
Minutes of the meeting of the **Planning Policy Sub-Committee** held on
1 March 2001 when there were present:

Cllr D A Weir (Chairman)
Cllr T G Cutmore
Cllr Mrs J M Giles
Cllr A Hosking
Cllr Mrs S J Lemon

Cllr C R Morgan
Cllr R A Pearson
Cllr R E Vingoe
Cllr Mrs M J Webster
Cllr Mrs M A Weir

APOLOGIES FOR ABSENCE

Cllr C C Langlands

NON-MEMBERS ATTENDING

Cllrs C I Black, P F A Webster

OFFICERS PRESENT

S Scrutton	Head of Planning Services
P Whitehead	Senior Planner (Policy)
Mrs M A Martin	Committee Administrator

ALSO PRESENT

Sharon Buckley	Broadway Malyan
Roger Tustain	Broadway Malyan

104 MINUTES

The Minutes of the Meeting held on 4 January 2001 were approved as a true record and signed by the Chairman.

105 EXCLUSION OF THE PUBLIC

Resolved

That, under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 9 of Part 1 of the Schedule 12A of the Local Government Act 1972.

106 URBAN CAPACITY STUDY

The Sub-Committee considered the exempt report of the Head of Planning Services which outlined briefly the findings of the Consultants undertaking the Urban Capacity Study on behalf of the Council. A full copy of the draft report had been provided for all Members of the Committee.

Broadway Malyan had been commissioned in October 2000 to undertake this study which is a key stage in the Review of the Rochford District Local Plan.

Members wished to ensure that the following points were noted for consideration:-

- the necessity for adequate infrastructure, such as transport, schools, and health care facilities
- changing trends towards a more elderly population
- the need to provide a mix of dwellings.

Members were pleased to note that this report provided the District with the tools to produce a robust plan for the future. The Study would need to be considered in conjunction with the Housing Needs Survey. It is intended that a first deposit draft of the replacement Local Plan be prepared by the end of the year.

On a Motion proposed by Cllr R A Pearson and seconded by Cllr Mrs J M Giles it was:-

Recommended

- (1) That the results of the Urban Capacity Study together with the previously published Housing Needs Study be taken into account in the preparation of the housing policies and proposals in the Rochford District Replacement Local Plan.
- (2) That a formal consultation on the Study findings be undertaken with the Joint Structure Planning Authorities and reported to a future meeting of the Sub-Committee.
- (3) That a user friendly Summary of the Study be prepared and published. (HPS)

107 CONSERVATION AREA BOUNDARY REVIEW

(Note: The public were re-admitted for the remainder of the meeting).

The Sub-Committee considered the report of the Head of Planning Services which brought to Members' attention the results of a detailed review of the boundaries of the District's Conservation Areas.

A list of the 10 designated Conservation Areas in the District were appended to the report. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to designate new Conservation Areas and, from time to time, to review the boundaries of existing designations.

The report recommended changes to the boundaries of the following conservation areas, details of which were appended to the report:-

- Rayleigh
- Rochford
- Great Wakering

The Head of Planning Services confirmed that-

- the review had considered existing boundaries only
- other areas suggested by Members could be considered for inclusion within conservation areas
- the purpose of a conservation area is quite specific in that it is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance – designation should not try to serve any other purpose

On a Motion moved by Cllr R Vingoe, seconded by Cllr R A Pearson and carried on a show of hands, it was agreed that only the King George's Playing Field and that area of land in the ownership of the District Council be deleted from the Rayleigh conservation area; the remainder to remain as detailed on the map.

On a Motion moved by Cllr A Hosking and seconded by Cllr T G Cutmore it was agreed that the Railway Bridge and Hall Road remain within the conservation area.

Recommended

- (1) That, subject to the additional recommendations above, the amendments to the conservation area boundaries be agreed and that arrangements be made to advertise the changes, as outlined in the report.
- (2) That revised Conservation Area maps be included in the Replacement Rochford District Local Plan. (HPS)

108 VEHICLE PARKING STANDARDS - CONSULTATION DRAFT - JANUARY 2001

The Sub-Committee considered the report of the Head of Planning Services which outlined proposed revisions to the vehicle parking standards in Essex prepared by the Essex Planning Officers Association (EPOA).

The current version of vehicle parking standards for Essex was prepared in 1987 on the basis of a 'minimum requirement'. These standards (detailed in the appendices to the report) are included in the Rochford District Local Plan and provide the basis against which provision for parking on all new development is assessed.

The publication of the transport white paper "A New Deal for Transport: Better for Everyone" in 1998 represented a significant change in transport policy and planning. Local Authorities are expected to promote sustainability and encourage a model shift from the car to public transport, cycling and walking.

One method of promoting sustainability is the adoption of maximum as opposed to minimum standards for parking, in accordance with the principles of PPG3 Housing (March 2000) and the emerging PPG13 Transport.

During discussion, the following points were noted:-

- lack of public transport in some rural areas
- a maximum standard had been imposed to ensure that space is not wasted.

Recommended

- (1) That the parking provision for new residential development schemes be retained as a minimum standard.
- (2) That, with the exception of (1) above the EPOA be advised that Rochford District Council supports the proposed vehicle parking standards and intends to adopt them as Supplementary Planning Guidance, subject to the inclusion of a suitable standard for sheltered housing for the elderly. (HPS)

109 PPG25 FLOOD RISK - CONSULTATION ON REVISED TEXT

The Sub-Committee considered the report of the Head of Planning Services which sought Members' views on the latest draft of Planning Policy Guidance Note 25 - Development and Flood Risk, published in February 2001.

The first draft of PPG25 had been published in April 2000 and considered by the Transportation and Environmental Services Committee on 22 June 2000. The Government had considered the responses to the initial draft and concluded that, following revisions to the guidance, a further round of consultation would be required.

The aim of the latest draft was to strengthen advice on flood risk, as detailed in the report. These further revisions were to be welcomed as they reflected the continuing public concern of the flood risk.

Responses to this latest consultation were required by 9 March 2001. As the next meeting of the Transportation & Environmental Services Committee would not be until 22 March 2001, the Head of Planning Services would need to request that urgent action be taken under the procedure agreed by Council on 25 July 2000.

Recommended

That this report forms the basis of the Council's response to the revised consultation paper on PPG25 - Development and Flood Risk. (HPS)

The meeting closed at 10.45 pm.

Chairman

Date