the site shall be as specified on the plan accompanying the application.

NOTE: This land adjoins the western boundary of "Quiraing" and fronts onto Rawreth Lane. As it is within the Extended Green Belt it is further recommended that permission be granted subject to the restriction imposed by Condition No. 1 above being supported by a legal agreement to the satisfaction of the Director of Administration.

#### 19. HOCKLEY

ROC/745/77 - Land adjacent to No. 44 Spa Road - Mr. E.H. Prior

Outline application to erect detached bungalow and garage.

Frontage of Plot: 30.48m (100'), Depth of Plot: 15.24m (50').

D.T.S. - Refuse Permission for the following reasons:-

1. The close proximity of the proposed dwelling and garage to the existing dwelling No. 44 Spa Road could not fail to unduly intrude into the outlook and setting of that property and have an adverse effect on its amenities.

2. The alignment and size of the proposed vehicular access and turning area would not permit a motor vehicle to enter and leave the site in a forward gear in a satisfactory manner.

Cont/.....



3. The erection of a dwelling on this land which originally formed part of the curtilage of 44 Spa Road is considered unacceptable because of the crowded relationship between buildings that would result and the undesirable and deleterious effects this would have on the outlook and amenities of all the existing dwellings adjoining the site which have very limited private garden areas.

NOTE: Representations have been received from Solicitors acting on behalf of the occupiers of 44 Spa Road and from the occupiers of 12 Meadow Way which lies to the rear of the site.

The former wishes to object to the proposal on the following grounds:-

1. The bungalow would detract from the amenities of No. 44.
2. The view from the windows of No. 44 would be blank side walls of the garage and bungalow within a distance of 25 ft.
3. The close proximity of the vehicular access might prejudice a future application by the occupiers of No. 44 for an access to their property.

The occupier of 12 Meadow Way does not object to the proposal but asks that in the event of permission being granted a 6' fence is provided on the rear boundary of the site.

## 20. STAMBRIDGE

ROC/816/77 - Cherry Tree Public House, Stambidge Road - Mr. D. Harris

Use existing building as a social and recreation hall.

Floor Area: 63.8m<sup>2</sup> (687 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The proposed use would be incompatible with the local rural environment and character of the area which is situated within an area forming part of the Extended Green Belt.
2. The proposed use would be a source of noise, nuisance, disturbance and inconvenience to residents in the locality.
3. The available car parking facilities within the site are considered to be insufficient to serve both the existing public house and the proposed use with the result that casual parking in the highway and on roadside verges would occur which would be a source of danger to other road users, damaging to the appearance and character of the area and a nuisance and inconvenience to nearby residents.

NOTE: The Stambidge Parish Council object to the proposal for the following reasons:-

1. The noise and disturbance which would be associated with such a project would be an intolerable environmental intrusion of the lives and well-being of all residents within a considerable distance of the Public House.

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2. Experience has shown that trespass and vandalism are likely to be a consequence of such a project, particularly in a somewhat remote situation where Police supervision is necessarily somewhat attenuated.
3. The use of the premises for the proposed purpose would be entirely incompatible with the rural environment, and contrary to the interests of maintaining rural amenities and preservation.

The Chairman of Rankin Farm Limited who own seventeen houses in the vicinity has also submitted the following objections to the development:-

1. Lack of parking facilities
2. Danger on the roads in as much as already the car park overflows and parking takes place on the main road.
3. There is no local demand for a discotheque.
4. All the land surrounding the Cherry Tree is farmed by this Company and we would not be willing to sell or lease land for car parking.
5. Noise from the loud speakers (especially in the summer).
6. Clatter of banging doors from people leaving late at night.
7. Vandalism.
8. If it is to be called a Social Club there already is a Village Social Club.

#### 21. HAWKWEILL

ROC/882/77 - 248 Main Road - Mr. T. Dixon.

Outline application to demolish existing bungalow and erect 2 detached residential dwellings.

Frontage of Plot: 19.2m (63'), Depth of Plot: 54.86m (180').

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space per residential unit in accordance with details to be submitted prior to the development commencing, showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors to each dwelling unit and constructed before the dwelling is occupied.
4. The minimum plot width of either dwelling shall be 9.1m (30').

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5. The existing hedgerows on the southern boundary shall be retained and shall not be removed or reduced in height without the previous written consent of the local planning authority. Any hedgerows removed without such consent or dying, being severely damaged or becoming seriously diseased shall be replaced with hedgerows of such size and species as may be agreed with the local planning authority.
6. The accesses and crossings shall be laid out in accordance with the attached sketch.
7. A 2.1m x 2.1m clear pedestrian visibility splay shall be provided on either side of the proposed access relative to the highway boundary.
8. A vehicular turning space shall be provided within each site.

NOTE: Conditions Nos. 6, 7 and 8 are at the direction of the highway authority.

## 22. RAYLEIGH

RAY/324/70/1 - Land off Little Wheatley Chase - George Wimpey & Co. Ltd.

Layout and erect 132 dwellings and associated roads, footpaths and 27 garages. (Details).

<u>Type</u>		<u>No</u>	<u>Frontage</u>	<u>Floor Area</u>
973 D	4 bed house	26	10.0m (32' 9")	116.4 m2 (1253 sq.ft)
972 D	4 bed house	8	9.5m (31' 2")	105.4 m2 (1134 sq.ft)
913 D	3 bed house	10	9.2m (30' 2")	86.7 m2 (933 sq.ft)
913 S	3 bed house	40	8.0m (26' 3")	86.7 m2 (933 sq.ft)
912 S	3 bed house	20	8.2m (26' 10")	79.8 m2 (859 sq.ft)
951 S	2 bed house	12	7.1m (23' 3")	65.6 m2 (706 sq.ft)
983 BS	2 bed bung	16	7.7m (25' 3")	43.2 m2 (465 sq.ft)

D.T.S. - Grant Permission subject to:-

1. At each junction of internal estate roads at which the local planning authority shall have placed on the plan which accompanied the application and is returned herewith certain blue lines the said roads shall be so formed as to include within their boundaries a splay at each corner giving from each road within the limits of such splay a clear and continuous view of traffic on the other road forming the junction in conformity with the said lines so placed on the plan.
2. Std. Cond. 11. - Submit materials schedule.
3. The carriageways of the proposed estate roads shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such roads and the proposed roads and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and the existing highway. Further the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed by the date of occupation of the dwelling.

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4. The system of footways shown independent of carriageways shall be laid out, constructed and lit to the satisfaction of the local planning authority progressively with the development of the estate.
5. During the next planting season following commencement of the development a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority shall be carried out on the site to the local planning authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting shall be replaced by the applicants or their successors in title.
6. Details of any walls, fences or other means of enclosure proposed to be erected within the curtilage of any dwelling house and in front of the forwardmost part of that dwelling house, shall be submitted to and approved by the local planning authority prior to the erection of that means of enclosure, notwithstanding the provisions of the Town and Country Planning General Development Order 1977.
7. Details of the screening walls and/or fencing 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 occupation of the dwelling units.
8. The 27 pitched roofed garages located on Drawing No. W.36/4B and detailed on Drawing No. 622/267 shall be provided concurrently with the dwellings they are to serve.
9. Notwithstanding the provisions of Article 3 and Class I of Schedule I of the Town and Country Planning General Development Order 1977, no garages other than those required to be erected in accordance with the provisions of Condition No. 8 above shall be erected within the curtilage of any of the dwellings hereby permitted without the prior approval by the local planning authority of the proposed siting, design and external appearance thereof.

NOTE: This application is a revision of part of the layout approved in February this year. It relates to the land north of the main estate road. The applicant company has omitted all terraced blocks and seeks consent for detached and semi-detached units. There is a consequential reduction in the number of units in the area from 145 to 132. The Liaison Committee representing the Louis Drive Estate Residents Association, the Rawreth Residents Association, the Rayleigh Civic Society and the Rayleigh Ratepayers considers the new proposal an improvement and therefore has no objection.

### 23. ROACH GROUP

ROC/430/71 - "Ye Olde Shoulderstick", Barling Road, Barling Magna - Mr. B.E. Ashdown.

Extend existing permission to site residential caravan for a further five years.

Frontage of Plot: 24.38m (80'), Depth of Plot: 15.24m (50').

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D.T.S. - Grant Permission subject to:-

1. This permission shall not be exercised by any person other than the applicant Mr. B.E. Ashdown.
2. The caravan hereby permitted shall be removed from the site on or before 31st December 1978.

NOTE: "Ye Olde Shoulderstick" is a 19th Century building used as an Off Licence/General Store and the original 5 year temporary consent for the residential caravan was granted on Appeal by the Minister in 1972. In his consideration of the Appeal the Minister stated, inter alia,

"Since the site lies outside any area allocated for residential development and is moreover included within a proposed extension to the Metropolitan Green Belt, its occupation by a residential caravan would not normally be appropriate. It is noted however that you require only a temporary permission so that your wife and yourself can help your parents until they retire from the expanding business, the available accommodation at the general store being insufficient for both families; and in support you have enclosed a medical letter about your father's poor health. Having considered all the evidence very carefully and bearing in mind that the site is generally well screened, it has been decided exceptionally that in the circumstances a personal permission should be granted to you for 5 years".

Both the applicants parents are now in poor health and a Doctors letter has been received confirming this. However, due to inflation etc. the applicants parents are now not intending to retire in the foreseeable future, there has been no expansion of the business in the past five years and no expansion is now planned. In these circumstances and bearing in mind the site is not remote from housing areas, I feel that an effort should be made by the applicant to find permanent accommodation nearby. I consider therefore that it is reasonable to extend this exceptional consent by one year only to enable the applicant and his wife to obtain alternative accommodation.

#### 24. ASHINGTON

ROC/786/77 - Land between 12 & 20 Golden Cross Road - C.S. Wiggins & Sons Limited.

Construct new road and erect 8 dwellings and garages comprising 5 No. bungalows and 3 No. detached chalets.

	<u>Frontage (min)</u>	<u>Depth (min)</u>	<u>Floor Area</u>
Bungalows	10.0m (33'0")	21.8m (71'9")	73m2 ( 786 sq.ft)
Detached Chalets	10.4m (34'2")	43.0m (141'6")	94m2 (1012 sq.ft)

All rear gardens in excess of 100 m2 (1076.4 sq.ft)

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.

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2. The proposed estate road at its junction with Golden Cross Road shall be so formed as to include within its boundaries a 4.5m x 90m (14'9" x 200') sight splay at each corner giving from the new street a clear and continuous view of traffic on the Golden Cross Road within the limits of each splay.

3. The bellmouth junction onto the county road inclusive of cleared land within the sight splay to this junction must be formed prior to any other works or delivery of any other materials.

4. The carriageway of the proposed estate road shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such road and the proposed road, and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwelling and existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed by the date of occupation of the dwelling.

5. A hardstanding not less than 5.00m x 2.5m (16'5" x 8'2½") shall be provided within the curtilage of Plot 3 as shown on the plans accompanying the application prior to the occupation of that property.

6. The proposed private drive shall be hardsurfaced to the satisfaction of the local planning authority prior to occupation of any of the dwellings which gain access from it.

7. During the next planting season following commencement of the development a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority, shall be carried out on the site to the local planning authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting, shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and size of all trees and shrubs (including hedges) to be planted and shall include the location of all proposed screen walls and fences (including the proposed heights and materials), surfacing materials and any proposed changes in ground level.

8. Std. Cond. 11. - Submit materials schedule.

9. The proposed means of enclosure to the rear gardens of the properties on Plots 1 and 2 shall be erected in accordance with the details shown on the plans accompanying the application prior to the completion and occupation of the aforementioned properties.

10. 1.80 metres (6 feet) high screen fencing shall be erected along the lines coloured green on the drawing returned herewith commensurate with the occupation of the dwellings.

NOTE: The site already enjoys the benefit of detailed planning permission for a new road and the erection of 8 dwellings comprising six bungalows and two detached two-bedroomed chalets.

25. RAYLEIGH

ROC/672/76 - 34 Hambro Avenue - Stanley Brooke & Sons.

Erect a detached chalet. (Details).

Frontage of Plot: 12.19m (40'), Depth of Plot: 33.5m (110'),  
Floor Area: 102.4m<sup>2</sup> (1102 sq.ft).

D.T.S. - Grant Permission subject to:-

1. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
3. 1.80 metres (6 feet) high wooden screen fencing shall be erected along the lines coloured green on Plan No. 4886.2 returned herewith commensurate with the occupation of the dwelling.

26. HULLBRIDGE

ROC/639/77 - Land at "Highwood", Kingsman Farm Lane - Mr. & Mrs. G.R. Smith.

Erect a four bedroom house for use as holiday accommodation. S.T.

Frontage of Plot: 15.25m (50'), Depth of Plot: 114m (375'), Floor  
Area: 165m<sup>2</sup> (1775 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The sub-division of this curtilage as proposed and the erection of a further dwelling fronting Kingsman Farm Lane would have a most deleterious effect on the character and setting of the area where the spacious front gardens of the existing properties are an important visual feature.
2. The siting and design of the proposed dwelling would result in overlooking between dwellings and loss of privacy to the occupants. It would also create an undesirable precedent for the sub-division of other similar sites in the locality.
3. The proposed development lacks adequate means of access, turning and parking facilities for motor vehicles within the site and the close proximity of the proposed dwelling to the vehicular access of the existing house would result in noise and loss of privacy to the occupiers of the proposed dwelling.

NOTE: A large three-storey house is being constructed on the site at present under planning consent ROC/603/76 which was granted to enable the original building, damaged by fire, to be replaced.

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In 1973 outline planning permission was granted for the erection of two holiday homes on the site immediately adjoining the western boundary known as "Lebanon". Details of this development were approved in 1976.

However, planning permission for the erection of a second house on "Wynnton", land abutting the eastern boundary of "Lebanon" was refused in April 1974 under ROC/843/73. A subsequent appeal on this decision was dismissed by the Department of the Environment in 1975. In his report the Inspector stated that he had taken into account two other sites nearby which either had been developed with two dwellings or, planning permission had been granted for two dwellings in 1973. However, he still considered that the proposal to erect a further dwelling at "Wynnton" was unsuitable.

I am of the opinion that the spacious front gardens of these holiday dwellings in Kingsman Farm Lane form an important visual feature in this part of the road, and that any sub-division of these plots by the development of further dwellings on this land and other front gardens would tend to give a suburban appearance to this stretch of the road which would be out of character with the area.

The Hullbridge Parish Council object to the proposal on the grounds of overdevelopment of the site, a development out of keeping with the area, cesspool/septic tank drainage and the difficulty which may arise in regulating the accommodation for holiday purposes only.

## 27. HOCKLEY

ROC/244/64/7 - Off Claybrick Avenue - Bysouth Developments Limited.

Erect 2 detached houses.

Frontage: 11m (36'3"), 22m (72'4"), Depth: 29m (95'5"), 18m (60'),  
Floor Area: 115 m2 (1228 sq.ft).

D.T.S. - Grant Permission subject to:-

1. The proposed private drive shall be hardsurfaced to the satisfaction of the local planning authority prior to the completion and occupation of the proposed dwellings.
2. The fenestration of the proposed dwellings shall be amended as indicated in blue on the plans returned herewith.
3. 1.80 metres (6 feet) high brick screen walling shall be erected along the lines coloured green on drawing No. 4829.10 returned herewith commensurate with the occupation of the dwellings.
4. The existing trees marked with a black cross on drawing No. 4829.10 shall be retained and shall not be felled, lopped or topped without the previous written consent of the local planning authority. Any trees removed without such consent or dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as may be agreed with the local planning authority.
5. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.



6. Std. Cond. 11. - Submit materials schedule.

7. Details of any walls, fences or other means of enclosure proposed to be erected within the curtilage of any dwelling house and in front of the forwardmost part of that dwelling house shall be submitted to and approved by the local planning authority prior to the erection of that means of enclosure, notwithstanding the provisions of the Town and Country Planning General Development Order 1977.

NOTE: The proposal involves the re-siting of the two dwellings of amended design on part of the estate originally approved under application ROC/244/64 in order to allow for the construction of a new estate road and the development of adjoining land. The new road and development is the subject of a separate application ref: ROC/964/77 and follows this item on the schedule of applications.

28. HOCKLEY

ROC/964/77 - Off Claybrick Avenue and to the rear of Woodlands Road and Kilnwood Avenue - Bysouth Developments Limited.

Erect 2 detached houses and lay new estate road with access from Claybrick Avenue.

Frontage: 10m (32'10"), 13m (42'4"), Depth: 24m (78'9"), 31m (101'9"),  
Floor Area: Both 115 m2 (1228 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.

2. The existing trees marked with a black cross on drawing No. 4829/11 shall be retained and shall not be felled, lopped or topped without the previous written consent of the local planning authority. Any trees removed without such consent or dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as may be agreed with the local planning authority.

3. All trees shown marked with a black cross in Condition No. 6 shall be protected by chestnut railing fences for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. No materials shall be stored or buildings erected inside this fence; no changes in ground level may be made within the spread of any tree or shrub (including hedges) without the previous written consent of the local planning authority.

4. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.

5. Std. Cond. 11. - Submit materials schedule.

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6. 1.80 metres (6 feet) high close boarded fencing shall be erected along the line coloured brown on drawing No. 4829/11 returned herewith commensurate with the occupation of the dwellings.

7. The fenestration of the proposed dwellings shall be amended as indicated in blue on the plans returned herewith.

8. Details of any walls, fences or other means of enclosure proposed to be erected within the curtilage of any dwelling house and in front of the forwardmost part of that dwelling house, shall be submitted to and approved by the local planning authority prior to the erection of that means of enclosure, notwithstanding the provisions of the Town & Country Planning General Development Order 1977.

9. There shall be no obstruction to visibility within the areas of the sight splays coloured blue on the plan returned herewith.

10. A hardstanding 5.00m x 2.50m (16'5" x 8'2½") shall be provided within the curtilage of each dwelling, convenient to the front door whether a garage is provided or not.

11. The carriageway of the proposed estate road shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such road and the proposed road, and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway between the dwellings and existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed by the date of occupation of the dwelling.

12. The window outlined in red on drawing No. 4829/7 returned herewith shall be obscure glazed and fixed sheet.

## 29. RAYLEIGH

ROC/938/77 - Rear of 21 to 35 Church Road - Springboard Housing Assoc.

Erect 2 storey block of flats for elderly people, comprising 16 x 1 person, 13 x 2 person plus Communal Rooms and Wardens Flat.

144 habitable rooms per hectare. (58 habitable rooms per acre).

Site Area: 0.32 hectares (0.79 acres)

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The proposed car parking spaces numbered 1-7 inclusive on drawing No. AB1/06a shall be repositioned at right angles to the adjacent access road.
3. The proposed development shall be carried out for and on behalf of the Springboard Housing Association.
4. There shall be no obstruction to visibility within the areas of the sight lines indicated on drawing No. AB1/06a.

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5. The access road, footpaths, turning area and car parking spaces indicated on the plans accompanying the application shall be constructed and hardsurfaced to the satisfaction of the local planning authority prior to the completion and occupation of the proposed flats.

6. The lower halves of the windows at first floor level in the south elevations shall be glazed with obscure glass unless otherwise agreed in writing by the local planning authority.

7. During the next planting season following commencement of the development a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority, shall be carried out on the site to the local planning authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting, shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and size of all trees and shrubs (including hedges) to be planted and shall include the location of all proposed screen walls and fences (including the proposed heights and materials), surfacing materials and any proposed changes in ground level. The scheme shall provide for extensive tree planting along the western boundary of the site and the eastern boundary in the vicinity of the proposed building.

8. 1.80 metres (6 feet) high screen fencing shall be erected along the lines coloured green on drawing No. ABl/60a returned herewith commensurate with the occupation of the dwellings.

NOTE: Outline planning permission for a similar scheme for the benefit of the Voluntary Service Housing Association was granted in February 1976 (ROC/1081/75) The layout of the new scheme is virtually identical but the number of flats has been reduced from 36 to 29 and as a result part of the new building is only a single storey.

### 30. HOCKLEY

ROC/284/77/1 - Plots 16 & 17, rear of 85 & 91 Greensward Lane - Messrs. D.L. & P Luck Limited.

Substitution of 2 Type T1 houses for 2 Type T3 houses.

Frontage: 10.66m (35') each, Depth: 30m (100') each, Floor Area: 108m<sup>2</sup> (1162 sq.ft).

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

### 31. ROACH GROUP

ROC/844/77 - Rosedene Nurseries, Barling Road, Great Wakering - L.S. Mummery (Nurseries) Limited.

Erect a 65' x 30' glasshouse for growing and display purposes.

Floor Area: 181.16m<sup>2</sup> (1,950 sq.ft)

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D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Retail sales shall only take place within the area shown cross hatched red on the plan returned herewith and only goods produced on the site shall be displayed and retailed within this specified area.

32. RAYLEIGH

ROC/722/76/2 - Plot 1, site of Mocega, Western Road - Grange Developments Ltd

Erect detached house and garage. (Details).

Frontage of Plot: 75.24m (50'), Depth of Plot: 60.96m (200'), Floor Area: 160m<sup>2</sup> (1722 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.
2. The first floor windows to the dressing room and landing shall be obscure glazed.

33. RAYLEIGH

A/ROC/29/77 - 81 High Street - Bartons Limited.

Erect non-illuminated fascia sign and replace existing internally illuminated advertising sign.

D.T.S. - Grant Consent.

34. HAWKWELL

ROC/899/77 - Adjacent 91 Alexandra Road, Ashington - C. Blundell (Contractors) Limited.

Erect detached bungalow.

Frontage of Plot: 9.885m (32'), Depth of Plot: 46m (151'), Floor Area: 88.5m<sup>2</sup> (950 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. 1.80 metres (6 feet) high screen fencing shall be erected along the lines coloured green on the plan returned herewith commensurate with the occupation of the dwelling.
3. Std. Cond. 11. - Submit materials schedule.

35. HULLBRIDGE

ROC/833/77 - Plot of land to the north of Creekview Avenue, opposite "Anadara", Creekview Avenue - Mrs. O.L. Smith.

Outline application to erect a two storey dwelling.

Frontage of Plot: 13.72m (45'), Depth of Plot: 37.9m (124'6").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 5 years or 2 years.
3. The proposed dwelling shall be of a chalet bungalow design.
4. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space in accordance with details to be submitted prior to the development commencing, showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors and constructed before the dwelling is occupied.

NOTE: Outline planning permission was refused in September, 1977 for a pair of semi-detached dwellings on this site, but the single two-storey dwelling now proposed is acceptable. Condition No. 3 is included to ensure conformity of types of dwellings in this part of Creekview Avenue. The Hullbridge Parish Council do not object to the proposal if the dwelling is connected to the main sewer. The applicant has expressed her intention to connect to the foul sewer via the existing private pumping main, and the appropriate notices have been served on the owners of the pumping station.

36. HULLBRIDGE

ROC/902/77 - Land adjacent to 97 Coventry Hill - Messrs. Ayres, Williams & Bennett.

Demolition of Ex. G.P.O. Buildings and erection of two detached bungalows and garages.

Frontage of Plot: 24.6m (80'7"), Depth of Plot: 28.92m (95'0"),  
Floor Area: 8730m<sup>2</sup> (940 sq.ft.).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. 1.80 metres (6 feet) high wooden screen fencing shall be erected along the lines coloured green on drawing No. 1/BC 2996 returned herewith commensurate with the occupation of the dwellings.
3. The driveway and turning space to each dwelling shall be constructed in accordance with the details shown on the plan accompanying the application commensurate with the occupation of each dwelling.

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4. The vehicular access and crossings shall be laid out in accordance with the attached sketch and any gates erected shall be sited a minimum of 14 feet from the channel of the main road.

5. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.

6. Std. Cond. 11. - Submit materials schedule.

NOTE: Planning permission has been refused, and an appeal dismissed to develop the site of the disused G.P.O. telephone exchange, but this application covers that site and the vacant land adjoining. Similar bungalows exist either side of the site. Condition No. 4 is included at the direction of the Highway Authority.

37. HAWKWELL

ROC/712/77 - Old Brickfield, North of Magnolia Road, Ashington - C.S. Wiggins & Sons Ltd.

Construction of Flood Park with associated Inlet and Outlet Structures and Pipework and improvements to existing ditch downstream.

D.T.S. - Grant Permission subject to:-

1. Provision shall be made to the satisfaction of the local planning authority for the disposal of surplus excavated material.

2. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.

NOTE: This proposal will provide for the handling and disposal of surface water from the development of land between Lascelles Gardens and Albert Road and other approved residential land west of Albert, Alexandra, York, Clifton and Stanley Roads. The flood park is about one acre in extent, it is sited immediately west of Kirby's Car Breaking Yard and is designed to contain surface water during times of storm and to discharge to the ditch system at controlled rates of flow. The scheme also involves the improvement of the ditch between the site and Rectory Road and the making of a piped connection under Rectory Road to an already improved out fall to the railway, thence to Hawkwell Brook. The capacities of downstream ditches are regarded as adequate. The engineering details have been agreed by the Anglian Water Authority.

38. HULLBRIDGE

ROC/830/77 - 73 The Drive - Mr. R. Bray.

Demolish existing bungalow and erect detached house and garage.

Frontage of Plot: 12.20m (40'), Depth of Plot: 61m (200'), Floor Area: 98.80m<sup>2</sup> (1063 sq.ft.)

Cont/.....

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 11. - Submit materials schedule.
3. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
4. 1.80 metres (6 feet) high wooden screen fencing shall be erected along the western boundary of the site between points A and B as indicated on the plan accompanying the application (as revised 8th December) commensurate with the occupation of the dwelling.
5. A hardstanding 5.00m x 2.50m (16'5" x 8'2 $\frac{1}{2}$ ") shall be provided within the curtilage of each dwelling, convenient to the front door whether a garage is provided or not.

39. RAYLEIGH

ROC/110/76 - Plots 12, 13, 14 & 26 Cotswold Lodge Estate, (Stage III).  
Off Connaught Road (Details) - Cairnhurst Builders Limited.

Erect 4 detached houses and garages.

<u>Plot No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Floor Area</u>
12	9.60m (31'6")	27.50m (90'6")	117 m <sup>2</sup> (1260 sq.ft.)
13	9.60m (31'6")	26.00m (85'6")	117 m <sup>2</sup> (1260 sq.ft.)
14	11.00m (36'2")	25.00m (82'3")	112.50m <sup>2</sup> (1211 sq.ft.)
26	14.00m (46'0")	21.00m (69'0")	117 m <sup>2</sup> (1260 sq.ft.)

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.

*A.P.S.*

### DELEGATED PLANNING DECISIONS

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

#### APPROVALS

- ROC/696/77 Add lounge and porch extension at 53 Cheapside East, Rayleigh - Mr. L. Manby.
- ROC/654/77 Add lounge, kitchen extension and first floor bedroom to rear and garage to side of property at 43 The Westerings, Hawkwell - Mrs. M. Warren.
- ROC/716/77 Add extension to form lounge, kitchen and garage at 56 Hawkwell Chase, Hawkwell - Mr. I.A.R. Cooper.
- ROC/744/77 Add carport to front of premises and rear extension to form lounge extension, dining room with bedroom over at 65 Great Wheatleys Road, Rayleigh - Mr. M. Thomas.
- ROC/858/77 Add extension to form childrens playroom at 227 Eastwood Road, Rayleigh - Mr. B.R. Haspineall.
- ROC/838/77 Add lounge extension at 11 Link Road, Rayleigh - Mr. Irwin.
- ROC/236/77 Add dining room and kitchen extension with two bedrooms and W.C. to first floor at Harcourt Lodge, Rayleigh Downs Road, Rayleigh - Mr. F.G. Bull.
- ROC/818/77 Add room in roof space at 11 Rosslyn Road, Hockley - Mr. E.J. Horne.
- ROC/821/77 Add rear extension to form kitchen/diner and two bedrooms and bathroom in roof at 51 Oxford Road, Ashingdon - Mr. R.A. Amner.
- ROC/792/77 Add dining room and utility room extension to ground floor with study to first floor at 42 Broadlands Road, Hockley - Mr. A.R. West.
- ROC/691/77 Add living room extension at 22 Rosslyn Road, Hockley - Mr. & Mrs. Barnard-Jones.
- ROC/749/77 Erect detached garage at 250 Plumberow Avenue, Hockley - Mr. F.A. Burgess.
- ROC/606/77 Construct rear dormer window to provide bedroom at 64 Wyburns Avenue, Rayleigh - Mr. D.J. Fletcher.
- ROC/894/77 Add lounge extension at 14 York Road, Rayleigh - Mr.T. Rolph.
- ROC/681/77 Add lounge extension with bedroom over at "Pennyrile", Chapel Lane, Great Wakering - Mr. & Mrs. Bond.
- ROC/801/77 Add kitchen and lounge/diner extension at 235 Ashingdon Road, Rochford - Mr. D.J. Hinton.



ROC/864/77 Add lounge extension at 52 Richmond Drive, Rayleigh - Mr. R.J. Cooper.

ROC/817/77 Add rear extension comprising kitchen/utility room with bedroom and bathroom over at 18 Eastern Road, Rayleigh - Mr. Warrington.

ROC/860/77 Erect carport at 27 Kingswood Crescent, Rayleigh - Mr.F.S.Chart.

ROC/868/77 Add study, utility room and kitchen extension at 100 Greensward Lane, Hockley - Mr. J. Stewart.

ROC/866/77 Extend the existing dormer at 18 Oak Road, Rochford - Mr. Perry.

ROC/822/77 Add extensions to lounge and bedroom over at 6 Barling Road, Great Wakering - Mr. & Mrs. P. Ketteley.

ROC/813/77 Add bedroom extension at 48 The Chase, Rayleigh - Mr.M. Clark.

ROC/763/77 Add two rooms in roof space at 19 Stanley Road, Ashingdon - Mr. P. Doxey.

ROC/754/77 Add rear extension and front porch at 35 Albert Road, Ashingdon - Mr. P. Smith.

ROC/758/77 Add rear extension to form bedroom and bathroom at "Maryville", Ethelbert Road, Ashingdon - Mr. R.W. Brown.

ROC/640/77 Add lounge and utility room and add new roof to the bungalow at "Nealma", Ethelbert Road, Ashingdon - Mr. Banfield.

ROC/874/77 Add cloakroom and lounge extension to ground floor with bedroom and bathroom over at "Bairnscroft", Riverview Gardens, Hullbridge - Mr. B.C. Hammond.

ROC/891/77 Demolish existing conservatory and erect a conservatory to rear at 32 Parklands, Rochford - Mr. J.W. Valentine.

ROC/837/77 Add kitchen/diner extension at 36 Louis Drive East, Rayleigh - Mr. L.V. Edmonds.

ROC/905/77 Add kitchen and dining room extension at 2 Glebe Drive, Rayleigh - Mr. & Mrs. J. Cuthbertson.

ROC/892/77 Add conservatory to rear at 33 White Hart Lane, Hockley - Mr. A. Rimmer.

ROC/900/77 Add dining room extension and W.C. at "Shearston", Stambridge Road, Great Stambridge - Mr. D. Hammond.

ROC/774/77 Move existing boundary fence to enclose further land to enlarge garden at 117 Conway Avenue, Great Wakering - Mr. A.B. Shinn.

ROC/847/77 Add rooms in roof to form two bedrooms and W.C. at 18 Southend Road, Rochford - Mr. S.L. Davill.

*AP*

## REFUSALS

- ROC/689/77 Add rear extension at 22 Greensward Lane, Hockley - Mr. J.H. Farrow.
- ROC/877/77 Outline application to erect a 4 bedroomed detached chalet and garage on land adjacent to 32 Thorpe Road, Hawkwell - Mr. M.W. Kingston.
- ROC/638/77 Erect garage at The Bungalow, Tinkers Lane, Rochford - Mr. A.J. Curtis.
- ROC/726/77 Add garage and rooms in roof to form bedrooms and bathroom at 6 Uplands Road, Hawkwell - Mrs. B. Happe.
- ROC/841/77 Outline application to erect one detached bungalow on land adjacent to "Brierley", Napier Road, Rayleigh - Mr. P.J. Stone.

## BUILDING REGULATIONS

In accordance with the policy of delegation I have decided the following applications submitted under the Building Regulations:-

## APPROVALS

- 12399 Erection of an extension (amended plan) at 5 Woodpond Avenue, Hockley - Mr. M. Toll.
- 12400 Precast garage at "Roseland", 22 Swayne Close, Rayleigh - Mr. G.H. Hallett & Mrs. L.I. Hallett.
- 12401 Erection of carport at 47 Hawkwell Road, Hockley - Mr.M. Arbin.
- 12402 Erect a garage at Plot 1, Malyons Lane/Elm Grove, Hullbridge - Mr. Crome.
- 12403 Extension at 6 Barling Road, Wakering - Mr. P. Kettleley.
- 12404 Rear extension at 220 Eastwood Road, Rayleigh - Mr. P. Duffin.
- 12405 Infill existing porch at 36A Trinity Road, Rayleigh - Mr. & Mrs. G.S. Tanna.
- 12406 Extension to garage at 4 Peach Avenue, Hockley - Mr. L.F. Thurogood.
- 12407 Extension to kitchen and bedroom and add garage at 1 Harrison Gardens, Hullbridge - Mr. P.A.O. Winter.
- 12408 Internal alterations to enlarge kitchen and form new bathroom at "Clematis", Barrow Hall Road, Barling Magna - Mr.S. Diggins.
- 12409 Pair of semi-detached houses adjacent to 1 The Drive, Rochford - Mr. W.J. Cottrell.
- 12410 Extension to lounge/diner and dormer. Brick cladding to front elevation at 7 Folly Lane, Hockley - Mr. S. Wakeling.

- 12411 Extension to existing bathroom on first floor at 168 Hockley Road, Rayleigh - Mr. A. Anderson.
- 12412 Cavity wall insulation at 24 Burrows Way, Rayleigh - Mr. J.J. Wailand. (73/205).
- 12413 Conservatory at 143 Lower Road, Hullbridge - Mr. W. Godbold.
- 12415 Installation of first floor bathroom and hot water system at 10 Warners Bridge Chase, Rochford - Mr. C.H. Stephenson.
- 12416 Three bedrooms and bathroom to first floor and lounge extension at 23 Lascelles Gardens, Rochford - Mr. I. Bews.
- 12417 Rear extension at 52 Richmond Drive, Rayleigh - Mr.R.J. Cooper.
- 12418 Extension to rear existing garage to form kitchen and extension at first floor for new bedrooms and bathroom at 8 Silvertree Close, Hockley - Mrs. G. Barnett.
- 12419 First floor extension at 22 Willow Walk, Hockley - Mr. I.B. Cross.
- 12420 Minor Alterations at 217 Bull Lane, Rayleigh - Mr. W. Baker.
- 12421 Proposed W.C. and lounge extension at 56 Richmond Drive, Rayleigh - Mr. & Mrs. Bentley.
- 12422 Carport at "Blue Jay Way", Nelson Road, Rayleigh - Mr. C.T. Griffiths.
- 12423 To form additional bedroom and bathroom at 12 Dartmouth Close, Rayleigh - Mr. R.A. Waters.
- 12424 Demolish existing garage and erect new brick garage at "Cheriton", Gladstone Gardens, Rayleigh - Mr. E. Finch.
- 12425 Detached House at Sutton Court Drive, corner of King Henrys Drive, Rochford - Mr. & Mrs. B. Treadaway.
- 12426 Cavity Wall Insulation at 36 The Walk, Hullbridge - Mr. Little.
- 12427 Extension to rear of property at 10 Sheridan Close, Rayleigh - Mr. J.J. Curtis.
- 12428 New dining room extension at 3 Trinity Road, Rayleigh - Mr. R. Shorter.
- 12429 Proposed detached chalet at 60 Folly Lane, Hockley - Mr.M.P.Terry.
- 12430 Attached garage at 152 Downhall Road, Rayleigh - Mr. J. Maxwell.
- 12431 Re-construction of defective building on site of No. 95 Alexandra Road, Ashington - Mr. & Mrs. C.M. Catling.
- 12432 Re-construction of defective building on site of No. 93 Alexandra Road, Ashington - Mr. & Mrs. P. Wilding.

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- 12433 Erection of car port at 173 Main Road, Hawkwell - Mr. J. Hammond.
- 12434 Cavity Wall Insulation at 4 Coniston Close, Rayleigh - Mr. M.W. Stirling. (73/206).
- 12435 Garage at 262 Little Wakering Road, Barling Magna - Mr. B.D. Cudlipp.
- 12436 Conversion from cesspool to main soil sewer at "Anadara", Creek View, Hullbridge - Mr. C.H. Harris.
- 12437 Extensions and Alterations at 274 Greensward Lane, Hockley - Mr. R.A. Walker.
- 12438 Extension to lounge at 11 Link Road, Rayleigh - Mr. Irwin.
- 12439 Barn at "Turrett Farm", High Road, Hockley - Mr. L. Albon.
- 12440 Alteration and Addition at 36 Louis Drive East, Rayleigh - Mr. L.J. Edmonds.
- 12441 Internal alterations at 228 Ashingdon Road, Rochford - Mr. B. Tolhurst.
- 12442 Demolish existing garage and erect new garage and first floor extension at 7 Brackendale Close, Hockley - Mr. R.A. Vick.
- 12443 Extension to existing dormer at 18 Oak Road, Rochford - Mr. Perry.
- 12444 Addition of cloakroom at workshop, Back Lane, Rochford - Mr. W. Roughton.
- 12445 Proposed erection of Club-house at Ballards Gore, Canewdon - W.J., D & J.J. Caton.
- 12446 Extension to garage at 1 Leas Way, Rayleigh - Mr. Hoole.
- 12447 Rear store at Factory No. 5, Totman Close, Rayleigh - I.D.A.T. Limited.
- 12448 Front porch and single storey extension at rear at 35 Albert Road, Ashingdon - Mr. P. Smith.
- 12449 Demolish existing lean-to to utility room and reinstate in conventional construction at "Colonial House", High Road, Rayleigh - Mr. J. Walker.
- 12451 Proposed brick infill to bay windows at 5 Nevern Close, Rayleigh - Mr. G. Sandford.
- 12452 Proposed brick infill to bay windows at 3 Nevern Close, Rayleigh - Mr. S.W. Fairfull.
- 12453 Childrens playroom at 227 Eastwood Road, Rayleigh - Mr. B.R. Haspineall.

- 12454 Dining room extension at 67 Cheapside East, Rayleigh - Mr. W. Shaw.
- 12455 Convert garage to bedroom and add rear extension-at-22a-Central-Avenue, Rochford - Mr. D.J. Spring.
- 12456 New toilet extension and minor alterations at 5 Spa Road, Hockley - Hadleigh Bakery Limited.
- 12458 Erection of precast concrete garage at 53 Ashcombe, Rochford - Mr. D. Richer.
- 12459 Extensions and alterations at 21 Victoria Road, Rayleigh - Mr. B. Kelleher.
- 12460 Front porch at 174 Grove Road, Rayleigh - Mr. A.J. Beeching.
- 12461 Detached House with double garage at 34c Malvern Road, Hockley - Messrs. D.L. & P. Luck Limited.
- 12462 New toolroom building and lavatories at Lesney Products, Swaines Industrial Estate, Ashingdon Road, Rochford - Lesney Products & Co. Limited.
- 12463 Cavity Wall Insulation at Meadowside, West Avenue, Hullbridge - Mr. R.J. Cason. (73/206).
- 12466 Proposed additions and alterations to chimney at Sunrise Farm, Larkhill Road, Canewdon - Mr. R.A. Knatchbull.
- 12467 3 No. detached houses at Minsters Close, Rayleigh - Messrs. Ayres, Williams & Bennett.
- 12468 Cloakrooms and bedrooms re-arranged at 40 Western Road, Rayleigh - Mr. W. Hurd.
- 12469 Detached house with integral garage at rear of 20 Southend Road, Hockley (facing Gladstone Road) - Mr. C. Taylor.
- \*12470 Internal alterations and general renovation work at 29-47 (Odds) 38-56 (Evens), Weir Gardens, Rayleigh - Rochford District Council.
- 12471 Garage at 14 Brooklyn Drive, Rayleigh - Mr. C.R. Hall.
- 12472 Addition and alterations at "Talahta", Crown Road, Hockley - Mr. & Mrs. Hull.
- 12473 Amended plan showing addition of toilet and shower on first floor at 6 Barling Road, Great Wakering - Mr. & Mrs. P. Kettleley.
- 12474 Alteration to drainage from septic tank to connection to local authority main sewer in Barling Road at 37 Barling Road, Southend-on-Sea - Mr. L.E. Powell.
- 12475 Extension to existing garage at 52 Avondale Road, Rayleigh - Mr. R.A. Keem.
- 12476 Erection of ground and first floor extension to be used as utility room and bedroom and lobby and garage extension to front of dwelling at 6 The Priors, Hullbridge - Mr. B. Sleep.

- 12477 Detached garage at 25 Southview Road, Hockley - Mr. N.C. Richardson.
- 12478 Garage and store at 27 Albert Road, Ashington - Mr. S.J. Nunn.
- 12479 Rooms in roof space at 20 Park Gardens, Hawkwell - Mr.R. Baggs.
- 12481 Cavity Wall Insulation at 39 York Road, Rayleigh - Mr. J.D. Phillips. (73/206).
- 12482 Cavity Wall Insulation at 59 York Road, Rayleigh - Mr. A.R. Smart. (73/206).
- 12483 Cavity Wall Insulation at 131 The Chase, Rayleigh - Mr. Lee. (75/274).
- 12484 Cavity Wall Insulation at 11 South Avenue, Hullbridge - Mr. McPherson. (75/274).
- 12485 Cavity Wall Insulation at 27 Holt Farm Way, Rochford - Mr. Timmins. (75/274).
- 12486 Proposed garage at 26 Goldsworthy Drive, Great Wakering - Mr. A.R. Charge.
- 12487 Rear extension at 14 York Road, Rayleigh - Mr. T. Rolph.
- 12488 Addition of Bedroom 3 at 39 Victor Gardens, Hawkwell - Mr. G. Bramley.
- 12489 Extension to lounge and kitchen at 65 Golden Cross Road, Ashington - Mr. J. Mansfield.
- 12490 Proposed construction of dormer window to an existing bedroom of chalet at 2 Harrow Close, Hawkwell - Mr. V. Barham.
- 12491 Demolition of existing garage and lobby and erection of new kitchen extension at Ashington Hall, Church Road, Ashington - Mr. J.K. Dakin.
- 12492 New detached garage at "Budleigh", New Hall Road, Ashington - Mr. A.E. Stepperton.
- 12493 Proposed alterations to bathroom at 10 Hullbridge Road, Rayleigh - Mr. R. Howard.
- 12494 Erection of self-assembly car port at 9 Waxwell Road, Hullbridge - Mr. M.K. Ashby.
- 12495 Proposed Stables at 274 Greensward Lane, Hockley - Mr.R.A.Walker.
- 12496 Proposed bathroom and kitchen extension to existing bungalow at "Four Winds", Wood Avenue, Hockley - Messrs. C & D Kirby.
- 12497 New shop with display area at Limehouse Nursery, Eastwood Road, Rayleigh - Cramphorn Limited.
- 12498 Proposed three detached chalets each with garage adjacent 19 Broadlands Avenue, Rayleigh - Mr. K. Jones.

- 12499 Single storey rear extension at 9 Deepdene Avenue, Rayleigh - Mr. R. Stephens.
- 12500 Erect canopy at 9 The Drive, Rochford - Mr. R.L. Kemp.
- 12501 Single storey extension at 2 Glebe Drive, Rayleigh - Mrs. & Mrs. J. Cuthbertson.
- 12502 Shopfitting and Minor non-structural alterations at 79 High Street, Rayleigh - Bartons Limited.
- 12503 Proposed access between lounge and dining area at 6 Rosslyn Close, Hockley - Mr. Peters.

#### REJECTIONS

- 12414 Two storey extension at 18 Eastern Road, Rayleigh - Mr. Warrington. (Section 64 - P.H.A. 1936 - B.R. A.10 - Schedule 3 - Insufficient Information).
- 12450 Extension and alterations at 41 Downhall Road, Rayleigh - Mr. J.D. Byatt. (Section 64 - P.H.A. 1936 - B.R. A.10 - Schedule 3 - Insufficient Information).
- 12457 Kitchen extension at 34 Great Eastern Road, Hockley - Mr. A. Grant. (Section 64 - P.H.A. 1936 - K.1(3) Zone of Open Space to Habitable Rooms).
- 12464 Rear extension and carport at 14 Hillside Road, Hockley - Mr. M. Bateman. (Section 64 - P.H.A. 1936 - E.18 (3) - External wall to be externally non-combustible).
- 12465 Double garage with one bedroom flat over at 3 Main Road, Hawkwell - Mr. B. Carter. (Section 64 - P.H.A. 1936 - E.8 (1) separating wall to be imperforate, G.3 (2) floor separating flat and garage to provide adequate resistance to transmission of sound).
- 12480 Rooms in roof at 21 Nutcombe Crescent, Rochford - Mr. Cloverley. (Section 64 - P.H.A. 1936 - B.R. A.10 - Schedule 3 - Insufficient Information).

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## ROCHFORD DISTRICT COUNCIL

### Minutes of the Land Sub Committee

At a Meeting held on 22nd December 1977. Present: Councillors J. C. Foster (Chairman), E. H. Adcock, Mrs. D. M. Boothby, R. H. Boyd, C. D. Bright, A. J. Harvey, D. A. Ives, F.B.G. Jopson and P. G. Philpot.

Visiting: Councillors S. W. Barnard, B. A. Crick and R. D. Foster

### MINUTES

868. Resolved that the Minutes of the meeting held on 29th September 1977 be approved as a correct record and signed by the Chairman.

### APOLOGIES FOR ABSENCE

869. An apology for absence was submitted on behalf of Councillor Miss J. R. Browning.

### LAND AT BEKE HALL CHASE NORTH, RAWRETH

870. The Director of Administration reported that a triangular piece of land approximately half an acre in size was leased to Miss K. Cole on 4th January 1973 for three years for grazing at a rental of £5 per annum. This land was purchased together with a larger site on the east side of the Spur Road by the Rayleigh Urban District Council in 1971 from the Essex County Council as part of the road improvements there and it was a condition of the sale that the land would be retained for agricultural purposes with the possibility of development at some future date.

Although the present term had expired the tenant was still in possession and had paid this year's rental. The Director of Finance however was of the opinion that the rent should be increased forthwith and whilst a rental of £52 per annum would not seem unreasonable a large increase would be unfair. He therefore suggested that the rent should be increased to £25 with an option to revise this rental in three years.

RECOMMENDED That the Director of Administration be authorised to conclude a Lease for a further term of three years granting the tenant the use of a triangular piece of land at Beke Hall Chase North of approximately half an acre at a rental of £25 per annum with a revision after three years. (6373)

### LAND AT ST. JOHNS DRIVE, RAYLEIGH

871. The Director of Administration reported receipt of a request from Mrs. B. M. Bullis of The Retreat, St. Johns Drive, Rayleigh to use the above land which was triangular in shape and was situate between St. Johns Drive and Beke Hall Chase South off the Spur Roundabout, Rayleigh, for grazing her pony. The applicant was willing to fence the boundaries where no fence had been erected.

The land was purchased from the Essex County Council with the smaller site referred to in Minute 870/77 and the same condition of sale applied. The Director of Technical Services had no



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objection to this land being leased for the purpose requested at a rental of £52 as suggested by the Director of Finance.

RECOMMENDED That the Director of Administration be authorised to conclude a 364 day Licence determinable on one month's notice granting to the applicant the use of a triangular piece of land approximately one and a half acres in size in St. Johns Drive, Rayleigh at a rental of £52. (6373)

CASTLE ROAD DEPOT (Minutes 631 and 779/77)

872. Consideration was given to the implications of the decision of the Development Services Committee that the County Council's Schools Grounds Maintenance Base should be sited on the Castle Road Depot land.

The Director of Technical Services reported on a recent meeting with County Council officials, when it was anticipated that these officers would be recommending the County Council to acquire an area of land at the Depot site for joint use as a Civic Amenity Site and Education Grounds Maintenance Depot. Members noted with satisfaction that it was intended to have the two County Council uses on the one site rather than appropriate yet another area of land.

Members were most anxious for the Hawkwell County Primary School site to be vacated without delay and hoped the County Council would expedite the Castle Road Depot proposals with all possible speed. (6126)

PROPOSED PUBLIC OPEN SPACE, EAST OF PLUMBEROW AVENUE, HOCKLEY -  
SITUATION REPORT AS AT AUGUST 1977 (Minute 114/76)

873. The Chief Executive presented a situation report giving the history of this site.

The Management Team, who had considered the matter in some detail, were concerned that as the Structure Plan Alternatives document appeared to hold out no hope of any development on the site the Sub Committee should debate this problem land, whose future presented an apparently insoluble and intractable situation.

At the same time, the Chief Executive presented a summary of the Inspector's Report into the inquiry of the objections when the draft of the First Review of the Development Plan was submitted to the Ministry in 1964. In so doing he reminded Members that the objectors were of opinion that the open space should be on an alternative site to the west of Plumberow Avenue. The Inspector had upheld the Rochford Rural District Council's case but his findings had been overridden by the Minister, who had deleted the public open space notation and had left the land as "white".

In debating this problem the Members were conscious of the fact that this problem had been with the local authority for many years and although agreeing with the Chief Executive that the problem appeared to be insoluble they considered that every effort should be made, in the interests of residents and the district as a whole, to find a solution.

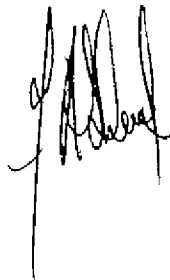
In the Member's view, the starting point for any solution lay in the Structure Plan now before the County Council, and they considered that the parent Committee should be recommended to invite the Development

Land Sub Committee

Services Committee to join with them in forming a Working Panel to study the Structure Plan proposals in depth with particular emphasis on the plotland problem as a whole in the District. Members recognise that the provision of essential services would probably be too costly to persuade the County Council to accept a residential notation but bearing in mind that Council's original support for the POS notation it was thought possible for this designation to be attached to this particular site.

Members were further reminded that the County Council had recently debated the contents of the Draft Structure Plan and a report of that meeting was to be presented to Development Services Committee on 17th January 1978.

RECOMMENDED That subject to the report being presented to Development Services Committee on 17th January, and to the views of Policy and Resources Committee, the Council form a Working Party to look into the whole question of Structure Plan preparation with particular reference to the plotland problem, and if considered necessary set up meetings between Members of this Council and the County Council. (174)

Chairman: 

Date: 24th July 1978